

REPORT TO CITY COUNCIL

DATE: DECEMBER 19, 2012

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: RAMIRO ADEVA, PUBLIC WORKS DIRECTOR/CITY ENGINEER

SUBJECT: CONDUCT