Flexible Pavement Design Using California Design Guide

TRAFFIC INDEX = 4

R-VALUES:

AGGREGATE BASE	= 78
AGGREGATE SUBBASE	= 25
BASEMENT MATERIAL	= 25

GRAVEL EQUIVALENT REQUIRED:

ASPHALT CONCRETE	= 3.4	INCHES
AGGREGATE BASE	= 11.5	INCHES
AGGREGATE SUBBASE	= 11.5	INCHES

GRAVEL EQUIVALENT FACTOR:

ASPHALT CONCRETE	= 2.83
AGGREGATE BASE	= 1.1
AGGREGATE SUBBASE	= 1.0

MINIMUM THICKNESS DESIGN:

ASPHALT CONCRETE	= 1.2	INCHES
AGGREGATE BASE	= 7.4	INCHES
AGGREGATE SUBBASE	= 0	INCHES

FULL DEPTH ASPHALT CONCRETE DESIGN:

ASPHALT CONCRETE	= 4.1	INCHES

Proposed Pavement Design

DESIGN THICKNESS OF ASPHALT CONCRETE	= 3	INCHES
DESIGN THICKNESS OF AGGREGATE BASE	= 4	INCHES
DESIGN THICKNESS OF AGGREGATE SUBBASE	= 0	INCHES
TOTAL GRAVEL EQUIVALENT REQUIRED	= 11.5	INCHES
DESIGN TOTAL GRAVEL EQUIVALENT	= 12.9	INCHES

DESIGN GRAVEL EQUIVALENT > REQUIRED GRAVEL EQUIVALENT

Flexible Pavement Design Using California Design Guide

TRAFFIC INDEX = 5

R-VALUES:

AGGREGATE BASE	= 78
AGGREGATE SUBBASE	= 25
BASEMENT MATERIAL	= 25

GRAVEL EQUIVALENT REQUIRED:

ASPHALT CONCRETE	= 4.2	INCHES
AGGREGATE BASE	= 14.4	INCHES
AGGREGATE SUBBASE	= 14.4	INCHES

GRAVEL EQUIVALENT FACTOR:

ASPHALT CONCRETE	= 2.53
AGGREGATE BASE	= 1.1
AGGREGATE SUBBASE	= 1.0

MINIMUM THICKNESS DESIGN:

ASPHALT CONCRETE	= 1.7	INCHES
AGGREGATE BASE	= 9.2	INCHES
AGGREGATE SUBBASE	= 0	INCHES

FULL DEPTH ASPHALT CONCRETE DESIGN:

ASPHALT CONCRETE	= 5.7	INCHES

Proposed Pavement Design

DESIGN THICKNESS OF ASPHALT CONCRETE	= 4	INCHES
DESIGN THICKNESS OF AGGREGATE BASE	= 4	INCHES
DESIGN THICKNESS OF AGGREGATE SUBBASE	= 0	INCHES
TOTAL GRAVEL EQUIVALENT REQUIRED	= 14.4	INCHES
DESIGN TOTAL GRAVEL EQUIVALENT	= 14.5	INCHES

DESIGN GRAVEL EQUIVALENT > REQUIRED GRAVEL EQUIVALENT

c. The bottom to receive fill soil should be inspected and approved by the representative of CYG prior to the placement of any fill soil. The bottom to receive fill soil should also be inspected and approved by the City Inspector prior to the placement of fill soil.

d. The bottom to receive fill soil should be scarified a minimum of 6 inches, thoroughly moistened and mixed to near 120% of the optimum moisture content and then properly compacted prior to placing fill.

e. Fill materials should be placed in controlled layers which when compacted, should not exceed 6 inches in thickness. Rock greater than 6 inches in the longest side should not be placed in compacted fill.

f. All compacted fill should be thoroughly moistened and mixed to near 120% of the optimum moisture content and then compacted to a minimum dry density 90% of the maximum dry density as determined by ASTM Standard D-1557-02.

g. At least one soil density test should be performed for every two (2) feet of vertical lift. Both sand cone method and nuclear gauge method will be required for field density tests.

h. If the test indicates a dry density less than 90% of the maximum dry density, the tested layer should be removed, recompacted and retested until a minimum dry density of 90% of the maximum dry density is achieved.

A soil compaction report and a certificate for compacted fill will be requested by the City of Agoura Hills for the fill placement and soil compaction. Therefore, a soil compaction report for fill placement and a certificate for compacted fill should be submitted to the City of Agoura Hills after the completion of fill placement and soil compaction.

9.10 Temporary Excavation

Two wedge slope stability analyses using the Free Body Diagram method were performed to evaluate the stability of a 10-foot high temporary cut in soil and a 7-foot high 1:1 trimming overlying a 10-foot high temporary cut in soils. The lowest peak shear strength parameters of onsite soil were used in the analysis. The analysis indicated a factor of safety greater than the minimum code requirement. Based on the findings of slope stability analyses, the recommendations in the following table can be used in the preliminary design of temporary excavations required for the subject project.

Height of Excavation H	Horizontal : Vertical or Shoring System
$0 < H \leq 10$ ft	vertical
$10 < H \leq 17$ ft	vertical for lower 10 feet and 1:1 for above 10 feet
> 17 ft	additional evaluations are required

Temporary excavation below the 1:1 lines projected downward from the bottom of adjacent structures will be considered as the removal of vertical and lateral support from the adjacent structures. Temporary excavation below the 1:1 lines projected downward from the boundary of public street will be considered as the removal of vertical and lateral support from the public street. If temporary excavation removes vertical

or lateral support of any adjacent structure or public street, the temporary excavation should be protected by a shoring system or be conducted using the A/B/C slot cutting method.

The stability of a 17-foot high and 8-foot wide A/B/C slot cut was analyzed. The analysis indicated a factor of safety greater than 1.50. The results of the analysis are shown on Figure 14. The following procedures can be used in the preliminary design of A/B/C slot cutting:

a. Excavate banks to a 1:1 gradient (45 degrees). The maximum height of the bank is 17 feet.

b. Excavate the vertical slots, using the A-B-C-A-B-C sequence, first excavating the "A" slots. Slot cut may be excavated to a maximum of 8 feet in width.

c. Construct the wall sections in the "A" slots. Provide proper waterproofing and backfill between the wall sections and the bank with gravel or approved compacted fill.

d. Excavate the "B" slots after the wall sections in the "A" slots have been constructed and backfilled.

e. Excavate the "C" slots after the wall sections in the "B" slots have been constructed and backfilled.

The design of A/B/C slot cutting should be reviewed and approved by CYG. The temporary excavation for A/B/C slot cutting should be inspected by the representative of CYG. The representative of CYG should be notified to observe the temporary excavations.

All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on top of the excavations nor to flow toward it. It should be noted that it is your responsibility to notify CYG to inspect the temporary excavation.

9.11 Drainage

Final grading should provide a positive drainage to divert surface water away from the building foundation and footings in non-erosive devices to the street or other acceptable areas. The building structures should be properly provided with roof gutters and down spouts. The outlets of down spouts should be either connected to area drains or be extended a minimum of 5 feet away from the building foundation and footings. Underground utility pipes should be absolutely leak free. Landscape watering should be kept to the minimum amount required for vegetation growth.

It should be noted that the evaluation of foundation settlement is based on the assumption that the proposed development and surrounding areas will be provided with adequate surface and subsurface drainage devices and that the drainage systems will be properly and constantly maintained. Additional foundation settlement caused by local bearing failure and/or soil lubrication may occur if the foundation soil is saturated. Due to the high expansion potential of onsite soil, foundation uplifting caused by soil swelling may also occur if the foundation soil is saturated or nearly saturated. The differential movement of foundation soils caused by soil settlement and soil swelling may cause the distress of building foundation and structural elements. In order to avoid the migration of a significant amount of surface and/or subsurface water to the foundation soil, the recommendations in this section should be incorporated into the design and implemented during construction. The drainage systems should be designed by the Project Civil Engineer. The drainage devices should be constantly maintained to ensure proper function.

Slot Cut Calculation

Purpose: Stability of a 17-foot High & 8-foot Wide Slot Cut
Earth Material : Alluvium

Geometry Input:

Height of Slot Cut [H]	=	17 ft
Spacing of Slot Cut [S]	=	8 ft
Gradient of Slope Retained [θ]	=	Level
Surcharge [q]	=	2000 lbs per linear foot of width

Soil Parameters Input:

Unit Weight [γ]	=	125 pcf
Cohesion [C]	=	380 psf
Friction Angle [ϕ]	=	23 degrees

Results:

Dip Angle of Potential Slip Surface [δ]	= 45 + ϕ / 2	=	56.5 deg.
Length of Potential Slip Surface [L]	= H * Sin (90+θ) / Sin (180-(90+θ)-(90-δ))	=	20.4 feet
Weight of Potential Slip Mass [W]	= 0.5 x H x L x Sin (90-δ) x γ x S	=	95642 lbs
Weight (with Surchage) [Ws]	= W + q * S	=	111642 lbs
Sliding Force [SF]	= Ws x Sin(δ)	=	93097 lbs
Resisting Force (1) [RF1]	= Ws x Cos(δ) x Tan (ϕ)	=	26156 lbs
Resisting Force (2) [RF2]	= C x L x S	=	61975 lbs
Resisting Force (3) [RF3]	= C x 0.5 x H x L x Sin (90-δ) x 2	=	72688 lbs

Factor of Safety (FS)

= (RF1 + RF2 + RF3) / SF = 1.73 > 1.25 O.K.

Figure 14

You should be aware that it is your responsibility to ensure that the recommendations for drainage control are incorporated into the design and implemented during construction. The home owner should also be aware that it is responsibility of the home owner to maintain the drainage devices to ensure proper function.

9.12 Premoistening

The subgrades for footings and concrete slabs should be pre-moistened to a minimum depth of 18 inches below the lowest adjacent grades prior to placing concrete. The pre-moistening should achieve a minimum of 120% of the optimum moisture content. The pre-moistening can be conducted simultaneously during soil removal and recompaction. The pre-moistening for footing excavations and slab subgrades should be inspected, tested and approved by the representative of CYG.

10.0 OBSERVATION AND TESTING

CYG should be notified to perform the following tasks: a) review foundation plan, temporary excavation and drainage plan, b) inspect and approve foundation excavation, footing excavation, pile/caisson drilling, temporary excavation, subgrade pre-moistening, and bottom to receive fill soil, and c) test all fill soils placed for engineering purposes.

It is recommended that CYG be notified at least 24 hours prior to any required site inspection and field testing. All approved plans and permits must be at the job site and available.

11.0 LIMITS AND LIABILITY

The conclusions and recommendations submitted in this report are based on our data research, subsurface exploration, laboratory testing, engineering evaluation and engineering analysis. The nature and extent of variations in subsurface conditions may not become evident until construction. If variations appear evident, it will be necessary to reevaluate the recommendations of this report. CYG has prepared this report for the exclusive use of the client and authorized agent. This report is issued with the understanding that it is the responsibility of the Owner, or of his representative to ensure that the recommendations of this report are incorporated into the design plan and the necessary steps are taken to see that the contractors carry out such recommendations in the field.

This report has been prepared in accordance with generally accepted soils engineering practices. No other warranties either expressed or implied are made as to the professional advice provided under the terms of the agreement.

12.0 NOTES

Please be aware that the contract fee for our services to prepare this report does not include any post-report consultation such as addendum report, plan review, grading observation, field inspection, field testing, etc. Where additional services are required and requested, you will be billed on an hourly basis based on the hourly rate shown on Agreement Form.

APPENDIX A
FIELD EXPLORATION AND LABORATORY TESTING

1.0 FIELD EXPLORATION

Field exploration was performed by one of our geologists on December 13, 2004 with the aid of hollow-stem drill rig and hand laborers. Seven (7) borings were drilled to a maximum depth of 31 feet at the locations as shown on Figures 2. The borings were logged by the geologist and backfilled on the same day of drilling. The boring logs are presented in Plate A-1 through A-5.

The earth materials encountered in the borings were sampled by using a split-tube soil sampler and a SPT soil sampler. The SPT soil samples were collected by using a 140-pound hammer to drive the SPT standard tube.18 inches into the soil. The falling head for SPT hammer was 30 inches. The blow count values were taken for every 6-inch penetration. The total blow count for the last 12 inches of penetrating distance was recorded as SPT N value. The SPT samples of onsite earth materials were logged and then retained in plastic bags for laboratory particle size tests.

The ring samples of onsite earth materials were logged and then retained in a series of brass rings, each having an inner diameter of 2.4 inches and a height of 1 inch. The ring samples and brass rings were retained in plastic, close-fitting, moisture-tight containers. Two bulk samples of onsite soils were collected for laboratory compaction test and expansion index test.

2.0 LABORATORY TEST

Laboratory testing was performed after the review of field data and in consideration of the proposed development and the probable foundation and footing system to be utilized. The testing procedures of ASTM Standards were followed in laboratory testing. The following engineering properties of onsite earth materials were determined: 1) field density and field moisture content, 2) maximum dry density and optimum moisture content, 3) cohesion and friction angle, 4) compressibility and hydroconsolidation, 5) expansion index test, and 6) grain size distribution. The procedures for the laboratory tests are described in the following sections.

2.1 Moisture-Density Test

Onsite soils were classified in the field and laboratory in accordance with the USCS (Unified Soil Classification System) classification system. Moisture contents of soil samples are performed in accordance with ASTM Test Designation D2216-98. Field density of soil samples were determined in accordance with ASTM Test Designation D2937-00. The results of moisture-density tests are summarized in Table A.1.

2.2 Direct Shear Tests

Six (6) direct shear tests were performed selected ring samples to determine the shear strength parameters of alluvial soil and bedrock. The direct shear tests were performed in accordance with ASTM Standard D-3080-03 by using a strain control type direct shear machine and under an artificially saturated condition. The samples were submerged into water for one or two days to saturate the samples prior to testing. The samples were tested under the following procedures: 1) the sample is placed in the shear box and then a selected normal stress is applied to the specimen, 2) the sample is compressed by the normal stress until an equilibrium state is reached, 3) the sample is sheared under a constant rate of shear displacement of 0.004 inches per minute, 4) the peak value of shear strength during shearing was recorded as the peak shear strength, 5) back-shear the sample to the original position and then reshear the sample to record the peak value as the ultimate shear strength. Three samples were tested with different normal loads following the

abovementioned testing procedures. The results were plotted on a normal-stress vs. shearing strength diagram to determine the shear strength parameters: cohesion and angle of internal friction. The results of direct shear tests are presented on Plate DS-1 through DS-6.

2.3 Consolidation Test

Eight (8) consolidation tests were performed on selected ring samples to determine the compressibility and hydroconsolidation potential of alluvial soil. The consolidation tests were performed in general accordance with ASTM Standard D-2435-03. The ring samples were soil samples contained in a 2.4-inch-diameter and 1.0-inch-high sampling ring. This test was performed primarily on materials which would be most susceptible to consolidation under anticipated foundation loading. The samples were tested under the following procedures: 1) the soil sample is placed in a loading frame under a seating pressure of 200 psf, 2) apply vertical loads to the sample in several geometric increments and record the resulting deformations at selected time intervals, 3) adds water to the test cell and records the vertical consolidation when the applied stress reaches a simulated foundation pressure (often 2000 psf) and the sample has consolidated under that pressure, 4) repeat step 2 until a loading pressure of 4000 psf and record the equilibrium consolidation, 5) unload the sample to an applied stress of 1000 psf and record the rebound of the sample. The results of the test are presented in terms of percent volume change versus applied vertical stress. The results of consolidation tests are presented on Plates CS-1 through CS-8.

2.4 Compaction Test

One compaction test was performed on one bulk soil sample to determine the maximum dry density and optimum moisture content of alluvial soil. The compaction test was performed in general accordance with ASTM Test Designation D1557-02. The procedure A of compaction test was used in the subject project. The following materials and criteria were followed in test: 1) soil sample passing No.4 sieve was used in test, 2) a 4-inch mode was used in test, 3) a 10-pound hammer with a free fall distance of 18 inches was used in test, 4) five layers of soil sample were compacted in the 4-inch mode, 5) the blow for each layer of soil sample is 25. A minimum of three soil samples were performed to determine the corresponding dry density and moisture content. The results of the tests are presented in terms of moisture content verses dry density to generate a compaction curve. The maximum dry density and optimum moisture content can be determined from the compaction curve. The results of the compaction test are presented on Plate CM-1.

2.5 Expansion Index Test

One compaction test was performed on one bulk soil sample to determine the expansion potential of alluvial soil. The expansion Index test was performed in general accordance with expansion test procedures in ASTM D4829-03 to provide an assessment of the potential for expansion or heave that could be detrimental to foundation or slab performance. The following procedures were followed in the test: 1) compact the soil sample at degree of saturation between 45 and 55 percent in a 4.01-inch-diameter, 1.0-inch-high ring, 2) apply a vertical seating pressure of 144 psf to the sample, 3) add water to the test cell and saturate the soil sample, 4) record the soil expansion until the expansion of soil sample stops. The volume of swell is converted to an expansion index. The expansion index test indicated that an expansion index of 61 for the tested alluvial soil. A soil with an expansion index in the range of 51to 90 is considered as a medium expansive soil.

2.6 Sieve Analysis and Hydrometer Test

Seven (7) mechanic sieve tests and seven (7) hydrometer tests were performed on selected soil samples to determine their grain size distributions in accordance with ASTM Standard D-422-63(02). Mechanic sieve

analyses establish gradation for the coarse-grained particles (i.e., sand and gravel). Hydrometer tests establish gradation for the fine-grained particles (i.e., silt and clay). The results of gradation analyses are presented on Plates GD-1 through GD-7.

Table A.1. Results of Density and Moisture Tests

Location	Depth, ft	Soil Description	Dry Density pcf	Moisture Content %
B-1	5	Dark brown silty clay (Qa)	108	16
B-1	10	Brown clayey silty sand (Qa)	106	18
B-1	15	Light brown gravelly sand (Qa)	109	17
B-1	20	Light brown gravelly sand (Qa)	110	16
B-1	25	Bluish gray siltstone (Ttuc)	90	29
B-2	5	Dark brown silty clay (Qa)	105	19
B-2	10	Light brown clayey sand (Qa)	109	16
B-2	15	Light brown gravelly sand (Qa)	111	5
B-2	20	Light brown gravelly clayey sand (Qa)	105	22
B-2	25	Light brown clayey sand (Qa)	113	18
B-3	2	Dark brown silty clay (Qa)	100	19
B-3	4	Dark brown silty clay (Qa)	103	19
B-3	8	Brown clayey sandy silt (Qa)	107	17
B-3	12	Brown silty sand (Qa)	111	17
B-3	16	Light brown gravelly clayey sand (Qa)	94	24
B-3	20	Mottled brown shale and sandstone (Ttuc)	96	32
B-3	24	Bluish gray siltstone (Ttuc)	89	33
B-4	3	Dark brown silty clay (Qa)	103	19
B-4	6	Brown silty clay (Qa)	100	20
B-4	9	Light brown shale and sandstone (Ttuc)	96	25
B-4	12	Light brown shale (Ttuc)	89	31
B-4	15	Brown and gray shale (Ttuc)	90	28
B-4	18	Brown and gray shale interbedded with sandstone (Ttuc)	109	20
B-5	1	Dark brown silty clay (Qa)	106	21

B-5	5	Brown clayey sandy silt (Qa)	109	16
B-5	10	Light brown clayey sandy silt (Qa)	105	20
B-5	15	Light brown clayey sandy silt (Qa)	99	25
B-5	20	Light brown sand (Qa)	102	22
B-5	25	Shale interbedded with sandstone (Ttuc)	97	26
B-6	2	Brown silty sandy clay (Qa)	103	20
B-6	5	Brown clayey sandy silt (Qa)	112	14
B-6	10	Light brown gravelly sand (Qa)	90	17
B-6	15	Light brown silty sand (Qa)	104	20
B-7	3	Light brown shale interbedded with sandstone (Ttuc)	93	26
B-7	6	Light brown shale interbedded with sandstone (Ttuc)	102	20

BORING LOG

Location	Depth ft	Blow Count (N)	Soils Descriptions
B-1	0 - 2'		**Artificial Fill (0 - 2')** Mottled brown sandy clayey silt, moist, firm, organic odor.
	2' - 5'	32	**Alluvium (2' - 25')** Dark brown silty clay, moist, stiff.
	5' - 10'	20	Brown silty sandy clay, moist, stiff.
	10' - 15'	25	Light brown clayey sandy silt to clayey silty sand, moist, moderately dense.
	15' - 20'	100	Light brown gravelly sand, moist, dense.
	20' - 25'	100	Light brown gravelly sand, wet, dense. (No recovery).
	25' - 30'	85	**Bedrock (25' - 31')** Light gray and light brown shale, moist, hard.
	30' - 31'		Bluish gray siltstone, slightly moist, hard to very hard. (No recovery). Ends at 10 ft. No Water. No Caving. Samples at 2, 5 and 9 ft.

Plate A-1

BORING LOG

Location	Depth ft	Blow Count (N)	Soils Descriptions
B-2			**Alluvium (0 - 26')**
	0 - 5'	38	Dark brown silty clay, moist, stiff.
	5' - 10'	18	Brown silty sandy clay, moist, stiff.
	10' - 15'	18	Light brown clayey silty sand, moist, moderately dense.
	15' - 20'	80	Light brown gravelly sand, moist, dense.
	20' - 25'	100	Light brown clayey silty sand with gravels, wet, dense.
	25' - 26'	100	Light brown clayey silty sand with gravels, wet, dense. (No Recovery).
	26' - 27'		**Bedrock (26' - 27')** Bluish gray siltstone, slightly moist, hard to very hard.
			Ends at 27 ft. Water at 20 ft. No Caving. Samples at 5, 10, 15, 20 and 25 ft.

Plate A-2

BORING LOG

Location	Depth ft	Soils Descriptions
B-3		**Artificial Fill (0 - 2')**
	0 - 2'	Mottled brown sandy clayey silt, moist, firm, organic odor.
		Alluvium (2' - 20')
	2' - 4'	Dark brown silty clay, moist, stiff.
	4' - 6'	Brown silty sandy clay, organic odor, moist, stiff.
	6' - 10'	Light brown clayey sandy silt to clayey silty sand.
	10' - 15'	Light brown clayey silty sand, moist, dense.
	15' - 20'	Light brown gravelly sand, very moist to wet, dense.
		Bedrock (20' - 25')
	20' - 24'	Mottled brown shale interbedded with sandstone, moist, hard.
	24' - 25'	Brown and gray siltstone, moist, hard.
		Ends at 25 ft. Water at 18 ft. No Caving. Sample at 2, 4, 8, 12, 16, 20 and 24 ft.

Plate A-3

BORING LOG

Location	Depth ft	Soils Descriptions
B-4		**Artificial Fill (0 - 2')**
	0 - 2'	Mottled brown clayey sandy silt, moist, firm.
		Alluvium (2' - 9')
	2' - 6'	Dark brown silty clay, organic odor, moist, stiff.
	6' - 9'	Brown silty clay.
		Bedrock (9' - 19')
	9' - 12'	Light brown shale and sandstone, weathered, gypsum, moist, moderately hard.
	12' - 15'	Light brown shale, moist, moderately hard to hard.
	15' - 18'	Brown and gray shale, moist, moderately hard to hard.
	18' - 19'	Brown and gray shale interbedded with sandstone, moist, hard.
		Ends at 19 ft. No Water. No Caving. Samples at 3, 6, 9, 12, 15 and 18 ft.
B-5		**Alluvium (0 - 25')**
	0 - 4'	Dark brown silty clay, moist, stiff.
	4' - 10'	Brown clayey sandy silt, moist, stiff.
	10' - 15'	Light brown clayey sandy silt, moist, stiff.
	15' - 20'	Light brown clayey sandy silt, moist, stiff.
	20' - 25'	Light brown sand, medium grained, wet, dense.
		Bedrock (25' - 26')
	25' - 26'	Shale interbedded with sandstone, moist, moderately hard to hard.
		Ends at 26 ft. Water at 20 ft. No Caving. Samples at 1, 5, 10, 15, 20 and 25 ft.

Plate A-4

BORING LOG

Location	Depth ft	Soils Descriptions
B-6		**Alluvium (0 - 16')**
	0 - 2'	Dark brown silty clay, moist, stiff.
	2' - 5'	Brown silty sandy clay, moist, stiff.
	5' - 10'	Brown clayey sandy silt, moist, firm.
	10' - 14'	Light brown gravelly sand, slightly moist, dense.
	14' - 16'	Light brown silty sand, moist, moderately dense to dense.
		Ends at 16 ft. No Water. No Caving. Samples at 2, 5, 10 and 15 ft.
B-7		**Alluvium (0 - 3')**
	0 - 3'	Light brown clayey silt, moist, moderately firm.
		Bedrock (3' - 7')
	3' - 7'	Light brown shale interbedded with sandstone, moist, moderately hard to hard.
		Ends at 7 ft. No Water. No Caving. Samples at 3 and 6 ft.

Plate A-5

Appendix D

Trip Generation Interoffice Memorandum

CITY OF AGOURA HILLS

TECHNICAL MEMORANDUM

DATE: **May 14, 2012**

TO: **Doug Hooper, AICP – Assistant Director of Planning/Community Development**

COPY: **Mike Kamino – Director of Planning/Community Development**
Ramiro Adeva, P.E. – Director of Public Works/City Engineer

FROM: **Sri Chakravarthy, P.E, T.E – City Traffic Engineer**

SUBJECT: **Revised Trip Generation and Distribution – Hillel 18-Unit Townhouse Project**

INTRODUCTION

This technical memorandum documents the results of a trip generation analysis completed for the proposed 18-Unit Townhouse Development ('Hillel' project) that would be located at the southwest corner of Palo Comado Canyon Road and Chesebro Road. The project site is currently zoned as Commercial Retail in the City's General Plan. Access to the proposed project would be provided via the two proposed driveways along Chesebro Road just west of Palo Comado Canyon Road.

EXISTING CONDITIONS

Chesebro Road is a two lane east/west street that connects to Driver Avenue to the north and Palo Comado Canyon Road to the south.

Driver Avenue and Palo Comado Canyon Road are two lane north-south collector streets located at the easterly City limits and provide access to the residential neighborhoods and schools to the north and the US 101 Freeway and Agoura Road to the south.

This trip generation analysis was completed to determine whether the number of project trips for the proposed townhouses would be greater than, equal to, or less than the trips that would have been added if a commercial retail is proposed as per the current General Plan. The adjacent intersections include:

1. Canwood Street/ Chesebro Road at Driver Avenue/ Palo Comado Canyon Road
2. Palo Comado Canyon Road at US-101 northbound ramps

TRIP GENERATION ANALYSIS

The Institute of Transportation Engineers (ITE) *Trip Generation Manual (8th Edition)* provides trip generation rates based upon land use designation code 224 for rental townhouses and land use designation code 820 for shopping center. The estimated daily and peak-hour trip generation rates and inbound-outbound percentages were used to estimate the number of daily and peak hour trips that can be attributed to the proposed project. The townhouses project is expected to generate approximately 13 AM peak hour trips, 13 PM peak hour trips, and 130 daily trips. A commercial retail center would have generated 20 AM peak trips, 75 PM peak trips, and 860 daily trips based upon a conservative project size of 20,000 square feet of retail. The peak hour and daily trip generation is summarized in the table below.

Table 1: Trip Generation for Proposed 18-Unit Townhouse Development

Trip Generation	Land-Use	Units	Project Generated Trips						
			Total Daily Trips	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
ITE	224 (Rental Townhouse)	18	**130***	4	9	**13**	7	6	**13**
ITE	820 (Shopping Center)	20 ksf**	**860**	12	8	**20**	37	38	**75**
Difference			**-730**	-8	1	**-7**	-30	-32	**-62**

Source: ITE Trip Generation Manual (8thEdition); Kimley-Horn and Associates, Inc. 2012
**Estimated based upon 5 times the AM and PM peak trips combined*
*** Assumes a conservative scenario of 20ksf of commercial retail area* March 2012

Table 1 indicates that the proposed townhouses project would generate approximately 7 fewer AM peak hour trips, 62 fewer PM peak hour trips, and 730 fewer daily trips compared to a Commercial Retail project as allowed by the current General Plan.

TRIP DISTRIBUTION

The distribution of townhouses project traffic was developed based upon local knowledge of the study area and experience with other traffic studies in the City of Agoura Hills. Project traffic was assigned to the two site driveways along Chesebro Road, the study area roadways and study intersections. The attached Figure 1 illustrates the project trip distribution and the number of project related trips that would be added to the adjacent intersections.

CONCLUSION

Based upon the trip generation and trip distribution analysis presented in this technical memorandum, the project is expected to add 7 AM and 8 PM trips at both the study intersections. Because of the low number of project trips that would be added to the adjacent intersections, the Level of Service (LOS) at these intersections is not expected to degrade because of the proposed project. Further traffic analysis will not be required.

Because of the proximity of a proposed north driveway to the intersection of Palo Comado/Chesebro intersection, it is recommended that this driveway be restricted to right in - right out movements with appropriate on-street striping and signage. The south driveway could be a full access driveway.

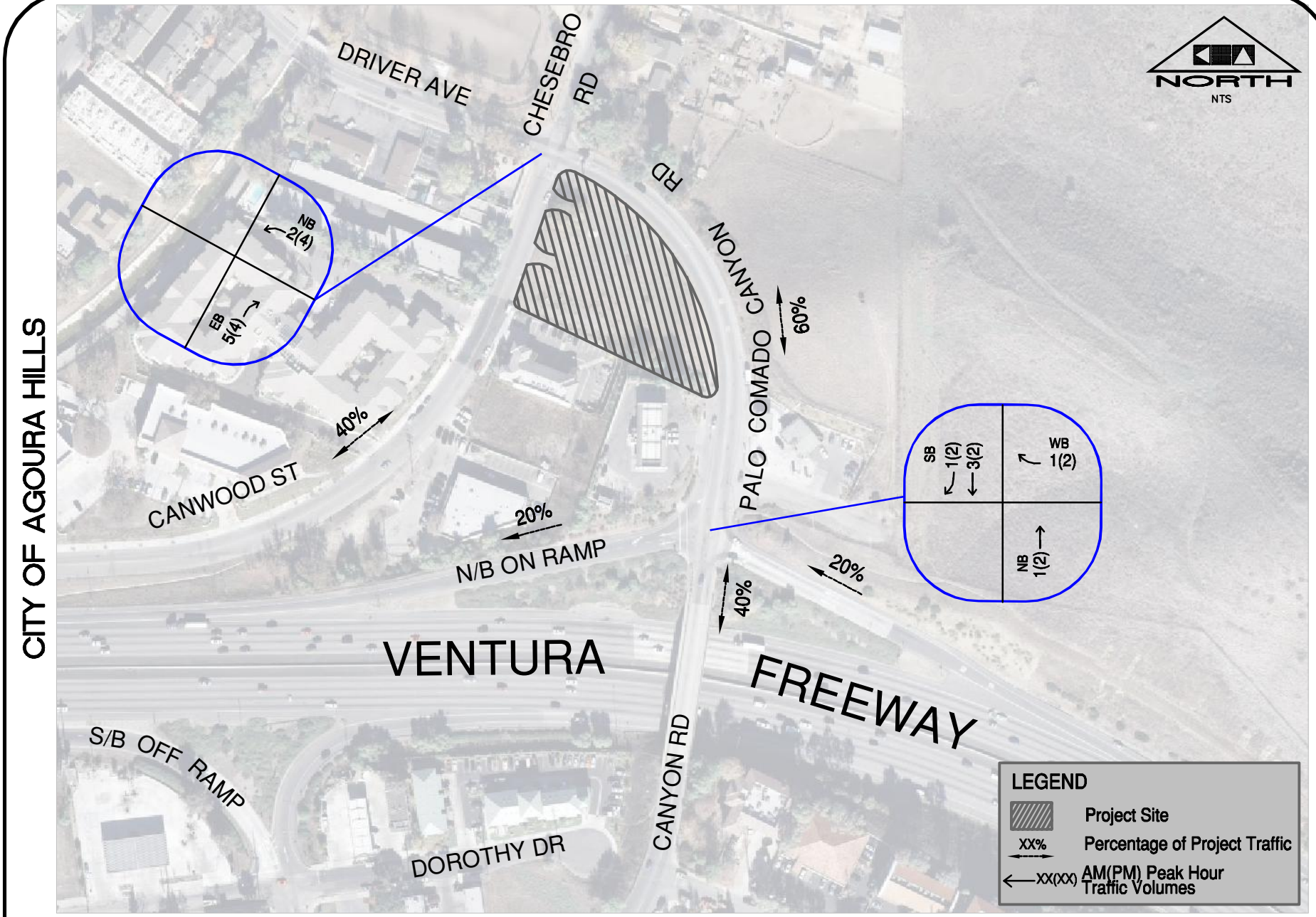


FIGURE 1 - Hillel 18-Unit Townhouse Development
Trip Distribution

CITY OF AGOURA HILLS

Appendix E

Reduced Copies of Project Plans

PROPOSED 18 UNIT TOWNHOMES

PALO COMADO CANYON RD AND CHESBRO RD. AGOURA HILLS, CA.

PROJECT DESCRIPTION:

1. THE PROPOSED PROJECT CONSISTS OF 18 RENTAL TOWNHOME UNITS BUILT TO CONDOMINUM SPECIFICATIONS PER CITY OF AGOURA HILLS
2. APPLICANT REQUESTS GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE AND DESIGNATION OF THE PROPERTY FROM CRS (COMMERCIAL RETAIL SERVICE) TO RHD (RESIDENTIAL HIGH DENSITY) THE REQUESTED ZONE CHANGE TO CHANGE TRGER ZONING DESIGNATIONS FROM CRS-FC-OA FREEWAY CORRIDOR OVERLAY - OLD AGOURA DESIGN OVERLAY TO RH (25)-FC-OA FREEWAY CORRIDOR- OLD AGOURA DESIGN OVERLAY)
3. APPLICANT REQUESTS A VARIANCE FOR THE REDUCTION OF REQUIRED GROUP USABLE OPEN SPACE AND WALL HEIGHTS IN EXCESS OF 6' FEET.
4. CALCULATIONS OF TOTAL LIVABLE SPACE ARE EQUAL TO 26,200 +- SQUARE FEET. GARAGE COVERAGE IS EQUAL TO 12, 300 +- SQUARE FEET.
4. CALCULATIONS OF OPEN SPACE = 4562.0 SQUARE FEET.
   EAST CORNER = 1686.0 SQ. FT.
   JACUZZI AREA = 1748.0 SQ. FT.
   NORTHWEST CORNER = 848.0 SQ. FT.

SLOPE ANALYSIS

$$\frac{\text{CONTOUR INTERVAL} \times \text{TOTAL CONTOUR LENGHT} \times 100}{\text{NET PROPERTY AREA}}$$

$$\frac{1 \text{ FT.} \times 2914 \times 100}{41,084.0}$$

= 7.1 % SLOPE PERCENTAGE

SHEET INDEX:

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-0.0	LAND USE AJACENCY PLAN
C-1.0	PRELIMINARY GRADING PLAN
C-1.1	CIVIL DETAILS, TYPICAL SECTION THRU SITE
A-0.0	PRELIMINARY SITE PLAN
A-0.1	PRELIMINARY PLANS, TYPE "D" UNITS, PALO COMADO FRONTAGE
A-0.2	PRELIMINARY PLANS, TYPE "D" UNITS, PALO COMADO FRONTAGE
A-1.1	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-1.2	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-1.3	PRELIMINARY PLANS, ISLAND TRIPLEX BUILDING
A-2.1	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-2.2	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-2.3	PRELIMINARY PLANS, END TRIPLEX BUILDING, TYPE "A" UNITS
A-3.1	PRELIMINARY PLANS, TYPE "A" UNITS
A-3.2	PRELIMINARY PLANS, TYPE "A" UNITS
A-D.0	SITE, ARCHITECTURAL DETAILS

LEGAL DESCRIPTION

THAT PROTION OF LOTS 16, 17 AND 18 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 79 THROUGH 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE SOUTH 70 DEGREES 11 MINUTES 20 SECONDS EAST 285.80 FEET; THENCE NORTH 0 DEGREES 38 MINUTES 29 SECONDS WEST 179.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 310 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 53 MINUTES 39 SECONDS EAST; THENCE ALONG SAID CURVE NORTHWESTERLY, THROUGH AN ANGLE OF 35 DEGREES 05 MINUTES 04 SECONDS, AN ARC DISTANCE OF 189.81 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 30 SECONDS WEST 4 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 30 SECONDS WEST 200.66 FEET TO THE POINT OF BEGINNING.

OWNER:

AITAN HILLEL

4834 DENSHORE DR. ENCINO, CA. 91436
PHONE: (818) 366-8362
CELL: (818) 481-5919
E: AITANHILLEL@HOTMAIL.COM

CAD SERVICES:

DAVID G. SNIDER
DESIGN / DRAFTING

21900 MARTIN ST. CARSON, CA. 90745
PHONE: (310) 830-3356
FAX: (310) 830-3356
E: SNIDERFISH@YAHOO.COM

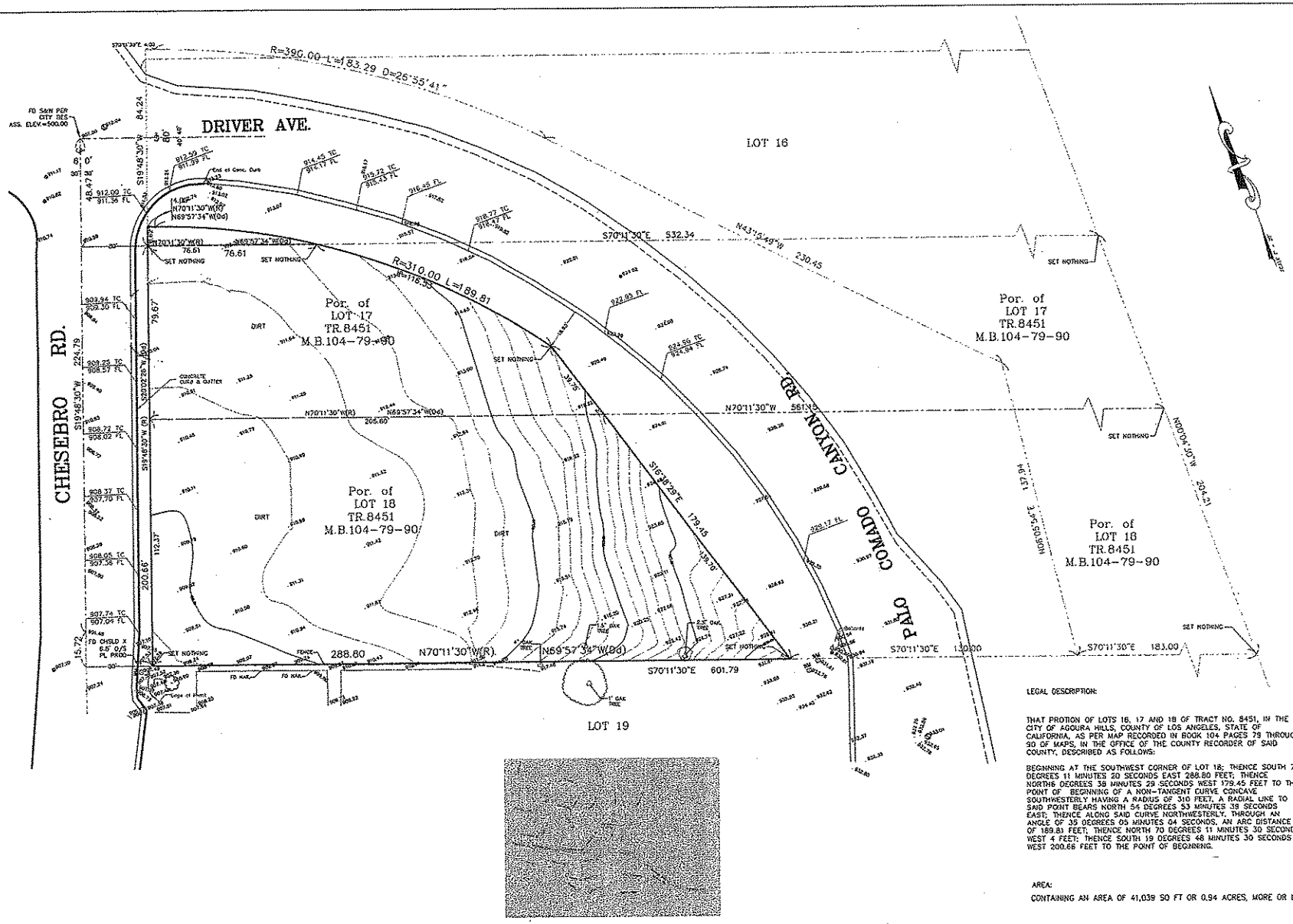
ENGINEER

TINO V. QUIAOT
P.E.

412 W. 213 ST. ST. CARSON, CA. 90745
PHONE: (310) 809-3709
FAX: (310) 549-9299
E: FVQUIAOT@SBCGLOBAL.NET

18 UNIT TOWNHOUSE DEVELOPMENT:
PORTIONS OF LOTS 17 & 18, TRACT8451
ON THE CORNERS OF PALO COMADO AND CANYON ROAD.
AGOURA HILLS, CA.

T



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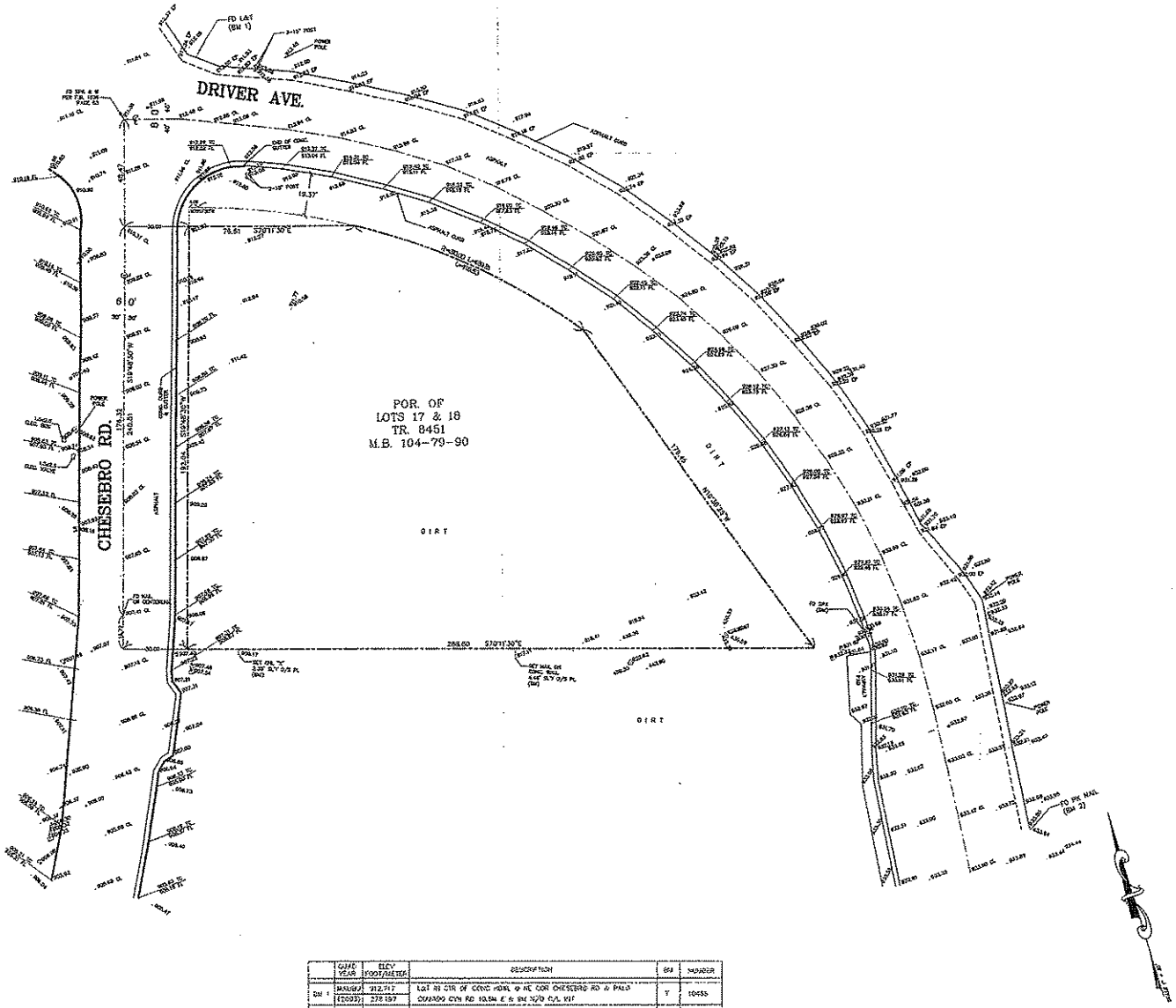
BEGINNING AT THE SOUTHWEST CORNER OF LOT 18; THENCE SOUTH 70 DEGREES 11 MINUTES 30 SECONDS EAST 288.80 FEET; THENCE NORTH 19 DEGREES 48 MINUTES 29 SECONDS WEST 179.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 310 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 53 MINUTES 39 SECONDS EAST; THENCE ALONG SAID CURVE NORTHWESTERLY, THROUGH AN ANGLE OF 35 DEGREES 05 MINUTES 04 SECONDS, AN ARC DISTANCE OF 189.81 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 30 SECONDS WEST 4 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 30 SECONDS WEST 200.68 FEET TO THE POINT OF BEGINNING.

AREA:

CONTAINING AN AREA OF 41,039 SQ FT OR 0.94 ACRES, MORE OR LESS.



LEGEND:

AC	ASPHALT CONCRETE	FH	FIRE HYDRANT
BOS	BACK OF SIDEWALK	SL	STREET LIGHT
CB	CATCH BASIN	PP	POWER POLE
CBW	CITY ENGINEER'S FIELD BOOK	WV	WATER VALVE
DF	DRAIN PIPE	GV	GAS VALVE
FS	FLAGSTONE	WV	WATER VALVE
GC	CONCRETE	CATV	CABLE TELEVISION BOX
GM	GRAM LINE FENCE	EM	ELECTRIC MANHOLE
GW	CONCRETE	SMH	SEWER MANHOLE
HOG	HOOD	TM	TELEPHONE MANHOLE
LP	LIGHT POLE	GP	GUARD POST
MH	MANHOLE	IP	IRON POST
PC	POINT OF CURVE	WM	WATER METER
PCC	POINT OF CURVE CURB	CATV	CATV BOX
PL & T	LEAD & TACK		
PP	POWER POLE		
PRC	PROFILE		
PROP. LINE	PROPERTY LINE		
PT	POINT		
RCP	RECORD		
S.M.	STANDARD IMPACT MONUMENT		
S & T	SPIKE & TAG		
WB	WELDMENT BOX		

	CURVE / YEAR	ELEV. (FOOT/METER)	DESCRIPTION	BM	MONUMENT
BM 1	MAURER (2003)	312.717	LOT 18 CTR OF CONC HDWL @ NE COR CHESEBRO RD & DRIVER AVE	T	10455
		278.197	COVARRO CYN RD 10.5M E & 9M N/O C/L INT		
BM 2	MAURER (2003)	923.929	PKNL IN E CB 300MM S/O 60M @ THE COR PAVD COVARRO CYN RD & CHESEBRO ST 11.5M N/O & 10M E/O C/L INT	T	KM484
		284.622			

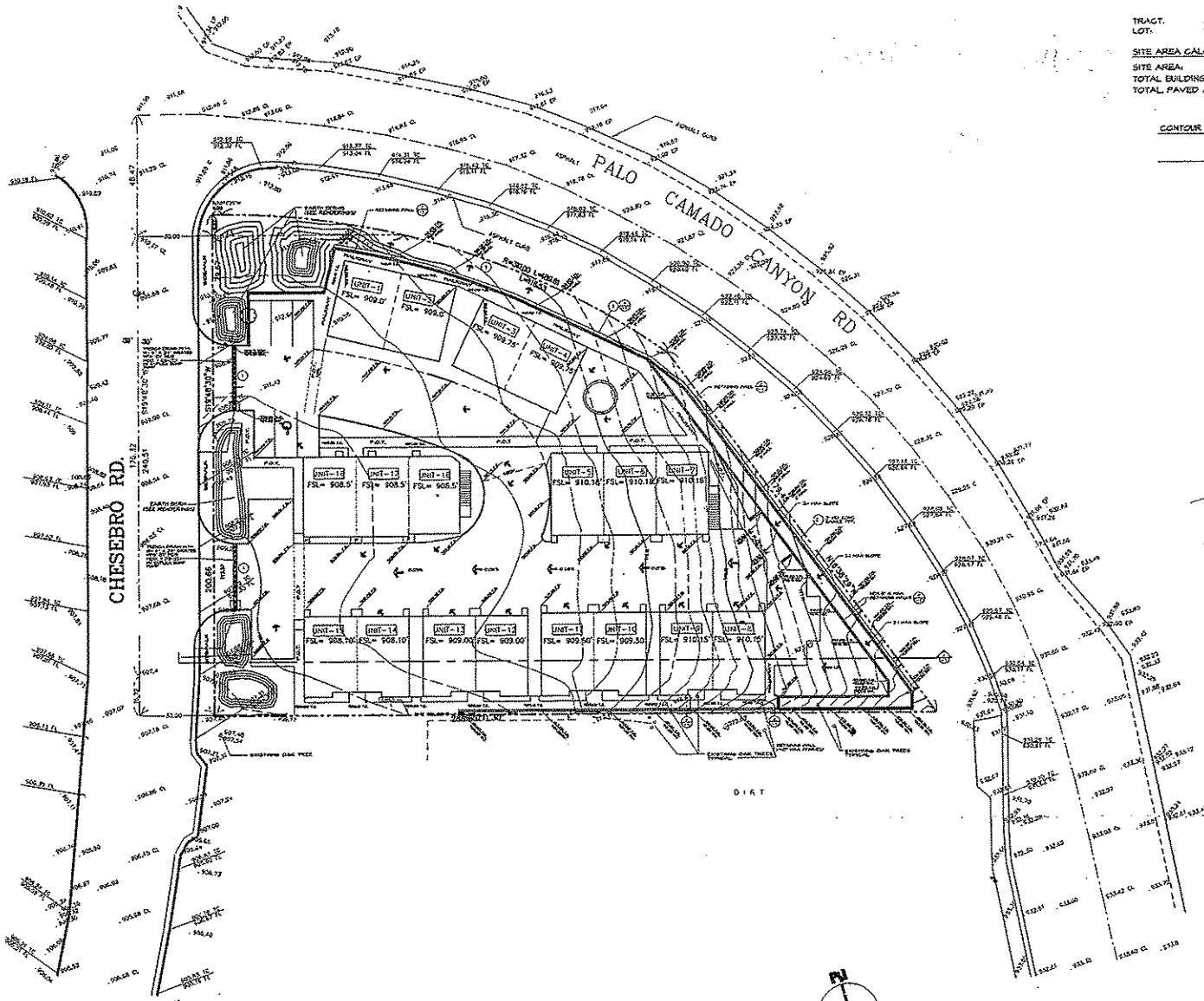
VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE	STREET DETAIL SURVEY
	POR. OF LOTS 17 & 18, BLK. 4, CHESEBRO RD AGOURA HILLS, CA.
CLIENT	MR. ATON
SCALE	1" = 20'
DESIGN BY	F.G.
DRAWN BY	B.E.
CHECKED BY	R.P.M.
JOB NO.	01-1420
DATE	5/20/05
SHEET	1
OF	1 SHEET

MUNDELL & GARCIA, INC.
CIVIL ENGINEERING
LAND SURVEYING
201 N. FIGUEROA BLVD., SUITE 320
LOS ANGELES, CALIFORNIA 90012
TEL. (213) 482-0477 FAX (213) 482-0485
www.mundellgarcia.com

5/24/05



CONCEPTUAL GRADING PLAN

1" = 20'

PROJECT DATA

PROJECT DESCRIPTION: PROPOSED 18 UNIT TOWNHOUSES

OWNER / APPLICANT: AITAN HILLEL
164 N. DEL MAR AVE.
PASADENA, CA. 91105
(818) 788-1481

ENGINEER: F.V.Q. ENGINEERING
412 N. 219ST ST.
CARSON, CA. 90745
(310) 809-9709

TRACT: 8451
LOT: PORTION OF 16, 17 & 18

SITE AREA CALCULATIONS:

SITE AREA:	41,039.0 SQ. FT.
TOTAL BUILDINGS:	11,542.0 SQ. FT.
TOTAL PAVED AREA:	14,009.0 SQ. FT.

SLOPE ANALYSIS

$$\frac{\text{CONTOUR INTERVAL} \times \text{TOTAL CONTOUR LENGHT} \times 100}{\text{NET PROPERTY AREA}}$$

$$\frac{1 \text{ FT.} \times 2414 \times 100}{41,039.0}$$

= 7.1 % SLOPE PERCENTAGE

GRADING QUANTITIES

TOTAL CUT :	5800.0 CU YDS
FILL: (EARTHEN BERMS)	150.0 CU YDS
IMPORT:	0.0 CU YDS
APPROX. SHRINKAGE @10%	580.0 CU. YDS
EXPORT:	5070.0 CU YDS

SYMBOLS LEGEND

EXISTING CONTOUR & STREET GRADES

PROPOSED GRADES

T.C. TOP OF CONCRETE PADS
T.S. FINISH SURFACE
T.P. TOP OF WALL
F.F. FINISH ELEVATION
F.G.R. FLOW OF TRAVEL PATH
F.S. FINISH SLOPE

1 SPOT GRADE ELEVATION AT TOP OF CURB OR FINISH GRADE

2 3' WIDE CONC. SWALE

EXISTING CONTOUR GRADES

PROPOSED CONTOUR GRADES

LEGAL DESCRIPTION

THAT PORTION OF LOTS 16, 17 AND 18 OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 78 THROUGH 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16; THENCE SOUTH 72 DEGREES 11 MINUTES 50 SECONDS EAST 288.50 FEET; THENCE NORTH 29 DEGREES 29 MINUTES 25 SECONDS WEST 175.45 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 53 MINUTES 20 SECONDS EAST; THENCE ALONG SAID CURVE NORTHWESTERLY, THROUGH AN ANGLE OF 15 DEGREES 10 MINUTES 24 SECONDS, AN ARC DISTANCE OF 198.85 FEET; THENCE NORTH 72 DEGREES 11 MINUTES 50 SECONDS WEST 6 FEET; THENCE SOUTH 15 DEGREES 48 MINUTES 30 SECONDS WEST 200.66 FEET TO THE POINT OF BEGINNING.

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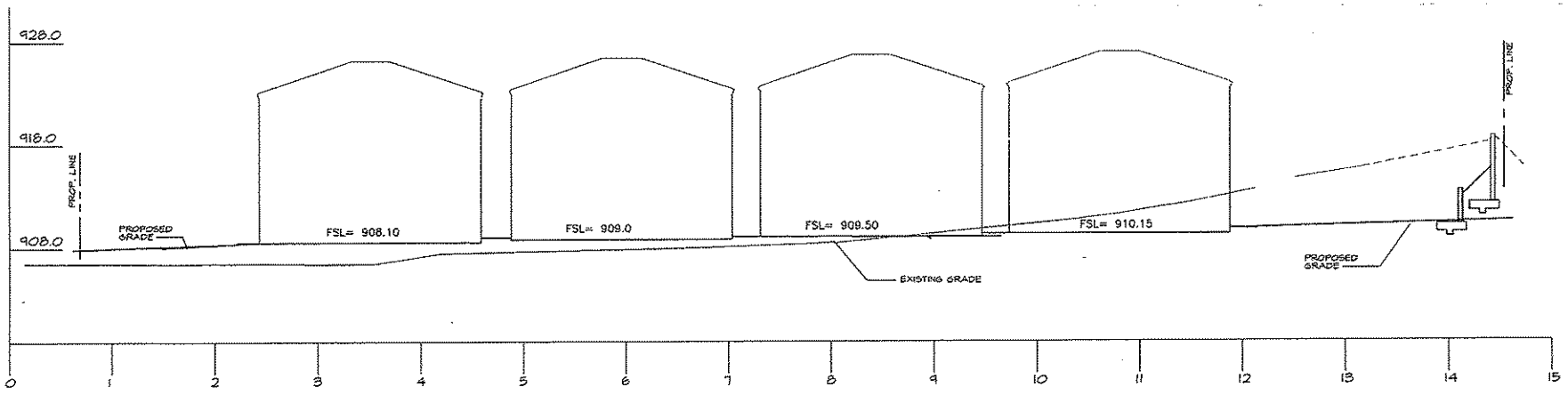
18 UNIT TOWNHOUSE DEVELOPMENT:
PORTIONS OF LOTS 17 & 18, TRACT 8451
ON THE CORNERS OF PALO COMADO AND CANYON ROAD
AGOURA HILLS, CA.

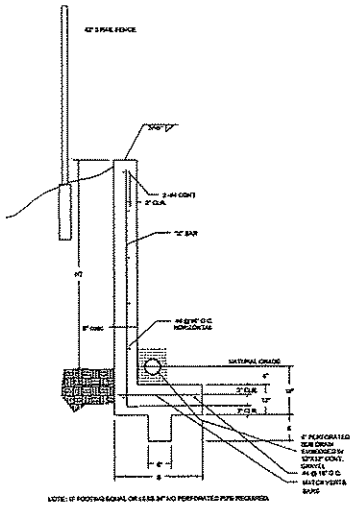
05-15-12

C-1.0

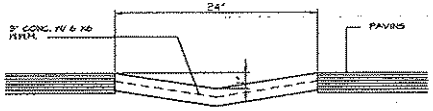


SECTION "A" THRU SITE

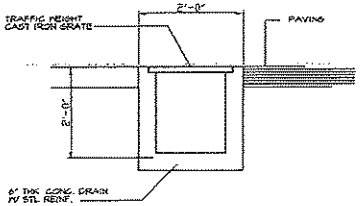
1" = 10'



RET. WALL (C)



CONC. SWALE (B)



TRENCH DRAIN (A)

DAVID G. SNIDER
DESIGN PARTNER

F.V.Q. ENGINEERING
FOUNDERING V. QUIGG, P.E.

18 UNIT TOWNHOUSE DEVELOPMENT

PORTIONS OF LOTS 17 & 18, TRACT 10451
ON THE CORNERS OF PALO COMADO AND CANYON ROAD.
AGOURA HILLS, CA.

05-15-12

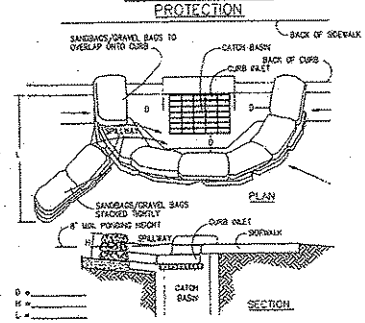
C-1.1

STORMWATER POLLUTION PREVENTION PLAN

GENERAL NOTES

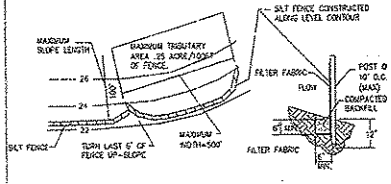
1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS003319.
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

A
CATCH BASIN/INLET PROTECTION



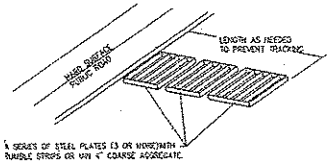
NOTES:
1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN

B
SILT FENCE



NOTES:
1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS

C
STABILIZED CONSTRUCTION ENTRANCE

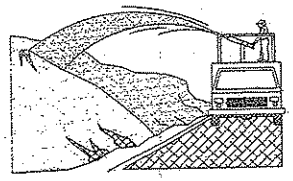


NOTES:
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITING MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS" AND/OR MIN 4" COARSE AGGREGATE INSTALLED TO A THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADJOIN A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

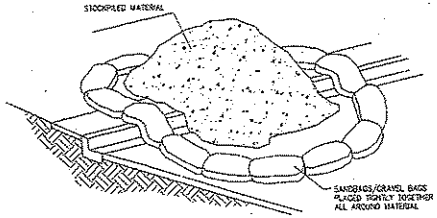
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHOUT WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

D
EROSION CONTROL



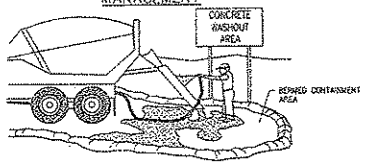
NOTES:
1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

E
MATERIAL STORAGE



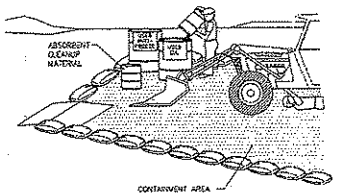
NOTES:
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

F
CONCRETE WASTE MANAGEMENT



NOTES:
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

H
EQUIPMENT REPAIR/MAINTENANCE



NOTES:
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS. DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PREPARE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

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CARSON, CA. 90745
(310) 809-2709

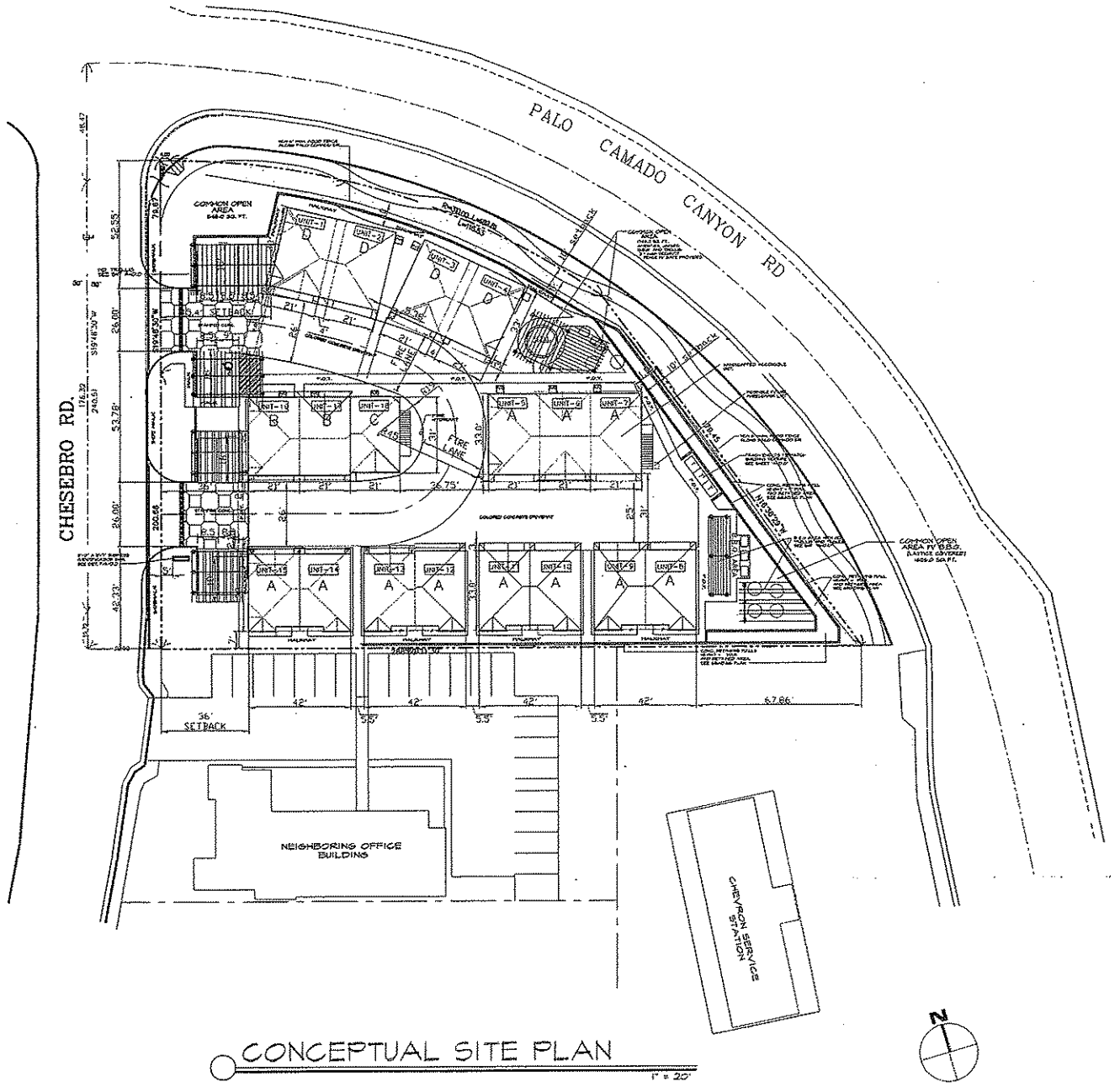
PROJECT ENGINEER _____ DATE _____

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY _____ DATE _____

KEN FERRIMAN, CITY ENGINEER _____ DATE _____ RCE NO. _____ EXP. DATE _____

SWPPP NOTES



CONCEPTUAL SITE PLAN

1" = 20'

AREA BREAKDOWN

SITE AREA: 41,038.0 SQ. FT. (0.94 AC)

AREAS: LIVING SPACE

TYPE "A" BUILDING: (11 UNITS)
LIVING SPACE: 1005.0 SQ. FT.
GARAGE: 454.0 SQ. FT.

TYPE "B" BUILDING: (2 UNITS)
LIVING SPACE: 1265.0 SQ. FT.
GARAGE: 454.0 SQ. FT.

TYPE "C" BUILDING: (1 UNIT)
LIVING SPACE: 1257.0 SQ. FT.
GARAGE: 454.0 SQ. FT.

TYPE "D" BUILDING: (4 UNITS)
LIVING SPACE: 1265.0 SQ. FT.
GARAGE: 454.0 SQ. FT.

GRAND TOTAL BUILDINGS

TYPE "A" BUILDING:	LIVING SPACE	15,664.0 SQ. FT.
TYPE "B" BUILDING:		2,530.0 SQ. FT.
TYPE "C" BUILDING:		1,257.0 SQ. FT.
TYPE "D" BUILDING:		5,156.0 SQ. FT.
TOTAL:		24,107.0 SQ. FT.

BUILDING FOOTPRINT:

BUILDINGS 1 THRU 15: = 21,562.0 S.F.
TOTAL BUILDING FLOT COVERAGE = 28.3%

COMMON OUTDOOR AREA PROVIDED: 3,775.0 S.F.
RECREATIONAL OUTDOOR OPEN SPACE 4,562.0 S.F.
TOTAL OFFSITE LANDSCAPE AREA: 8,572.0 S.F.

PARKING: 8- 8.5' X 18' STALLS
1- HCP STALL

LEGAL DESCRIPTION

THAT PORTION OF LOTS 16, 17 AND 70 OF TRACT NO. 6693, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGES 76 THROUGH 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16; THENCE SOUTH 70 DEGREES 11 MINUTES 20 SECONDS EAST 268.62 FEET; THENCE NORTH 19 DEGREES 48 MINUTES 40 SECONDS EAST 170.19 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 370 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84 DEGREES 43 MINUTES 39 SECONDS EAST; THENCE ALONG SAID CURVE NORTHEASTERLY, THROUGH AN ANGLE OF 35 DEGREES 03 MINUTES 04 SECONDS, AN ARC DISTANCE OF 181.61 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 20 SECONDS WEST 268.62 FEET; THENCE SOUTH 19 DEGREES 48 MINUTES 39 SECONDS WEST 316.65 FEET TO THE POINT OF BEGINNING.

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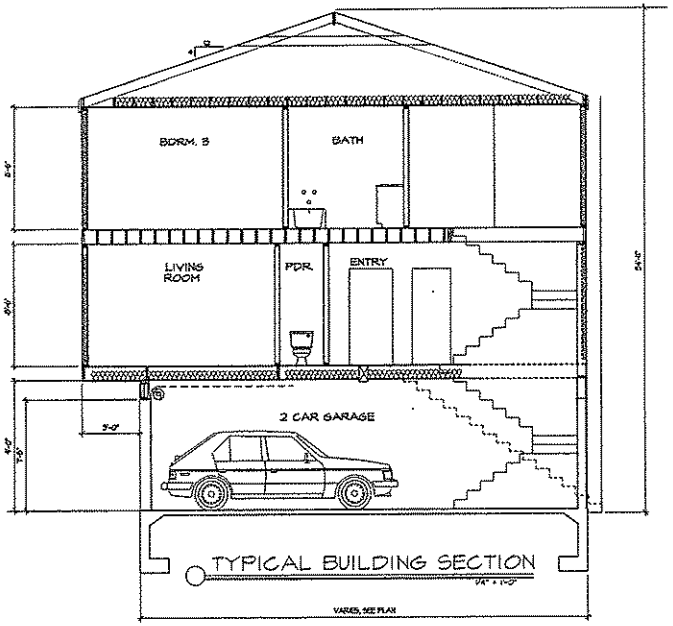
16 UNIT TOWNHOUSE DEVELOPMENT:

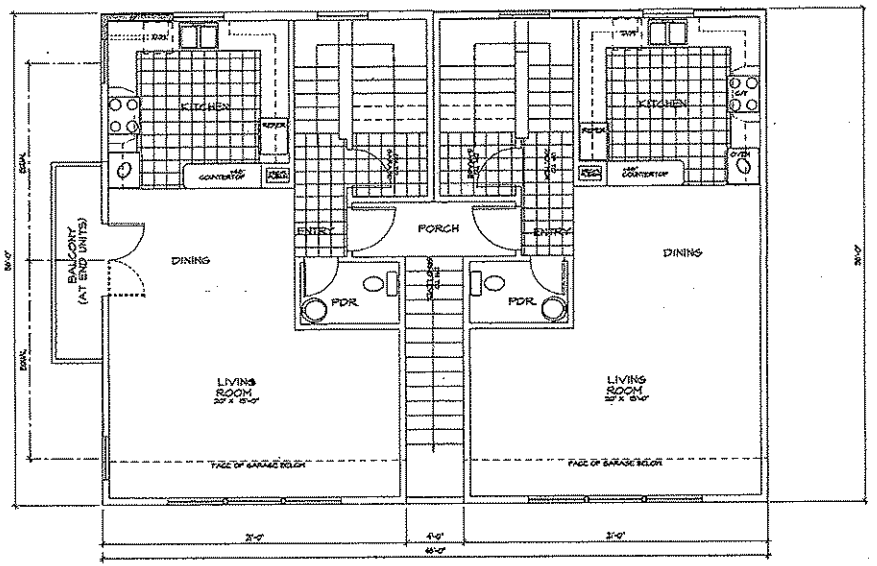
PORTIONS OF LOTS 17 & 18, TRACT 6693
ON THE NORTHERLY SIDE OF PALO CAMADO AND CANYON ROAD,
AGOURA HILLS, CA.

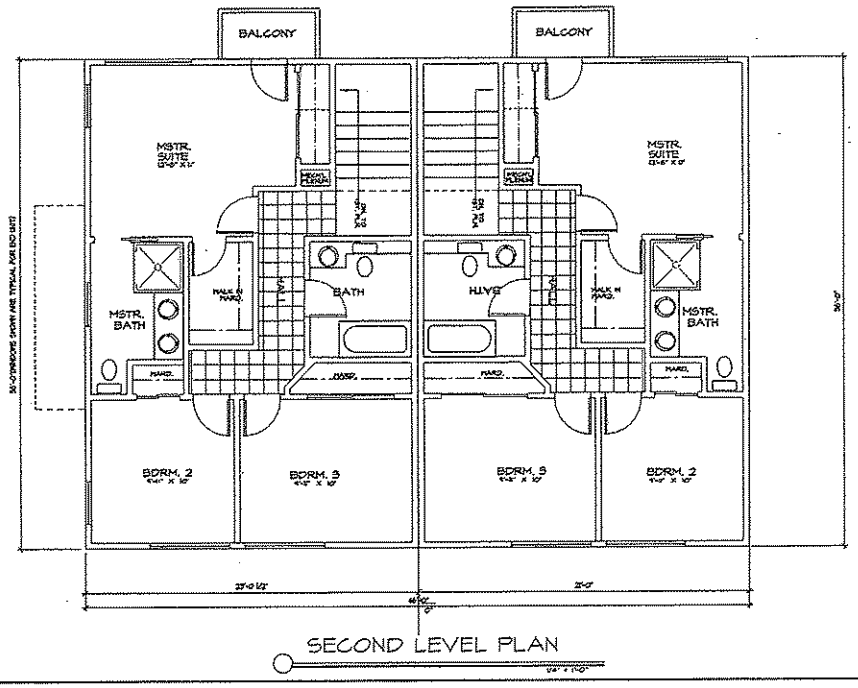
05-15-12

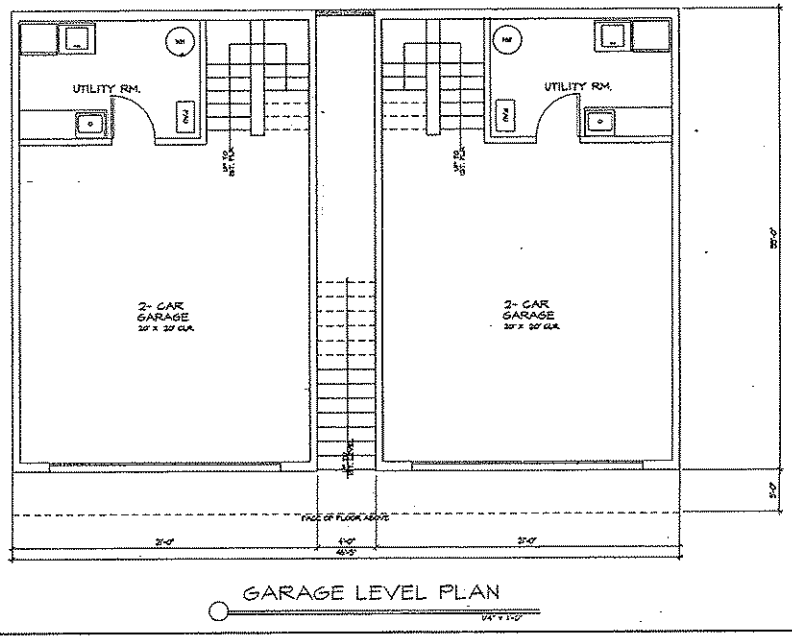
A-0.0

PRELIMINARY FLOOR PLAN – UNIT TYPE "D" PALO COMADO.









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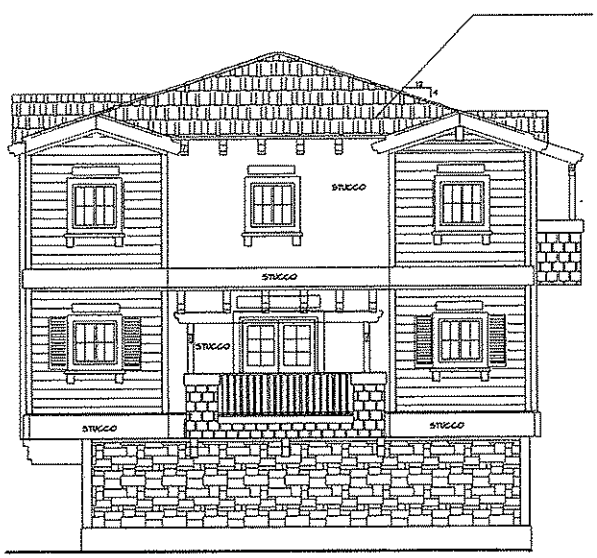
PROPOSED 16 UNIT TOWNHOUSE

PORTIONS OF LOTS 11 & 15, TRACT 5451
ON THE CORNER OF PALO COMADO AND CANYON ROAD.
ROWLAND HEIGHTS, CA.

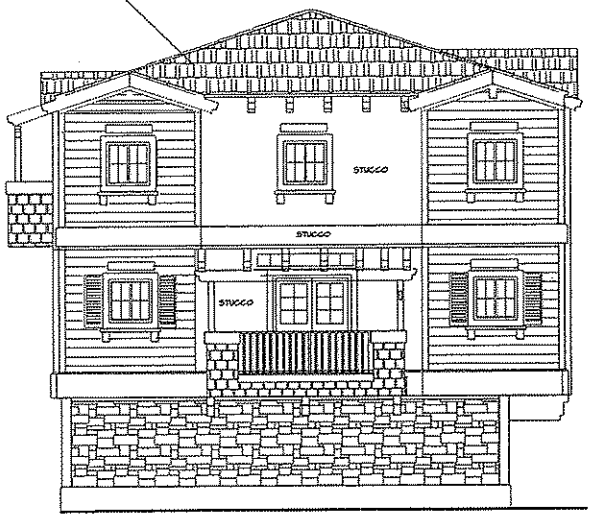
05-15-12

A-0.1

PRELIMINARY FLOOR PLAN — UNIT TYPE "D" PALO COMADO.



EAST SIDE ELEVATION
AT TYPE "D" END UNIT



WEST SIDE ELEVATION
(CHESBRO ELEVATION, "D" UNIT)

TYPICAL STREET ELEVATION
BUILDING "D"

PALO COMADO ELEVATION
BUILDING "D"

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PROPOSED 18 UNIT TOWNHOUSE

PORTIONS OF LOTS 1 & 15, TRACT 4431
ON THE CORNERS OF PALO COMADO AND CANYON ROAD.
ROLLING HILLS, CA.

05-15-12

A-0.2

PRELIMINARY FLOOR PLAN – ISLAND TRIPLEX "B" AND "C" UNITS

TYPICAL STREET ELEVATION
ISLAND TRIPLEX

GARAGE LEVEL PLAN- ISLAND TRIPLEX

PROPOSED 16 UNIT TOWNHOUSE

PORTIONS OF LOTS 1 & 10, TRACT 5451
ON THE CANADA OF PALO COMADO AND CANYON ROAD.
CARSON, CALIF.

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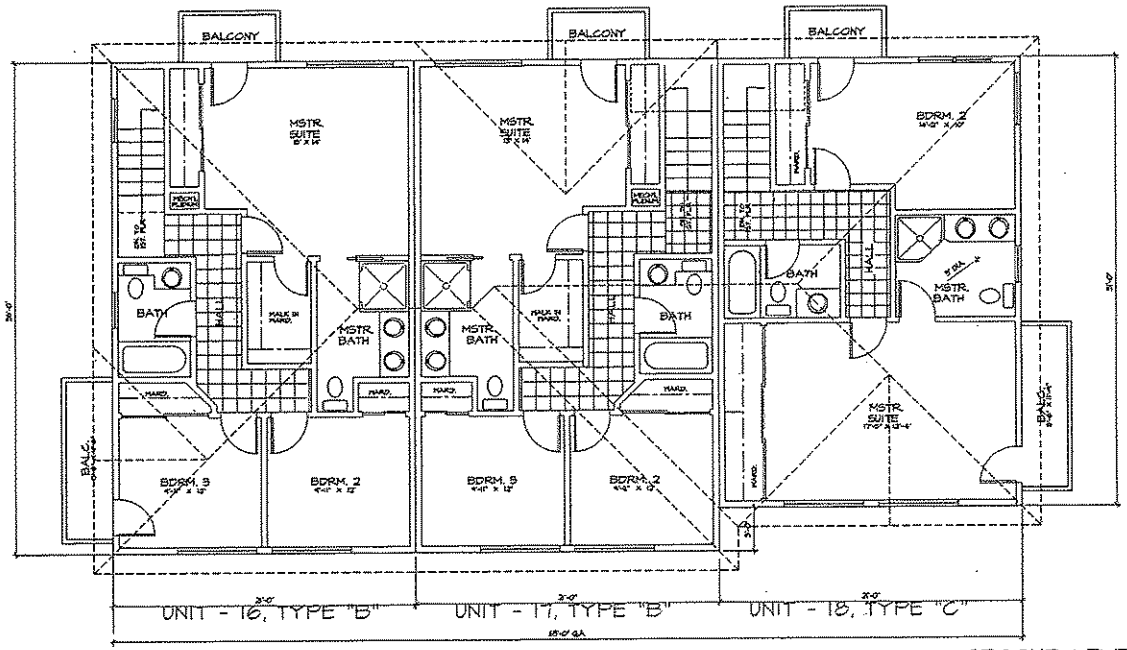
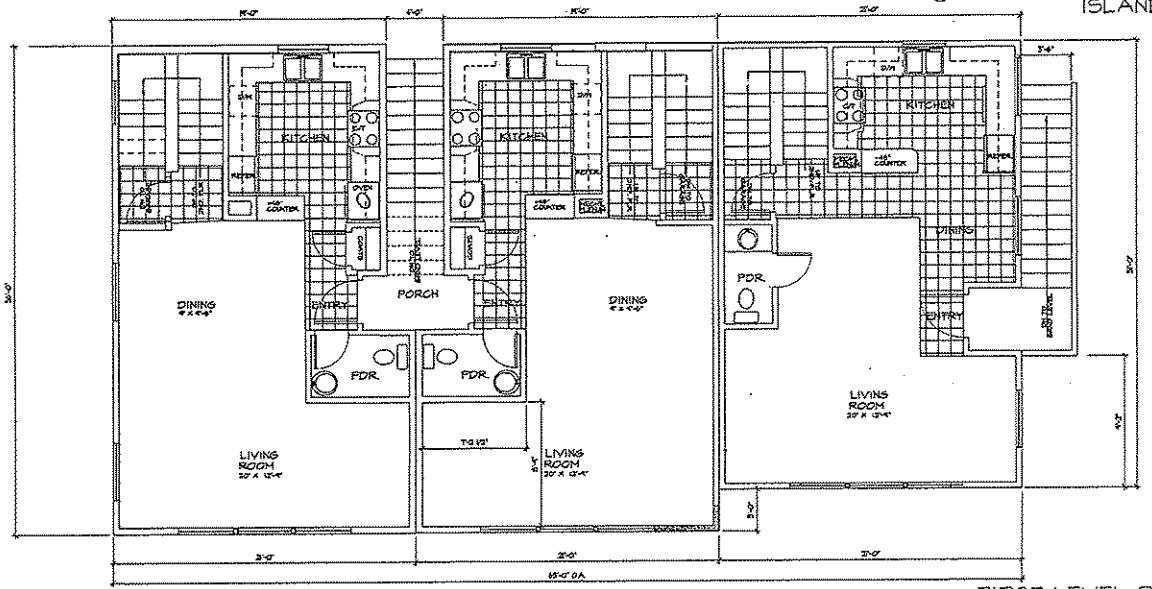
05-15-12

A-1.1

PRELIMINARY FLOOR PLAN — ISLAND TRIPLEX "B" AND "C" UNITS.



SECOND LEVEL PLAN- BLD'GS "B" & "C"
ISLAND TRIPLEX



FIRST LEVEL PLAN- ISLAND TRIPLEX

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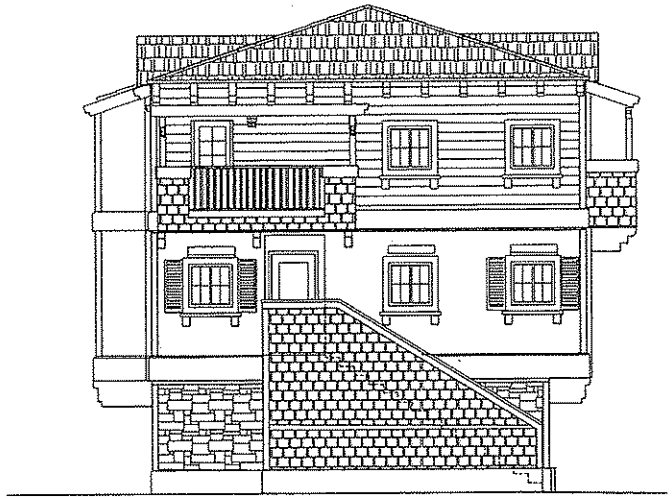
PROPOSED 16 UNIT TOWNHOUSE

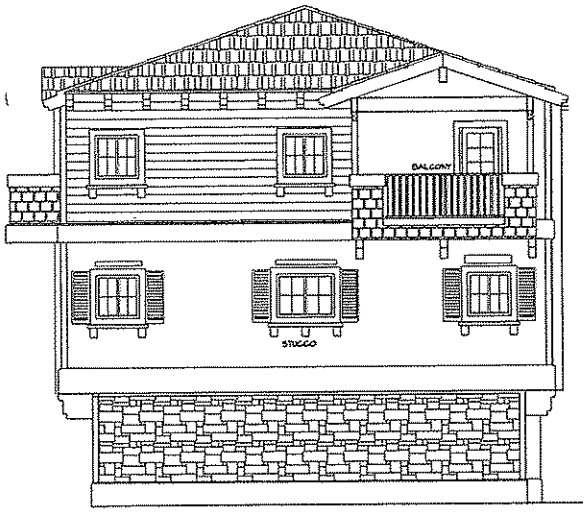
PORTIONS OF LOTS 17 & 18, TRACT 6435, OR THE RANCHO DE PALO COLORADO AND CANYON ROAD, CANYON, WILLS, CA.

05-15-12

A-1.2

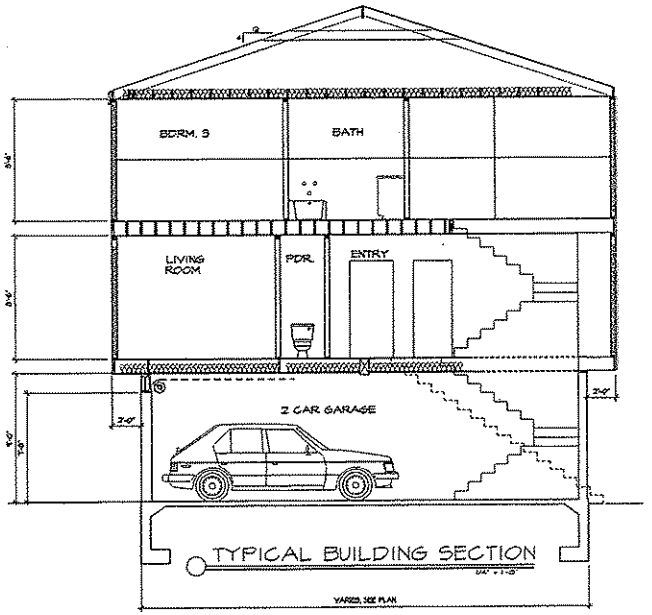


EAST ELEVATION
ISLAND TRIPLEX

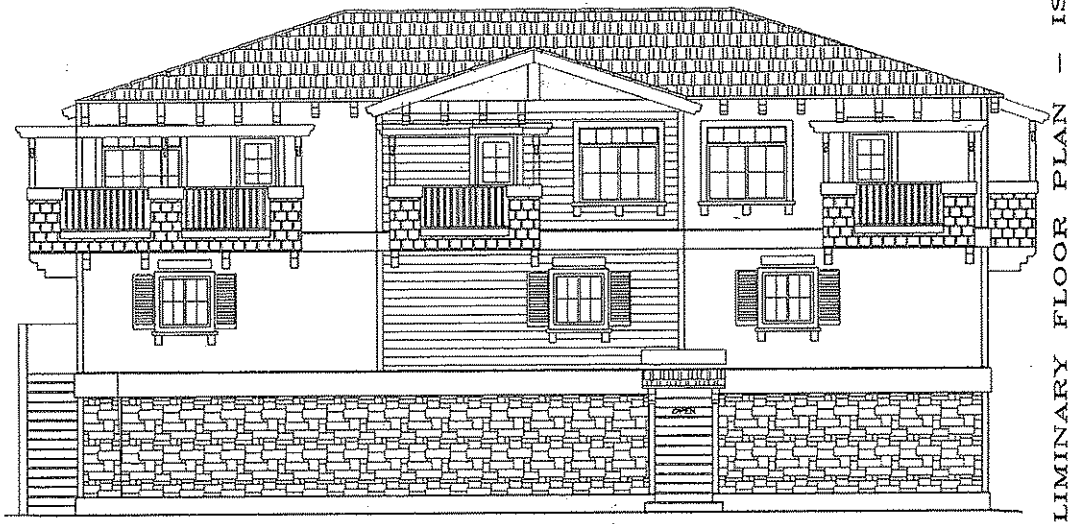


WEST ELEVATION
ISLAND TRIPLEX

NOTE: STONE VENEER TO BE APPLIED AT ALL STREET
OTHERWISE, SURFACE TO BE STUCCO



TYPICAL BUILDING SECTION



REAR (NORTH) ELEVATION
ISLAND TRIPLEX

PRELIMINARY FLOOR PLAN — ISLAND TRIPLEX "B" AND "C" UNITS.

PROPOSED 18 UNIT TOWNHOUSE

POINTSETT OF LOTS 1 T 5, 15, TRACT 43451
AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 1 OF MAPS OF
ACCORD, VILLAGE, CA

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05-15-12

A-1.3

PRELIM. FLR. PLANS – TYPE "A" UNITS, END TRIPLEX

REAR (NORTH) ELEVATION
END TRIPLEX

SECOND LEVEL PLAN
END TRIPLEX UNIT

PROPOSED 18 UNIT TOWNHOUSE

PORTIONS OF LOTS 17 & 18, TRACT 5451
ON THE CORNER OF PALO COMADO AND CANYON ROAD,
ROLLING HILLS, CA.

05-15-12

A-2.1

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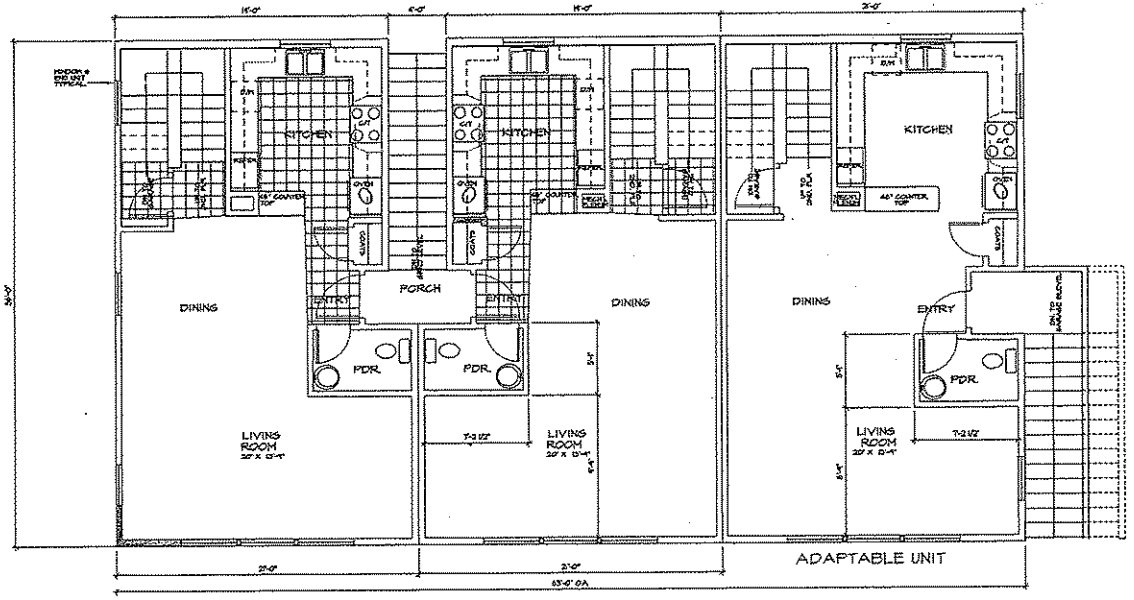
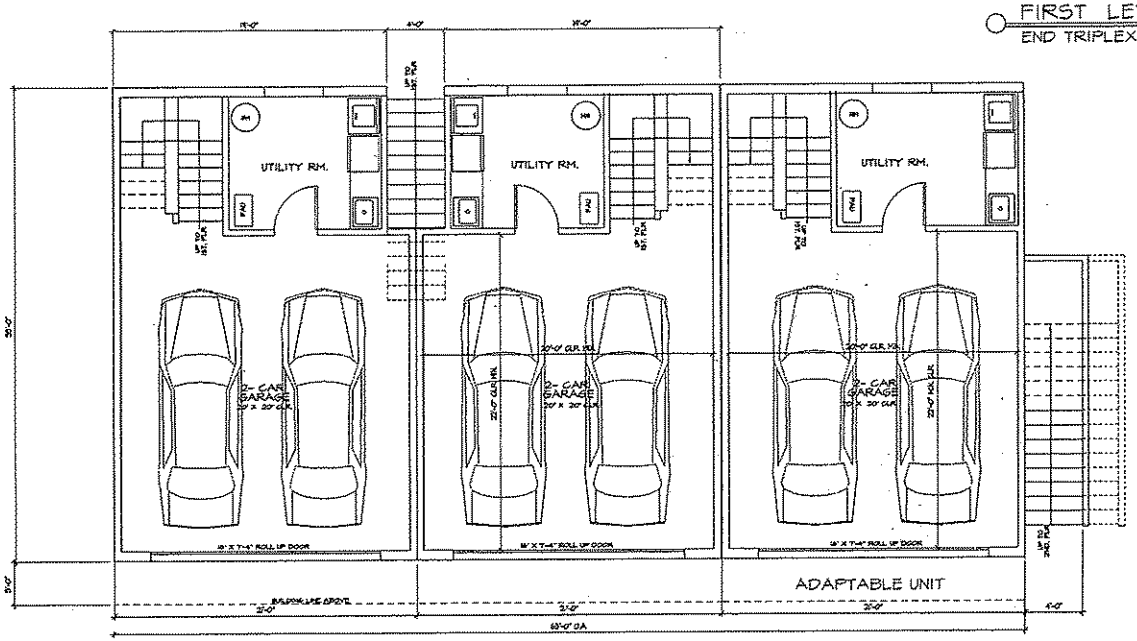
PRELIM. FLR. PLANS — TYPE "A" UNITS, END TRIPLEX



FIRST LEVEL PLAN
END TRIPLEX UNIT



GARAGE LEVEL PLAN
END TRIPLEX UNIT

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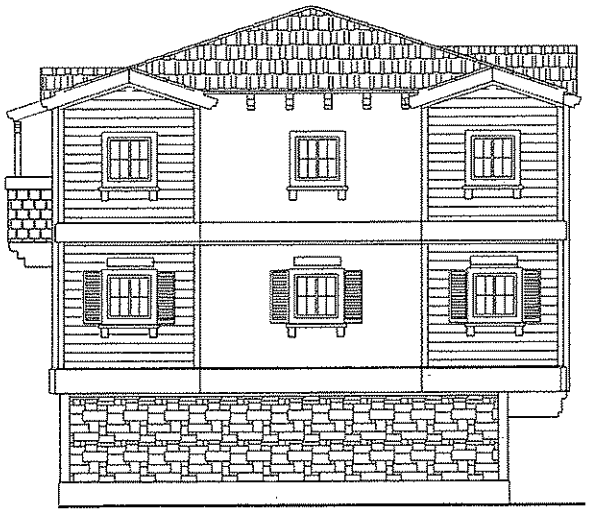
PROPOSED 18 UNIT TOWNHOUSE

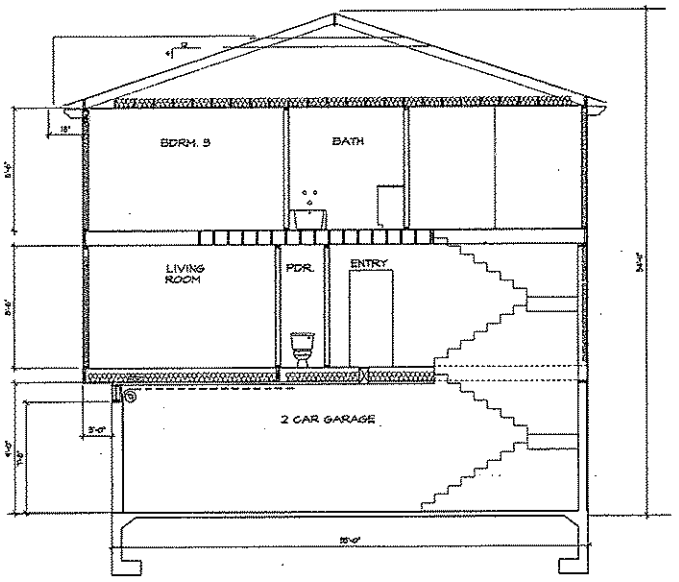
PORTIONS OF LOTS 11 & 15, TRACT NO.
ON THE CORNER OF PALO COMADO AND CANYON ROAD.
RANCHO PALOS VERDES

05-15-12

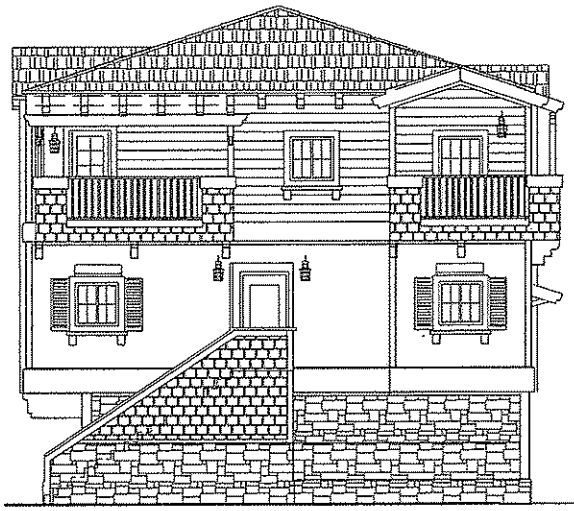
A-2.2



WEST SIDE ELEVATION
AT END TRIPLEX UNITS



TYPICAL BUILDING SECTION



EAST SIDE ELEVATION
AT END TRIPLEX UNITS

ADAPTABLE UNIT

TYPICAL STREET ELEVATION
END TRIPLEX

PRELIM. FLR. PLANS — TYPE "A" UNITS, END TRIPLEX

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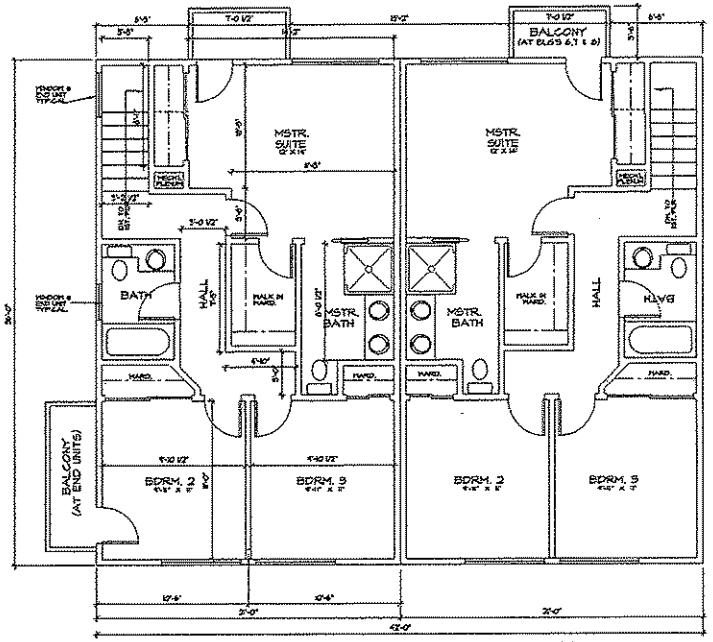
PROPOSED 18 UNIT TOWNHOUSE

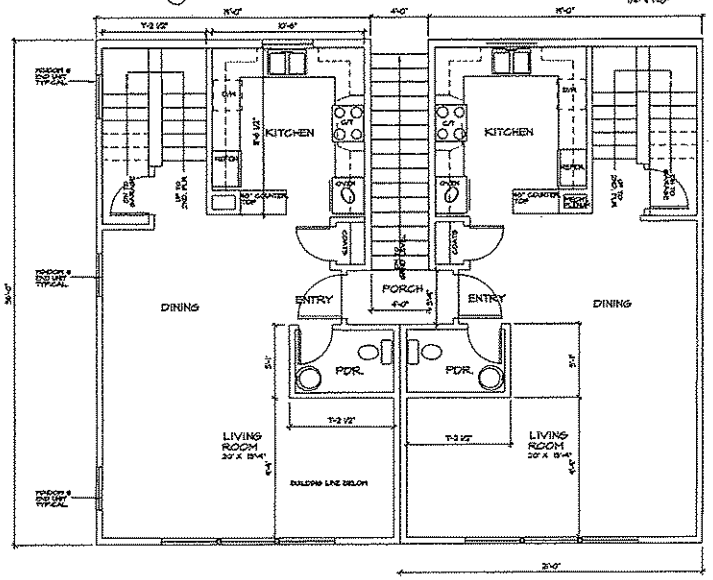
PORTIONS OF LOTS 17 & 18, TRACT 6431
ON THE CORNER OF PALO COMADO AND CANYON ROAD,
PALOS VERDES, CA.

05-15-12

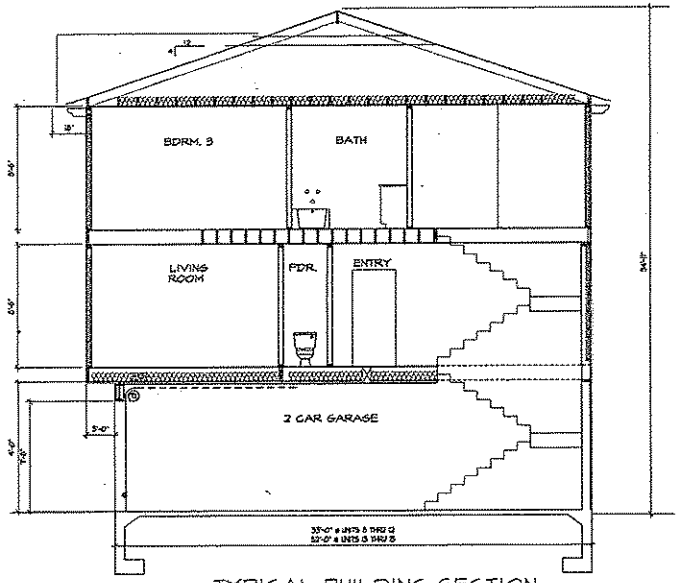
A-2.3



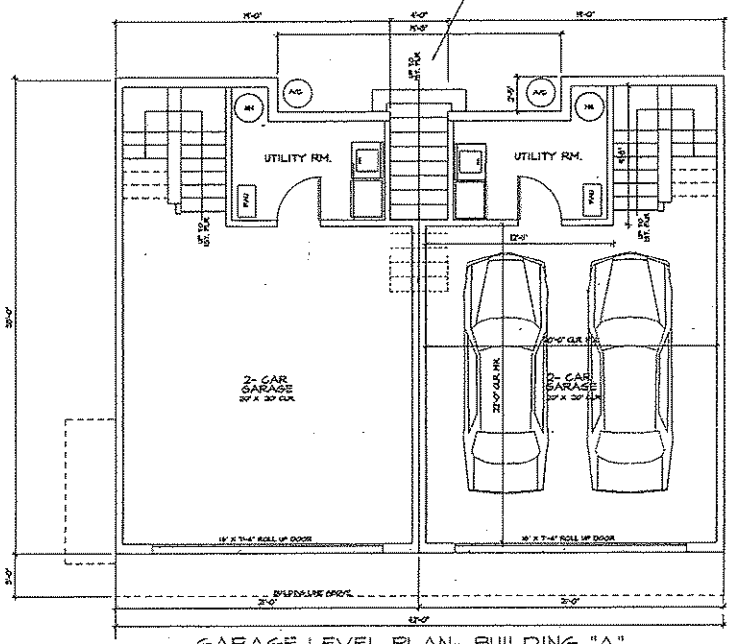
SECOND LEVEL PLAN- BLD'G "A"



FIRST LEVEL PLAN- BLD'G "A"



TYPICAL BUILDING SECTION
TYPE "A" UNIT



GARAGE LEVEL PLAN- BUILDING "A"

PRELIM. FLR. PLANS — TYPE "A" UNITS, INCL. END UNITS

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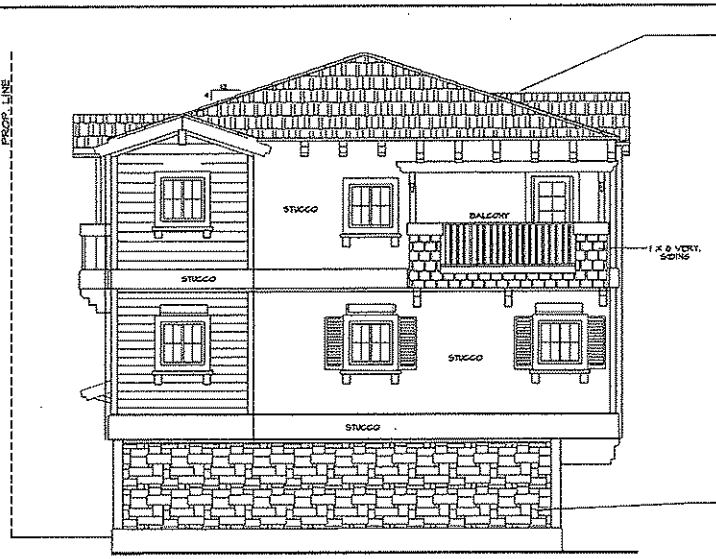
CARSON CA. 90745

PROPOSED 18 UNIT TOWNHOUSE

PORTIONS OF LOTS 11 & 18, TRACT 6481
ON THE CORNERS OF PALO COMADO AND CANYON ROAD,
ACORA HILLS, CA.

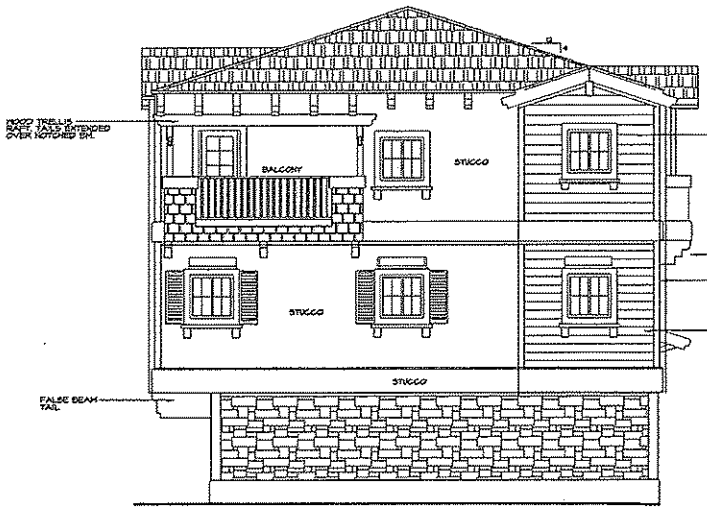
05-15-12

A-3.1



EAST ELEVATION
TYPE "A" UNIT- CHESBRO RD.

TYPICAL STREET ELEVATION
BUILDING "A"



WEST ELEVATION
TYPE "A" UNIT

TYPICAL REAR ELEVATION
TYPE "A" UNIT

PRELIM. FLR. PLANS – TYPE "A" UNITS, INCL. END UNITS

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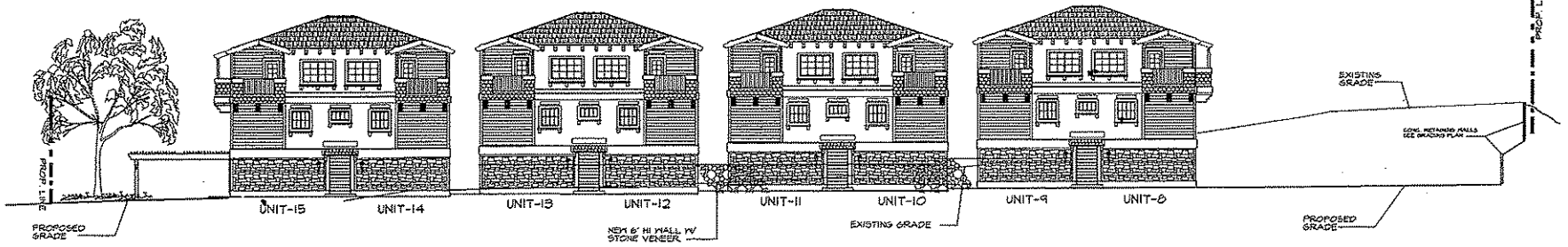
PROPOSED 18 UNIT TOWNHOUSE
PORTIONS OF LOTS 17 & 18, TRACT 26451
ON THE CORNERS OF PALO COMADO AND CANYON ROAD.
RANCHO PALOS V.E.

05-15-12

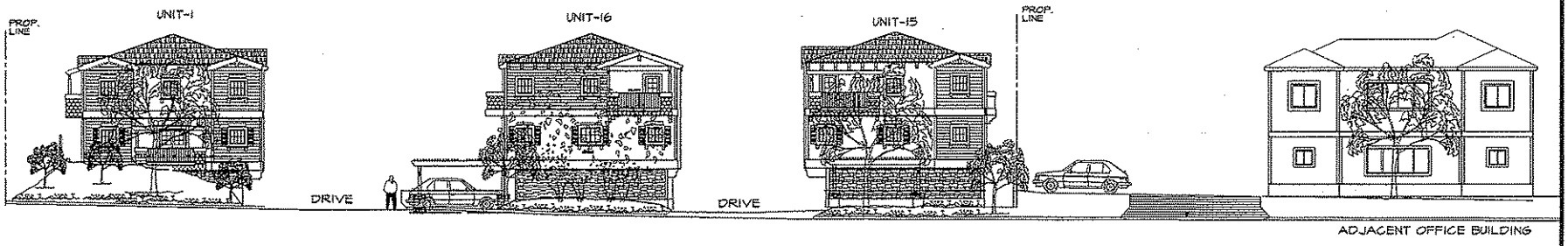
A-3.2



SECTION "A" THRU SITE
AND SOUTH ELEVATION

NOTE: STONE VENEER TO TO APPLIED AT ALL EXPOSED STREET ELEVATIONS.

NORTH ELEVATION @ "A" UNITS



CHESBRO RD. ELEVATION

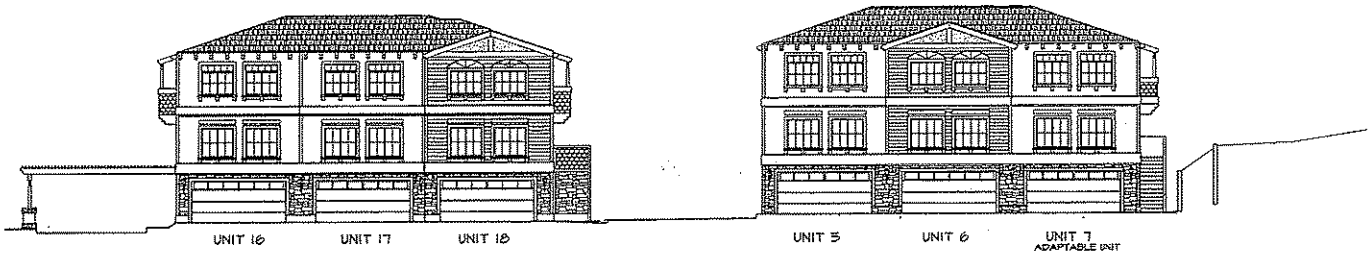
DAVID G. SNIDER
GRADE SMUTHING

F.V.Q. ENGINEERING
FLORENTINO V. QUIAOIT, P.E.

18 UNIT TOWNHOUSE DEVELOPMENT.
PORTIONS OF LOTS 17 & 18, TRACT 8451
ON THE EAST SIDE OF PALO COMADO AND CANYON ROAD.
AGOURA HILLS, CA.

05-15-12

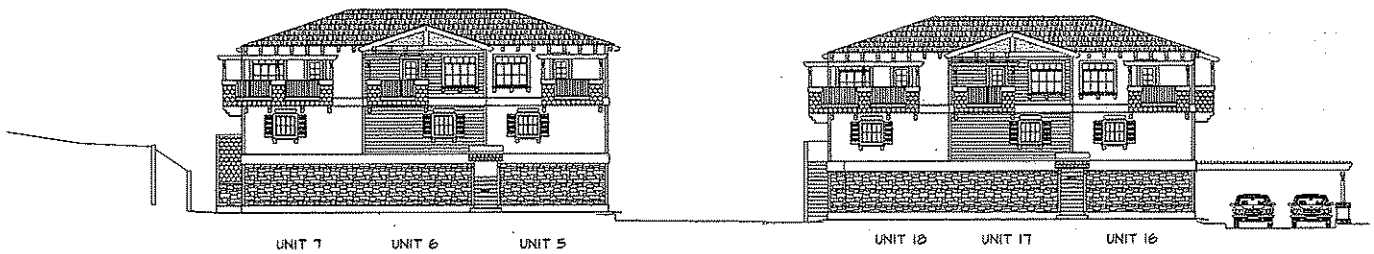
A-4.0



SOUTH ELEV. @ TRIPLEX BLD'GS

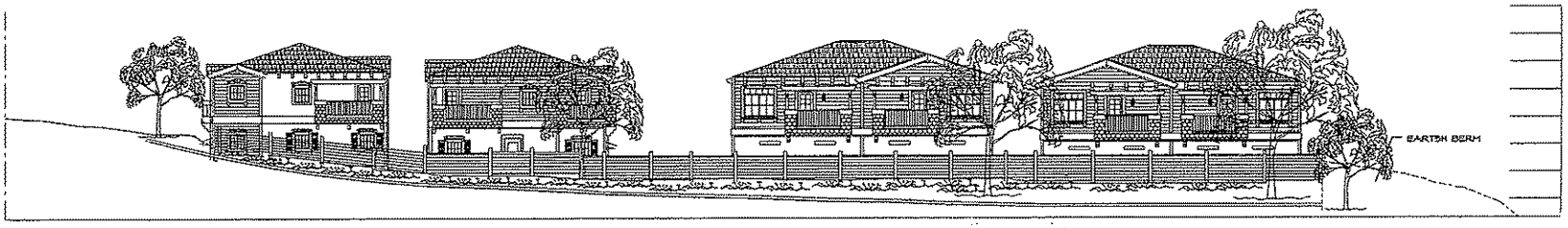
1" = 10'

NOTE: STONE VENEER TO TO APPLIED AT ALL EXPOSED STREET ELEVATIONS.



NORTH ELEV. @ TRIPLEX BLD'GS

1" = 10'



PALO COMADO RD. ELEVATION

1" = 10'

UNITS 8-15 UNITS 5, 6 & 7 UNIT 3-4 UNIT 3-4 UNIT 1-2

DAVID G. SNIDER
SENIOR DRAFTSMAN
21360 MARTIN ST.
PHONE: (310) 830-2284
FAX: (310) 830-2000
CARSON CA. 90745

F.V.Q. ENGINEERING
FLORENTINO V. QUIAOT, P.E.
412 W. 215TH. ST.
PHONE: (310) 609-2700
FAX: (310) 549-0259
CARSON CA. 90745

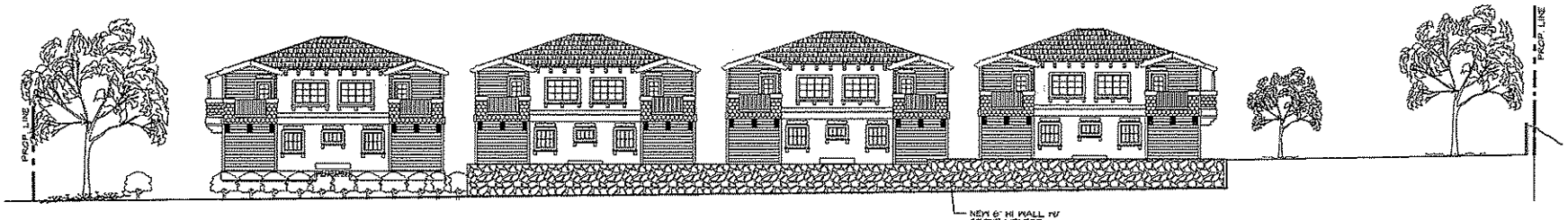
15 UNIT TOWNHOUSE DEVELOPMENT.
PORTIONS OF LOTS 17 & 18, TRACT 6451
ON THE CORNERS OF PALO COMADO AND CANYON ROAD.
ASCONA HILLS, CA.

05-15-12

A-4.1

UNITS 1-4 SOUTH ELEVATION

1" = 10'



ELEVATION AT SOUTH PROP. LINE WALL
LOOKING NORTH FROM ADJ. OFFICE COMPLEX 1" = 10'

10 UNIT TOWNHOUSE DEVELOPMENT

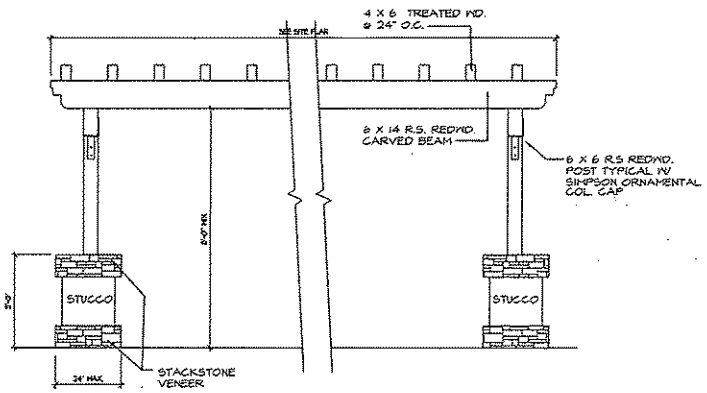
PORTIONS OF LOTS 17 & 18, TRACT 5451
ON THE CORNER OF PALO COMADO AND CANYON ROAD.
AGOURA HILLS, CA.

F.V.Q. ENGINEERING
FLORENTINO V. QUIAO, P.E.
CARSON CA. 90745
PHONE: (310) 830-2330
FAX: (310) 549-2329

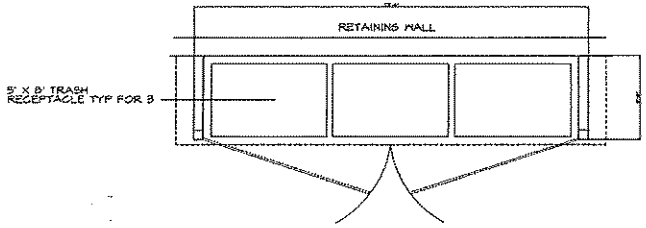
DAVID G. SNIDER
DESIGN DRAFTING
CARSON CA. 90745
PHONE: (310) 830-3266
FAX: (310) 830-3266

05-15-12

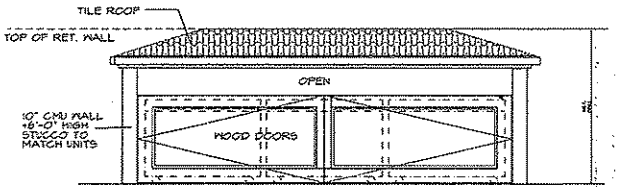
A-4.2



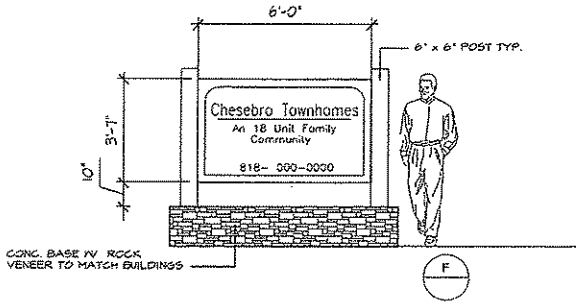
TYPICAL TRELLIS (B)
SEE SITE PLAN WHERE OCCURS



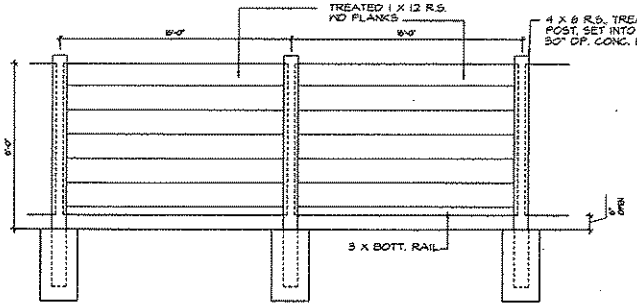
PLAN VIEW



TRASH ENCLOS. (A)

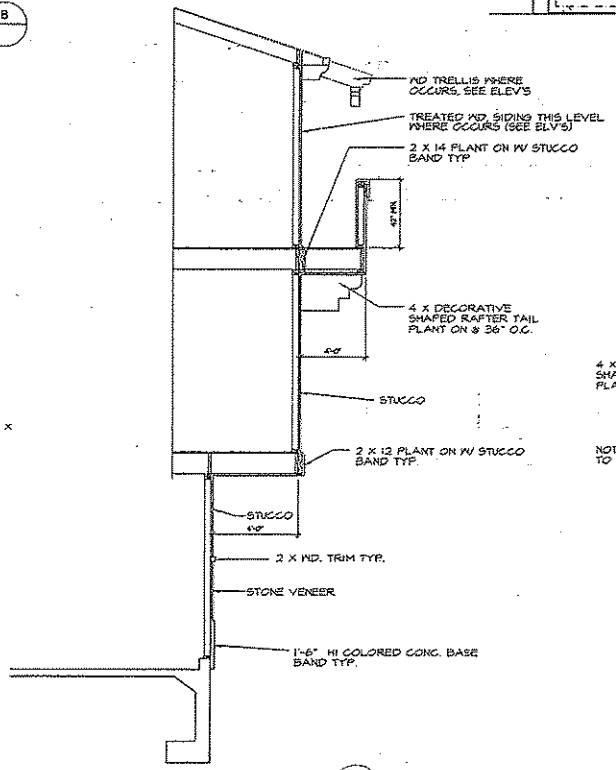


F

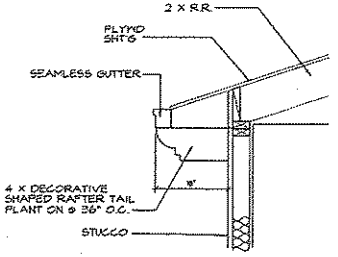


FENCE TO BE PAINTED TO MATCH BUILDING STUCCO

PROP. LINE FENCE @ PALO COMADO (E)



TYPICAL WALL SECTION @ BALCONY (D)



NOTE: ALL BUILDINGS OUTSIDE OF THE FIRE LANE TO HAVE 24" OVERHANGS

TYPICAL EAVE DETAIL (C)

ARCHITECTURAL DETAILS

DAVID G. SNIDER
DESIGN DRAFTING
21360 MARKET ST. CARSON CA. 90745
PHONE: (310) 830-6054
FAX: (310) 830-3359 E: DSNIDER@EARTHLINK.COM

F.V.Q. ENGINEERING
FLORENTINO V. QUIAOIT, P.E.
412 W. 223 ST. ST. CARSON CA. 90745
PHONE: (310) 808-0769
FAX: (310) 549-8290

PROPOSED 18 UNIT TOWNHOUSE

PORTIONS OF LOTS 11 & 12, TRACT 5431 AS PER MAP RECORDED IN BOOK 61 PAGE 46 OF MAPS, IN THE CITY OF PALO COMADO AND CANYON ROAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

05-15-12

A-D.0

Appendix F

Response to Comments on the Draft IS-MND

RESPONSES to COMMENTS on the DRAFT IS-MND

This section includes comments received during the circulation of the Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the 18-Unit Hillel Townhome project (SCH# 2012051068) and responses to those comments.

The IS-MND was circulated for a 30-day public review period that began on May 24, 2012 and concluded on June 25, 2012. The City received nine (9) comment letters on the IS-MND. The commenter and the page number on which each commenter's letter appears are listed below.

The comment letters and responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

June 22, 2012

Doug Hooper
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Subject: Hilliel 18-Unit Townhome Project
SCH#: 2012051068

Dear Doug Hooper:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 21, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2012051068
Project Title Hilliel 18-Unit Townhome Project
Lead Agency Agoura Hills, City of

Type **MND** Mitigated Negative Declaration

Description The project is an 18-unit multi-family residential townhome project within 8 buildings on a 0.94 acre infill parcel. Entitlement requests include a Site Plan/Architectural Review; an Oak Tree Permit for removals and encroachment of oak trees; a Variance for retaining wall heights and group open space; and a General Plan Amendment and Zone Change to change the existing land use designation of the property from Commercial Retail Service (CRS) to Residential High Density (RH).

Lead Agency Contact

Name Doug Hooper
Agency City of Agoura Hills
Phone 818 597 7342 **Fax**
email
Address 30001 Ladyface Court
City Agoura Hills **State** CA **Zip** 91301

Project Location

County Los Angeles
City Agoura Hills
Region
Lat / Long 34° 8' 41.31" N / 118° 44' 18.68" W
Cross Streets Chesebro Road / Palo Comado Canyon Road / Driver Avenue
Parcel No. 2052-008-017 & 018
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101
Airports
Railways
Waterways Palo Comado Canyon Creek
Schools Agoura HS
Land Use GP: Commercial Retail Service;
Z: Commercial Retail Service-Old Agoura Design Overlay-Freeway Corr. Overlay

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Santa Monica Mountains Conservancy

Date Received 05/23/2012 **Start of Review** 05/23/2012 **End of Review** 06/21/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

Letter 1

COMMENTER: State Clearinghouse – Office of Planning and Research

DATE: June 22, 2012

Response 1

The commenter confirms that the IS-MND was circulated for a period of 30 days and that one (1) public agency comment letter was received from the Native American Heritage Commission during the circulation period. This comment is noted and no response is necessary.

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

May 25, 2012

Mr. Doug Hooper
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: SCH#2012051068; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the **"Hillel 18-Unit Townhouse Project;"** located in the City of Agoura Hills; Los Angeles County, California.

Dear Mr. Hooper:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC did conduct a Sacred Lands File (SLF) search within the 'area of potential effect (APE) and Native American cultural resources were not identified.

The NAHC "Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American

contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

2.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contacts
Los Angeles County
May 25, 2012

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks, CA 91362
folkes@msn.com
805 492-7255
(805) 558-1154 - cell
Chumash
Tataviam
Ferrnandeño

San Luis Obispo County Chumash Council
Chief Mark Steven Vigil
1030 Ritchie Road
Grover Beach CA 93433
(805) 481-2461
(805) 474-4729 - Fax
Chumash

Fernandeno Tataviam Band of Mission Indians
Ronnie Salas, Cultural Preservation Department
601 South Brand Boulevard, Suite 102
San Fernando CA 91340
rsalas@tataviam-nsn.gov
(818) 837-0794 Office
(818) 837-0796 Fax
Fernandeno
Tataviam

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Barbareno/Ventureno Band of Mission Indians
Julie Lynn Tumamait-Stennslie, Chairwoman
365 North Poli Ave
Ojai , CA 93023
jtumamait@sbcglobal.net
(805) 646-6214
Chumash

Owl Clan
Qun-tan Shup
48825 Sapaque Road
Bradley , CA 93426
mupaka@gmail.com
(805) 472-9536 phone/fax
(805) 835-2382 - CELL
Chumash

Patrick Tumamait
992 El Camino Corto
Ojai , CA 93023
(805) 640-0481
(805) 216-1253 Cell
Chumash

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address
,
tattnlaw@gmail.com
310-570-6567
Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012051068; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the Hillel 18-Unit Townhouse Project; located in the City of Agoura Hills; Los Angeles County, California.

Native American Contacts
Los Angeles County
May 25, 2012

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez, Chairperson
115 Radio Street
Bakersfield , CA 93305
deedominguez@juno.com
(626) 339-6785

Yowlumne
Kitanemuk

Kern Valley Indian Council
Julie Turner, Secretary
P.O. Box 1010
Lake Isabella, CA 93240
(661) 366-0497
(661) 340-0032 - cell

Southern Paiute
Kawaiisu
Tubatulabal
Koso
Yokuts

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@hotmail.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

Carol A. Pulido
165 Mountainview Street
Oak View , CA 93022
805-649-2743 (Home)

Chumash

Randy Guzman - Folkes
6471 Cornell Circle
Moorpark , CA 93021
ndnRandy@yahoo.com
(805) 905-1675 - cell

Chumash
Fernandeño
Tataviam
Shoshone Paiute
Yaqui

Melissa M. Parra-Hernandez
119 North Balsam Street
Oxnard , CA 93030
envyy36@yahoo.com
805-983-7964
(805) 248-8463 cell

Chumash

Coastal Band of the Chumash Nation
Toni Cordero, Chairwoman
P.O. Box 4464
Santa Barbara CA 93140
cordero44@charter.net
805-964-3447

Chumash

Frank Arredondo
PO Box 161
Santa Barbara Ca 93102
ksen_sku_mu@yahoo.com
805-617-6884
ksen_sku_mu@yahoo.com

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012051068; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the Hillel 18-Unit Townhouse Project; located in the City of Agoura Hills; Los Angeles County, California.

Native American Contacts
Los Angeles County
May 25, 2012

Santa Ynez Tribal Elders Council
Freddie Romero, Cultural Preservation Conslnt
P.O. Box 365 Chumash
Santa Ynez , CA 93460
freddyromero1959@yahoo.
805-688-7997, Ext 37

Aylisha Diane Marie Garcia Napoleone
33054 Decker School Road Chumash
Malibu , CA 90265

Barbareno/Ventureno Band of Mission Indians
Kathleen Pappo
2762 Vista Mesa Drive Chumash
Rancho Pales Verdes CA 90275
310-831-5295

Barbareno/Ventureno Band of Mission Indians
Raudel Joe Banuelos, Jr.
331 Mira Flores Court Chumash
Camarillo , CA 93012
805-987-5314

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012051068; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the Hillel 18-Unit Townhouse Project; located in the City of Agoura Hills; Los Angeles County, California.

Letter 2

COMMENTER: Native American Heritage Commission

DATE: May 25, 2012

Response 2.1

The commenter indicates that the Native American Heritage Commission (NAHC) performed a Sacred Lands file search of the project location, which concluded that no Native American cultural resources were present based upon the USGS coordinates provided. Mitigation measures were included in the IS-MND to establish the proper procedures in the event cultural or human remains are discovered on-site during project construction. After mitigation, impacts would be less than significant.

Response 2.2

The Commenter lists the applicable state and federal statutes related to the preservation of cultural resources. This comment is noted but it does not specifically comment on the project or the analysis contained within the IS-MND. The comment also identifies the need for early consultation as the best way to avoid unanticipated discoveries of cultural resources once a project is underway. As part of the IS-MND circulation period, the document was forwarded to local Native American tribes for early consultation. No comments from local Native American tribes were received. Nevertheless, the IS-MND requires compliance with mitigation measures (CR-1 and CR-2) specifically during project construction to ensure that any unanticipated discoveries of cultural resources would be less than significant.

DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714 / 816-6847 • **FAX** 714 / 816-6853 • **WEBSITE** conservation.ca.gov

May 30, 2012

Doug Hooper, Assistant Community Dev. Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Mr. Hooper:

DRAFT INITIAL STUDY (IS) AND MITIGATED NEGATIVE DECLARATION (MND) FOR THE HILLEL TOWNHOMES PROJECT

The Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division), Cypress office, has reviewed the above referenced project. Our comments are as follows.

The proposed project is located within the administrative boundaries of Los Angeles County. There do not appear to be any wells within or adjacent to your proposed project.

The Division is mandated by Section 3106 of the Public Resources Code (PRC) to supervise the drilling, operation, maintenance, and plugging and abandonment of wells for the purpose of preventing: (1) damage to life, health, property, and natural resources; (2) damage to underground and surface waters suitable for irrigation or domestic use; (3) loss of oil, gas, or reservoir energy; and (4) damage to oil and gas deposits by infiltrating water and other causes. Furthermore, the PRC vests in the State Oil and Gas Supervisor (Supervisor) the authority to regulate the manner of drilling, operation, maintenance, and abandonment of oil and gas wells so as to conserve, protect, and prevent waste of these resources, while at the same time encouraging operators to apply viable methods for the purpose of increasing the ultimate recovery of oil and gas.

The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code (PRC), and administrative regulations under Title 14, Division 2, Chapter 4 of the California Code of Regulations.

If any structure is to be located over or in the proximity of a previously plugged and abandoned well, the well may need to be plugged to current Division specifications. Section 3208.1 of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and

abandoned well when construction of any structure over or in the proximity of the well could result in a hazard.

An operator must have a bond on file with the Division before certain well operations are allowed to begin. The purpose of the bond is to secure the state against all losses, charges, and expenses incurred by it to obtain such compliance by the principal named in the bond. The operator must also designate an agent, residing in the state, to receive and accept service of all orders, notices, and processes of the Supervisor or any court of law.

Written approval from the Supervisor is required prior to changing the physical condition of any well. The operator's notice of intent (notice) to perform any well operation is reviewed on engineering and geological basis. For new wells and the altering of existing wells, approval of the proposal depends primarily on the following: protecting all subsurface hydrocarbons and fresh waters; protection of the environment; using adequate blowout prevention equipment; and utilizing approved drilling and cementing techniques.

The Division must be notified to witness or inspect all operations specified in the approval of any notice. This includes tests and inspections of blowout-prevention equipment, reservoir and freshwater protection measures, and well-plugging operations.

The Division recommends that adequate safety measures be taken by the project manager to prevent people from gaining unauthorized access to oilfield equipment. Safety shut-down devices on wells and other oilfield equipment must be considered when appropriate.

If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's Cypress district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

Thank you for the opportunity to comment on your Draft Initial Study (IS) And Mitigated Negative Declaration (MND) For the Hillel Townhomes Project. If you have questions or need additional assistance please call me at 714-816-7822.

Sincerely,

Syndi Pompa
Associate Oil & Gas Engineer - Facilities

Letter 3

COMMENTER: Department of Conservation – Division of Oil, Gas, and Geothermal Resources

DATE: May 30, 2012

Response 3.1

The commenter states that the Department of Conservation – Division of Oil, Gas, and Geothermal Resources reviewed the IS-MND and concluded that there are no wells within or adjacent to the proposed project. This comment is noted.

Response 3.2

The commenter describes the applicable State statutes involving the drilling, operation, maintenance, plugging, and abandonment of oil wells. These requirements are noted. However, they do not apply to the proposed project and they do not specifically apply to the analysis contained in the IS-MND.

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 11, 2012

Doug Hooper, Assistant Director
City of Agoura Hills
Planning & Community Development
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Mr. Hooper:

MITIGATED NEGATIVE DECLARATION, NOTICE OF AVAILABILITY/INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, CASE NOS. 12-SPR-002, 12-OTP-005, 12-VAR-001, 12-SP-011, 12-GPA-001, 12-ZC-001, AN 18-UNIT MULTI-FAMILY RESIDENTIAL TOWNHOME COMPLEX WITHIN EIGHT BUILDINGS, AT THE SOUTHEAST CORNER OF CHESEBRO ROAD AND PALO COMADO CANYON ROAD/DRIVER AVENUE, AGOURA HILLS (FFER #201200075)

The Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

XIV. PUBLIC SERVICES

Paragraph two failed to mention that the City of Agoura Hills has a fire protection facility fee in effect in the project area. It is the imposition of the mitigation measures (County Fire Department Developer Fee Program) that would mitigate the impact this development would have on fire department services. Therefore, we have revised it as follows:

a,i. Agoura Hills is served by the Los Angeles County Fire Department (LACFD), Fire Stations 65 and 89. Fire Station 65 is located at 4206 Cornell Road south of Agoura Hills, approximately 2.5 miles south of the project site. Fire Station 89 is located at 29575 Canwood Street, approximately 1.9 miles southwest of the project site. According to the City's General Plan EIR (2010), the project site is within a developed area adequately served

by the existing LACFD facilities. ~~In addition,~~ ~~t~~The project would be required to comply with all applicable Fire Code and LACFD standards, including specific construction specifications, access design, location of fire hydrants, fuel modification and other design requirements required in the City of Agoura Hills Municipal Code. **In addition, the City of Agoura Hills has a fire protection facilities fee in effect in the project area which would mitigate any impact this project would have on Fire Department services.** ~~The project would not require new or expanded fire protection facilities; therefore, impacts related to fire service would be less than significant.~~

LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contract Cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities.

   The County of Los Angeles Fire Department, Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

2. The County of Los Angeles Fire Department, Land Development Unit comments are only general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.

3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

4. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

5. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

6. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.

7. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

8. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

9. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines and types of construction used.

10. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

    a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

    b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.

    c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.

    d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.

11. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

12. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking and shall be designated as a "FIRE LANE" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

13. The 28 feet in width shall be increased to:

    a) 34 feet in width when parallel parking is allowed on one side of the access way.

    b) 36 feet in width when parallel parking is allowed on both sides of the access way.

    c) Any access way less than 34 feet in width shall be labeled "FIRE LANE" on the final recording map and final building plans.

    d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

14. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.

15. Submit three sets of water plans to the County of Los Angeles Fire Department, Land Development Unit. The plans must show all proposed changes to the fire protection water system, such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company.

16. See the attached Conditions of Approval for the Site Plan Review 12-SPR-002.

17. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

18. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243 or nrodeheffer@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance.

2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the submitted information the Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Frank Vidales

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij

Enclosure

COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: April 19, 2012

CITY: Agoura Hills

ATTENTION: PLANNING SECTION **SUBJECT:** 12 SPR 02 and 12 ZC 001

LOCATION: Southeast Corner of Cheseboro Road and Driver Avenue

☐ The Fire Department has no additional requirements for this permit.

☒ The required fire flow for public fire hydrants at this location is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

☐ The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. for a duration of two hours. If more than one on-site fire hydrant is required, the on-site hydrant shall be at least ____ gallons per minute at 20 psi, flowing from two hydrants simultaneously, one of which must be the furthest from the public water source.

☒ Public fire hydrant(s): Install 1 Upgrade 1 Verify (flow test) ___ existing public fire hydrant(s).
Private on-site fire hydrant(s): Install ___ Upgrade __ Verify (flow test) ___ existing private on-site fire hydrants.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).

☒ **Water:** Install one new public fire hydrant as indicated on the attached mark up
Uprgrad one existing warf fire hydrant. Upgraded hydrant shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. .
Additional water system requirements may be applied during the Fire Department Building Plan review and or when this property is subdivided.

☒ **Access:** Access is adequate as shown on the site plan.

☒ **Special Requirements:** Fire Sprinklers required.

☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING WITH THE CONDITION THAT ALL REQUIRED FIRE HYDRANTS ARE UPGRADED/INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer

Letter 4

COMMENTER: County of Los Angeles Fire Department

DATE: June 11, 2012

Response 4.1

The commenter requests minor changes to the Public Services Section of the IS-MND (Section XIV(a),i) to clarify the City's fire protection facility fee requirements (County Fire Department Developer Fee Program). In response to these comments, the analysis contained within Section XIV (a),i. has been revised as follows:

> Agoura Hills is served by the Los Angeles County Fire Department (LACFD) Fire Stations #65 and #89. Fire Station #65 is located at 4206 Cornell Road south of Agoura Hills, approximately 2.5 miles south of the project site. Fire Station #89 is located at 29575 Canwood Street, approximately 1.9 miles southwest of the project site. According to the City's General Plan EIR (2010), the project site is within a developed area adequately served by the existing LACFD facilities. ~~In addition, t~~The project would be required to comply with all applicable Fire Code and LACFD standards, including specific construction specifications, access design, location of fire hydrants, fuel modification, and other design requirements required in the City of Agoura Hills Municipal Code. In addition, the City of Agoura Hills has a fire protection facilities fee in effect in the project area which would mitigated any impact this project would have on Fire Department Services. ~~The project would not require new or expanded fire protection facilities; therefore, i~~ **Impacts related to fire service would be less than significant.**

Response 4.2

The commenter lists the statutory responsibilities of the Los Angeles County Fire Department, Land Development Unit. This comment is noted. Section IS-MND confirms the statement and states, "the project would be required to comply with all applicable Fire Code and LACFD standards, including specific construction specifications, access design, location of fire hydrants, fuel modification, and other design requirements required in the City of Agoura Hills Municipal Code."

Response 4.3

The commenter lists the statutory responsibilities of the Los Angeles County Fire Department, Forestry Division and that areas germane to the Los Angeles County Fire Department, Forestry Division have been adequately addressed. This comment is noted and is consistent with the analysis contained in IS-MND Section XIV, *Public Services*.

Response 4.4

The commenter indicates that Health Hazardous Materials Division has not objection to the proposed project. This comment is noted and is consistent with the analysis contained in IS-MND Section VIII, *Hazards and Hazardous Materials*.

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

June 19, 2012

CITY OF AGOURA HILLS
2012 JUN 21 AM 10:33
CITY CLERK

Doug Hooper, Assistant Director
Planning and Community Development Department
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Dear Mr. Hooper:

REVIEW COMMENTS
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
HILLEL 18-UNIT TOWNHOME PROJECT (CASE NOS: 12-SPR-002; 12-OTP-005; 12-VAR-001; 12-SP-011; 12-GPA-001; AND 12-ZC-001)

The Los Angeles County Sheriff's Department (Department) submits the following review comments on the Initial Study and Mitigated Negative Declaration (IS/MND) for the Hillel 18-Unit Townhome Project (Project). The proposed Project is a multi-family residential complex located at the southeast corner of Chesebro Road and Palo Comado Canyon Road/Driver Avenue in the Old Agoura district of the City of Agoura Hills.

The IS/MND for the proposed Project was reviewed by the Department's Malibu/Lost Hills Station (see attached correspondence, dated June 6, 2012, from Captain Joseph H. Stephen, Jr.).

In summary, the proposed Project, as it is described in the IS/MND, is not expected to result in any significant impact to the Department's resources or operations. The Department has no other comments to submit at this time, but reserves the right to further address this matter in subsequent reviews of the proposed Project.

Thank you for including the Department in the environmental review process for the proposed Project. Should you have any questions regarding this matter, please contact Lester Miyoshi, of my staff, at (626) 300-3012, and refer to Facilities Planning Bureau Project No. 12-031. You may also contact Mr. Miyoshi, via e-mail, at Lhmiyosh@lasd.org.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T.K. Tse, Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service"

DATE: June 4, 2012

OFFICE CORRESPONDENCE

FROM: JOSEPH H. STEPHEN JR., CAPTAIN
MALIBU/LOST HILLS STATION

TO: GARY T. K. TSE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: **HILLEL 18-UNIT TOWNHOME PROJECT, APNs 2052-008-017 & 018**

This project is an 18-unit, multi-family, residential townhome complex with eight buildings on a 0.94 acre parcel. It includes a general plan amendment and zone change from commercial retail service to residential high density. The totality of the project will not have any significant impacts to the Sheriff's Department's resources and operations, nor would they affect the response times listed on page 41 of the analysis.

As stated in the traffic mitigation section of the initial study, I agree with the requirement of restricting the northernmost driveway closest to Driver Ave to a right turn only entrance. In order to reduce the potential for pedestrian/vehicle conflict at the entrances, and on the interior of the townhome complex, that driveway should be signed exclusively for entrance, while the other driveway be used exclusively as the exit.

Should you have any additional questions regarding this matter, please contact Sergeant Philip D. Brooks, at (818) 878-5555, or by e-mail at pdbrooks@lasd.org.

JHS:pb

Letter 5

COMMENTER: County of Los Angeles Sheriff's Department

DATE: June 19, 2012

Response 5.1

The commenter states that the project, "is not expected to result in any significant impact to the Department's Resources or operations." This comment is noted and is consistent with the analysis contained in IS-MND Section XIV (a)ii, *Public Services*.

Response 5.2

The commenter recommends that the northernmost driveway closest to Driver Avenue be signed exclusively for entrance only, and the other driveway be signed exclusively for exit only. This comment is noted. However, the City Traffic Engineer does not agree with this recommendation. The IS-MND mitigation measure restricts the northernmost driveway as a right-turn only entrance and exit. Due to the low traffic volumes generated by the project, the distance of the northernmost driveway from Chesebro Road/Palo Comado Canyon Road intersection is adequate for exiting. In addition, the City Traffic Engineer anticipates a low number of vehicle movements out of the northernmost driveway. Therefore, the City does not feel a change to the mitigation measures is warranted.

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director John Wicker, Chief Deputy Director

June 25, 2012 Sent via email: dhooper@ci.agoura-hills.ca.us

Mr. Doug Hooper
Assistant Director of Planning & Community Development Department
City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Mr. Hooper:

NOTICE OF AVAILBILITY/ INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND)
CASE NOS. 12-SPR-002; 12-OTP-005; 12-VAR-001; 12-SP-011;
12-GPA-001; AND 12-ZC-001
HILLEL 18-UNIT TOWNHOME PROJECT
CITY OF AGOURA HILLS

The MND for the Hillel Townhome Project has been reviewed for potential impact on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

Sincerely,

Joan Rupert
Section Head
Environmental & Regulatory Permitting Section

JR: JY/ Response to City of Agoura Hills_Hillel Townhome Project

c: Parks and Recreation (N. E. Garcia, K. King, J. Yom)

Letter 6

COMMENTER: County of Los Angeles Department of Parks and Recreation

DATE: June 25, 2012

Response 6

The commenter states that the proposed project would not affect any Los Angeles County Department of Parks and Recreation Facilities. This comment is noted and is consistent with the analysis contained in IS-MND Section XV, *Recreation*.

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division

MEMORANDUM

DATE: June 11, 2012

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Behnam Emami, Engineering Manager II

SUBJECT: **REVIEW OF DOCUMENT 12-017** Draft Initial Study and Mitigated Negative Declaration (IS/MND)
Hillel 18-Unit Townhome Project
Construction of eight residential buildings for eighteen multi-family residential units located at the southeast corner of Palo Comado Canyon Road and Chesebro Road in the City of Agoura Hills (LA County).
Lead Agency: **City of Agoura Hills**
APN's 2052-008-017, 018

The Public Works Agency - Transportation Department has completed the review of the IS/MND for the Hillel 18-Unit Townhome Project.

The proposed project is the construction of eight buildings for 18 multi-family residential units in the City of Agoura Hills in the County of Los Angeles. Two irregular shaped parcels will be merged into one 0.94-acre parcel. The project is located at the southeast corner of Palo Comado Canyon Road and Chesebro Road which is north of U.S. 101.

We offer the following comment:

The cumulative impact of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, is potentially significant. The agreement between the City of Agoura Hills and the County of Ventura dated February 2, 1992, requires the City to condition projects to mitigate the traffic and circulation impacts. To address the cumulative adverse impacts of traffic on the County of Ventura Regional Road Network, projects should be required to pay a Traffic Impact Mitigation Fee (TIMF) to the County in accordance with TIMF Ordinance 4246 and General Plan Policy 4.2.2. Based on the information provided in the IS/MND and the TIMF rate for the Thousand Oaks area, the TIMF due to the County would be:

130 ADT* x $6.11/ADT** = $794.30

* 130 trips generated at full build-out per city's Traffic Study
** TIMF Rate for Thousand Oaks Traffic District #6 (closest to City of Agoura Hills)

The above estimated fee may be subject to adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record Construction Cost Index.

Our review is limited to the impacts this project may have on the County of Ventura Regional Road Network.

Please call me at 654-2087 if you have questions.

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Letter 7

COMMENTER: Ventura County Public Works Agency – Transportation Department

DATE: June 11, 2012

Response 7

The commenter states that the proposed project along with other cumulative development in the City of Agoura Hills and nearby cities in Ventura County would create significant impacts on Ventura County roadways and thus the project is required to pay Traffic Impact Mitigation Fees (TIMF) to the County of Ventura. The total fee requested is $794.30. While the commenter is correct that the proposed project would generate 130 daily vehicle trips, the project would only generate 13 weekday AM peak hour trips and 13 weekday PM peak hour trips. These traffic volumes were analyzed by the City of Agoura Hill's Traffic Engineer and were determined to have a less than significant impact on local intersections. Cumulative traffic impacts were also considered less than significant by the City of Agoura Hills. The trip distribution for the proposed project during these AM and PM peak periods was limited to the immediately surrounding intersections/roadways, including Palo Comado Canyon Road, Canwood Street, and the NB/SF U.S. 101 Chesebro Canyon off-/on-ramps, all of which are located in the City of Hills and Los Angeles County. Based upon the trip generation analysis prepared by the City of Agoura Hill's Traffic Engineer, the project would not have a significant cumulative impact on Ventura County roadway network. Therefore, the City of Agoura Hills will not be requiring the payment of Traffic Impact Mitigation Fees to the County of Ventura.

DATE: June 18 2012

RE: Review of Proposed Project

FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association

TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills

SUBJECT: 18 Unit Townhouse Development (Hillel)

Description
The proposed project, located on the southeast corner of the intersection of Palo Comado and Canwood, shows plans to build an 18 unit rental townhouse development on less than an acre (0.94) of land.

Comments
We are basing our comments on the Draft Initial Study and Mitigated Negative Declaration. We have not seen landscaping plans.

Conceptually, he idea of a residential buffer between commercial development and the residential neighborhood of Old Agoura is not a bad one. However the design of any high-density residential complex at this particular location requires that a number of issues be taken into consideration. We address those issues in this letter.

The proposed project is on a corner, and not just any corner. This corner is the entrance to Old Agoura and at the terminus of Driver, a designated local scenic thoroughfare. This is a transitional space. Anything constructed here must act as the transition between semi-rural Old Agoura and the low-profile commercial buildings to the south.

Neighbors have expressed serious concerns about any development on this corner and the OAHA would like to see story poles up well before any Planning Commission meeting to consider this project.

Aesthetics
Landscaping is critical but, at the time this letter was written, there were no landscaping plans available for review. The MND says that there is landscaping around the proposed buildings within the complex. How they know this in the absence of a landscaping plan, we are not sure.

From what we can see, there is almost no green within the complex itself and no room for it. The proposed berm along Palo Comado, if planted with quick growing

native trees, like sycamores, will reduce the visual impact from that street, but the residents should not live in a concrete world once they enter their complex. Even some of the amenity areas seem to be almost entirely concrete.

There are no concrete sidewalks in residential Old Agoura. The proposed path along Palo Comado should be a meandering decomposed granite path such as the path alongside Agoura Road section at the Alessco development. There are also no street lights and there should be none in or around this development.

Regarding the removal of five on-site oak trees with trunk widths ranging from 2 and ½ inches to 29 inches – we would ask the Commissioners to take into account how long it takes an oak tree to grow. Depending on the species, an oak tree with a 29 inch diameter is anywhere from 190 to 230 years old. The applicant has already cut down the over 100 year old historically significant black walnut tree that used to grace the property. We would like to see any older oaks saved and possibly incorporated into the resident's amenity area.

As we will outline below, the design elements of the structures are not, as required, "compatible with the rustic style indicative of Old Agoura". They are boxes with "glued on" features such as siding and stone, but still boxes with very little articulation and no transition to immediate neighbors. The buildings are not consistent with current design overlay guidelines and they will be obtrusive in appearance.

IX. Hydrology and Water Quality

Of concern is the secind paragraph from the bottom on page 31 of the Draft Study – "The introduction of urban pollutants to runoff from the project area could have potentially significant impacts to surface water quality." This is a concern with any new development and we would like to know what design steps the applicant is taking to mitigate post-ponstruction storm water runoff so as not to adversely affect Palo Comado Creek. We could not find anything that addressed post-construction plans to mitigate polluted storm water runoff, for example underground detention basins.

X. Land Use and Planning

The project has not been "designed to fit in with the surrounding natural and built environments to the greatest degree possible". We disagree that the project transitions from the single story surrounding buildings and would like to see a smoother interface and more effective transition.

LU 4.6 Building Scale and Design

The visual simulations are disingenuous, showing the units from a great distance, not as one would experience them on the streets surrounding the development. That is one reason the community as well as the members of the Planning Commission need to see story poles in place before any Planning Commission hearing on the project.

The Old Agoura Overlay talks about two stories or 35 feet in height, whichever is lesser, and is an excellent guideline when considering the scale of a project that is surrounded on three sides by single story structures. Truly subterranean parking with a two story building above, or attached parking at ground level with a single story above, would be appropriate in terms of height.

Instead, there is too much mass. It is out of scale for the immediate neighborhood. The proposed project is not being sandwiched in between other 35 foot high townhomes in the middle of a city block. This is a corner lot at the entrance to a semi-rural neighborhood.

As proposed, the units soar straight up to 34 feet 11 inches. They are three times as high as the home and the preschool across the street. They are over twice as high as, and dwarf, the adjacent, and historically significant, 16 foot tall Old Agoura sign. The units need more articulation such as terracing of the second floors, so that they step up in height from the street to a one story to a second story. Open balconies become outdoor rooms and the residents can truly step out and sit down and enjoy their views out to the horses and park, not stay locked behind walls, windows, and glue-on balconies that are little more than windows. LU 4.6 specifically discourages “structures that do not relate to exterior spaces and designs that do not consider such features.”

LU 4.9 Integration of Open Space Areas of Development

LU 4.9 calls for the incorporation of “sufficient open spaces in development project to maintain a sense of openness”. The applicant has instead designed a complex that pushes every building element to the extreme limits.

On entering the complex, you would be see, at the end of the driveway, two stacked 9 foot retaining walls both of which exceed the 6 foot maximum height. Does this require a variance? Together they give the impression of a solid 18 foot wall. The natural rise of the land is gone, carved away to jam in some sort of community space. Standing on the common drive, you are in a 26 feet wide space between 2 three-storey buildings. You have come from open space to a narrow channel that ends in an 18 feet high concrete wall.

The property would seem to call for terraced outdoor recreational areas that mimic the slope of the land.

The walkway for fire department access between the south retaining wall and units 8-15 is the absolute minimum. Subtracting the depth of the wall it would be around 6 feet wide. A bigger setback with more space would allow for the planting of more trees, which would eventually screen the residents from the adjacent parking lot and office building.

That same southern retaining wall rises to a height of 8 feet compromising the quality of light to the lower part of adjacent units.

LU7.10 Neighborhood Transitions
It is crucial that the proposed development interface with immediately adjacent residences and commercial buildings. There is nothing adjacent or close by that is 35 feet tall. The proposed complex needs to move from single story to a true two story, not two stories with another story for the garage. None of the proposed buildings should be higher than the adjacent office building. They should transition between the single story residences and commercial buildings and the two story office building.

The City's MND states that the uses surrounding the project consist of "mostly 2 and 3 story commercial and multifamily residential on the south side of Palo Comado". With all due respect, we'd like to know where those are. One would have to go to the other side of the freeway, off Cheesbro, onto Dorothy Drive below street level to find a 3 story commercial complex. There are no residential multifamily buildings on either side of Palo Comado.

Surrounding the proposed development are single story gas stations, a single story residence on a street of single story residences, an equestrian park, a single story preschool, a two story apartment building (Villa Park) and the two story Agoura Senior Retreat. Continuing along Canwood the commercial buildings are single and two story buildings.

The surrounding uses are all one and two story. At its present height, size and mass, the proposed project's impact on the scenic vistas at the terminus of Driver Avenue, a designated local scenic thoroughfare, is significant and would not help maintain the semi-rural character of the intersection. Further, there is no "smooth transition(s) of scale, form, and character."

LU 10.1 Character and Design
The applicant has made an effort to integrate design elements to break up the walls of the units, such as the use of lap siding and stone accents. However, the box shapes of the units themselves need to be broken up. The colors are also critical to integrating this project into the surrounding neighborhood. The current color scheme does not reflect the neighborhood or the Old Agoura Overlay design guidelines. White stucco is a highly reflective color specifically discouraged in those guidelines, and when paired with brown trim and aqua shutters, call to mind color schemes of the 1970s. The "sandstone" siding looks more yellow than earth-toned. We would also like to know the proposed finish on the stucco, as highly raised stucco is again reminiscent of another decade and not in keeping with the high design standards of the city.

In terms of outdoor lighting design, Old Agoura is a dark skies neighborhood and lighting impacts are of great concern, from the glare of a highly reflective white wall color to the effects of pole mounted parking fixtures.

LU 10.2 Amenities
When we examine plans we consider our neighborhood, but we also think about the people who will be residing in a development. The proposed amenity areas seem more about carving out the required square footage than creating practical amenities for the residents. To separate a green space and Jacuzzi spa from an almost entirely concrete eating area makes no sense. Parents won't be able to cook burgers and watch their children. And to place a barbecue area beside a long row of dumpsters is not appetizing. There needs to be green space connectivity and a truly usable amenities area.

Conclusions
This development might fit on some lots and in some surrounding neighborhoods, but not this lot and not this surrounding neighborhood. That doesn't mean there should not be a residential development on this corner.

There is a way to remedy this. Start with the scale of the neighboring buildings and the scale of the neighborhood. Reduce the verticality, allow for transition. Tier the units either starting at a single story or with open balconies set back over garages adjacent to the surrounding streets that then rise to the same height as the two story office building beside the units.

The complex needs more run to rise. Lose units 7 and 8 and there would be room for a connected amenities area. If the parking cannot be entirely subterranean, like the Senior Retreat across the street, then parking should be part of the first floor with only one story of living space above it. It might mean the loss of some units, but no unit in the project should be taller than the adjoining commercial building.

This development, in its current form, does not meet the standards for

1 C	Aesthetics
LU 4.5	Development Compatibility
LU4.6	Building Scale and Design
LU 4.9	Integration of Open Space Areas with Development
LU 7.10	Neighborhood Transitions
LU 10.1	Character and Design

While LU 10.2 Amenities exist, there is no connectivity or sensitivity to their placement within the design.

We would welcome the developer to present to Planning Commission a design that reflects –

Fewer units.
Lower roofline. Nothing higher than the adjacent two story office building.
Transition from the surrounding single story home, preschool and two story apartment building
Transition on-site from single story to true two story design with either entirely subterranean parking or attached garages as part of the first storey. No third story.
Respect natural lay of the land, no over maximum height retaining walls.
Not boxes but more articulation in homes, possibly with open air rooms created from first floor rooftop balconies.
Landscaping that not only gives the residents privacy from the street but green within the complex itself.
Green belt connectivity, especially for the residents' common area. Spa and barbecue connected and moved away from the trash area.

Finally, story poles should be placed onsite before the Planning Commission hearing, for the edification of both the neighbors and the Planning Commissioners.

Thank you for the opportunity to comment.

Robyn Britton
Chairperson
Planning & Zoning Committee
Oid Agoura Homeowners Association

Letter 8

COMMENTER: Planning and Zoning Committee, Old Agoura Homeowner's Association

DATE: June 18, 2012

Response 8.1

The commenter states that the project site is located along a designated local scenic thoroughfare and that any site development must act as a the transition between semi-rural Old Agoura and the low-profile commercial buildings to the south. This comment is noted. However, this comment does not specifically address the analysis provided in the Draft IS-MND and therefore no response is provided.

Response 8.2

The commenter states that neighbors have expressed serious concerns about development of the project site and would like to see "story poles" constructed on-site in advance of the Planning Commission hearing on the project. This comment is noted. However, this comment does not specifically address the analysis provided in the Draft IS-MND and therefore no response is provided.

Response 8.3

The commenter states that there were no landscaping plans available for review and that the MND indicates that there is landscaping around the proposed buildings within the complex. The project's proposed landscaping plan has been included in the Final MND to clarify the extent of project landscaping. In addition, figure 8 of the MND shows various visual simulations of the project with and without landscaping.

Response 8.4

The commenter indicates that if the proposed berm along Palo Comado Canyon Road is planted with quick growing native trees, it would reduce the visual impact from the street. This is consistent with the analysis provided on Page 7 of the IS-MND, which states "as illustrated in Figure 8 - Visual Simulations, the landscaping proposed along the project's Palo Comado/Driver Avenue frontage would soften views of the project from the surrounding roadways and land uses." The commenter also states an opinion that on-site residents should have more on-site recreational space. Page 33 of the IS-MND notes that the proposed project would require approval of a variance to allow 4,562 square feet of outdoor recreational open space to count towards the 5,400 square feet of group outdoor open space required pursuant to Section 9273.7 of the City's Municipal Code. The proposed 4,562 square feet of recreational space would be dedicated to passive open space amenities, including a barbecue area, and a spa, which would improve recreational access for neighborhood residents. This comment does not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.5

The commenter states that there are no concrete sidewalks in residential Old Agoura and requests that the proposed path should consist of decomposed granite and should meander along Palo Camado Canyon Road. The commenter also requests that no street lights be provided in or around the proposed development. These comments are noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.6

The commenter requests that the Agoura Hills Planning Commission take into account how long it takes an oak tree to grow. The commenter also request saving on-site oak trees and integrating them into the on-site recreation areas. These comments are noted. The IS-MND considered impacts to oak trees a potentially significant impact and therefore required Mitigation Measure BIO-1 to reduce oak tree impacts to a less than significant level. The comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.7

The commenter states an opinion that the design elements of the structures are not compatible with the rustic style indicative of Old Agoura and that they are not consistent with the current design overlay guidelines. These comments are noted. Page 8 of the IS-MND provides a description of the project's proposed architectural elements and determined that the proposed residential dwellings would be compatible with the surrounding land uses and would be compatible with the rustic style indicative of Old Agoura. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.8

The comment expresses concerns about the introduction of urban pollutants to runoff from the project area which could have potentially significant impacts to water quality. The commenter would like clarification of the design steps the applicant is taking to mitigate post construction runoff. Post construction impacts would remain less than significant after compliance with the Agoura Hills Municipal Code. Section 5509(b) states, "An applicant for a new development or a redevelopment project… shall incorporate into the applicant's project plans a storm water mitigation plan ("SWMP"), which includes those best management practices necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal National Pollutant Discharge Elimination System (NPDES) permit." As stated in the IS-MND, impacts to hydrology and water quality would be less than significant.

Response 8.9

The commenter states an opinion that the project has not been "designed to fit with the surround natural and built environments to the greatest degree possible." There commenter also disagrees that the project transitions from the single-story buildings surrounding the project site and thus requests a smother interfere and more effective transition. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.10

The commenter states an opinion that the visual simulations are disingenuous, given that they show the proposed units from a great distance and not as one would experience them on the streets surrounding the development. The commenter requests the need to see "story poles" on-site prior to any Planning Commission hearing on the project. This opinion is noted. While the commenter is correct that some of the visual simulations included in Figure 8 of the IS-MND show views of the proposed project from a distance, a number of the view simulations show foreground views of the project site. For example Figure 8h, 8i, 8j, 8k, 8l all show views of the project site from the immediately surrounding road right-of ways, including Palo Comado Canyon Road, Chesebro Road, and the Driver Avenue/Chesebro Road intersection (entrance to Old Agoura).

Response 8.11

The commenter states an opinion that the proposed project is too massive and is out of scale with the immediately surrounding neighborhood. The commenter also requests modifications to the building architecture to help improve the scale of the proposed project. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.12

The commenter states an opinion that the applicant has designed a complex that pushes every building elements to the extreme limits and thus requests modifications to the project design to help ensure consistency with Land Use Policy LU 4.9 Integration of Open Space Areas of Development. The commenter also requests clarification of whether the proposed project would require a variance for retaining wall height. These comments are noted. As stated on Page 4 of the IS-MND, the variance request would allow "a reduced amount of on-site group open space for each residential dwelling and would allow the retaining wall traversing the southeastern portion of the property to exceed the City's 6 foot wall height limitation."

Response 8.13

The commenter states that there is nothing adjacent or close by the project site that is 35 feet tall and thus requests that the project be re-designed so that it is not higher than the adjacent commercial office building. In addition, the commenter questions the statement is the IS-MND that mostly two and three-story commercial and multifamily residential are located on the south side of Palo Comado Canyon Road. The commenter states that no residential multi-

family buildings are located on either side of Palo Comado Canyon Road. Page 8 of the IS-MND has been modified to clarify the nature of surrounding land uses. The revised text is as follows:

> The uses surrounding the project site consist mostly of one and two-story ~~and three-story~~ commercial and multi-family residential on the south side of Palo Comado Canyon Road and south of the Driver Avenue/Chesebro Road intersection. ~~, and o~~One-story single-family residential dwellings are located on the north side of Palo Comado Canyon Road;

Furthermore, Figure 3a-b show photographs of commercial, multi-family residential and single-family family residential uses immediately surrounding project site.

The commenter also states that the proposed project would significantly impact scenic vistas at the terminus of Driver Avenue and would not help maintain the semi-rural character of the intersection. This comment is noted. Page 7 of the IS-MND provides a detailed analysis of how the proposed project would be compatible in scale with other development in the area and how the project would not significantly impact scenic vistas.

Response 8.14

The commenter describes the proposed exterior building materials and requests that additional architectural elements be incorporated into the building design to help ensure the project is consistent with the high design standards of the City of Agoura Hills. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.15

The commenter states that Old Agoura is a "dark skies" neighborhood and is greatly concerned about the project's potential to create glare due to the "highly reflective white wall color". The commenter is also concerned about the effects of pole mounted parking fixtures. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.16

The commenter expresses a concern for the on-site residents with respect to the amount of open space provided within the multi-family residential project. The commenter states that the project needs to include "green space connectivity" and a truly usable amenities area. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 8.17

The commenter provides a number of specific architectural design recommendations, which in the commenters opinion, would improve the project's compatibility with the surrounding

environment. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Doug Hooper

From: Ron Troncatty [rontron2000@yahoo.com]
Sent: Sunday, June 24, 2012 2:39 PM
To: Doug Hooper; Mike Kamino; Greg Ramirez; Ramiro Adeva
Subject: corrected Hillel letter. if you print one out please print this unexceptionable vs unacceptable in the last sentence

RE: HILLEL TOWNHOMES PROJECT

For the record gentlemen,

As a resident of Old Agoura as well as living within 300 ft of this project it is my hope that you take my concerns for this project very seriously.

I have three concerns in general. Architecture, Site Plan, and the amount of units proposed.

Regarding to architecture it is my opinion the design is almost completely without dimension or very little of .....buildings are boxes with no relief or offset or set backs with not even a balcony. The only appealing thing is the clapboard sidings. But putting clapboard siding on a box does little to make the box anymore appealing.

Regarding the site plan there seems to be little if any landscape, and the two larger buildings are placed parallel to each other, in rows, with little or no angle or offset and can be argued completely without concern for esthetics.

In Old Agoura the median home price is a million dollars even in this down market. These units look to sell in the neighborhood of 350 thousand at most and that in itself would qualify for low income housing in our neighborhood. Why would we want a low income housing project at our entrance. Just because the alternative is a commercial structure of some sort?

Another point regarding the site plan is that I could not find a reference in the negative declaration that considers the visual impact on our Old Agoura entrance sign and how the project effects the over all visual impact to entering Old Agoura and its community identity..

With regard to the number of units proposed this is more of a matter that should be directed specifically to the applicant and that a reasonable argument could be made that if fewer units were proposed with esthetics,setbacks,reliefs and landscape themes being more incorporated in the project that in turn the fewer individual units would sell for more at a total lower over all cost to the builder hence making both the applicant and the neighborhood happier.

Lastly, I must express my opinion regarding height to be somewhat conflicted. If the project were redesigned to be more esthetically pleasing then the height issue lessens for me because of the buffer it might help to create in lessening the incredible freeway noise the first few houses on Chesebro are now dealing with. .

But that being said, the height of the project that is now being proposed is in my opinion is unacceptable.

Ron Tron

Letter 9

COMMENTER: Ron Troncatty, Old Agoura Resident

DATE: June 24, 2012

Response 9.1

The commenter states an opinion that the building design lacks sufficient appeal. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 9.2

The commenter indicates his opposition to the sales price of the proposed dwelling units. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 9.3

The commenter states that no reference could be found in the IS-MND with regard to the project's impact on the Old Agoura entrance sign or the Old Agoura Community overall. The IS-MND does not specifically analyze the project's visual impacts on the Old Agoura entrance sign. This sign has not been identified as a scenic resource by the City of Agoura Hills. The project's visual impact on the Old Agoura Community was analyzed in Section I(c), *Aesthetics*. Please refer to pages 6-9 of the IS-MND for this analysis. Impacts were considered less than significant.

Response 9.4

The commenter requests fewer residential units as part of the proposed project. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Response 9.5

The commenter indicates that the proposed building height is unacceptable. This comment is noted. However, the comments do not specifically address the analysis provided in the IS-MND and therefore no further response is provided.

Appendix G

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Hillel 18-Unit Townhome project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development.

As stated in Section 21081.6 of the Public Resources Code,

> ... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Agoura Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
Biological Resources						
BIO-1	To compensate for the loss of four oak trees, at least 12 replacement oak trees shall be planted on-site, consisting of at least eight (8) 24-inch box oak trees and four (4) 36-inch box oak trees. The 12 oak tree trees shall be shown on the project's approved landscape plans prior to issuance of a grading permit. The trees shall be planted on-site, per the landscape plans, prior to issuance of a certificate of occupancy for the first residential unit. In addition, the applicant shall hire the services of a City approved oak tree monitor during construction to ensure that all "Work Procedures" described in the Oak Tree Report are followed during construction.	Planning and Community Development Department	The Planning and Community Development Department shall review the final landscaping plan to ensure the plan includes at least 12 oak trees (8 24-inch box trees and 4 36-inch box trees).	Prior to issuance of a building permit.		
Cultural Resources						
CR-1	A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Planning Department immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be	Planning and Community Development Department/ Building & Safety Department	The project's construction manager shall monitor the site for evidence of archaeological or paleontological resources.	On-site monitoring shall occur during all grading activities.		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
	construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.		.			
CR-2	Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In general the following guidelines shall be followed: • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop	Planning and Community Development Department/ Building & Safety Department	All on-site grading or other site disturbance shall be suspended in the event human remains are unearthed.	This measure shall be implemented as directed by the County Coroner and/or Native American Heritage Commission (NAHC).		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
					Check Box	**Date**
	until the coroner has determined that no investigation of the cause of death is required; or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains shall be interred with appropriate dignity on the property in a location not subject to future development.					
Transportation/Traffic						
T-1	The project's proposed northern driveway entrance shall be restricted to right-in/right-out movements with appropriate on-street signage and striping. Prior to issuance of a building permit, the driveway shall be reviewed and approved by the City's Traffic Engineer to ensure compliance with this traffic safety requirement.	Building and Safety Department And City Traffic Engineer	The Building and Safety Department and City Traffic Engineer shall review and approve final construction plans to ensure proper design of entrance/exit driveways	Prior to issuance of building permits.		

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Hillel 18-Unit Townhome project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development.

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Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Agoura Hills departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
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BIO-1	To compensate for the loss of four oak trees, at least 12 replacement oak trees shall be planted on-site, consisting of at least eight (8) 24-inch box oak trees and four (4) 36-inch box oak trees. The 12 oak tree trees shall be shown on the project's approved landscape plans prior to issuance of a grading permit. The trees shall be planted on-site, per the landscape plans, prior to issuance of a certificate of occupancy for the first residential unit. In addition, the applicant shall hire the services of a City approved oak tree monitor during construction to ensure that all "Work Procedures" described in the Oak Tree Report are followed during construction.	Planning and Community Development Department	The Planning and Community Development Department shall review the final landscaping plan to ensure the plan includes at least 12 oak trees (8 24-inch box trees and 4 36-inch box trees).	Prior to issuance of a building permit.		
Cultural Resources						
CR-1	A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Planning Department immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be	Planning and Community Development Department/ Building & Safety Department	The project's construction manager shall monitor the site for evidence of archaeological or paleontological resources.	On-site monitoring shall occur during all grading activities.		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
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	construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.		.			
CR-2	Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In general the following guidelines shall be followed: • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop	Planning and Community Development Department/ Building & Safety Department	All on-site grading or other site disturbance shall be suspended in the event human remains are unearthed.	This measure shall be implemented as directed by the County Coroner and/or Native American Heritage Commission (NAHC).		

Hillel 18-Unit Townhome Project - Final Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan						
Mitigation Measure		**Responsible Department**	**Monitoring Action**	**Implementation Schedule**	**Verification of Completion**	
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Transportation/Traffic						
T-1	The project's proposed northern driveway entrance shall be restricted to right-in/right-out movements with appropriate on-street signage and striping. Prior to issuance of a building permit, the driveway shall be reviewed and approved by the City's Traffic Engineer to ensure compliance with this traffic safety requirement.	Building and Safety Department And City Traffic Engineer	The Building and Safety Department and City Traffic Engineer shall review and approve final construction plans to ensure proper design of entrance/exit driveways	Prior to issuance of building permits.		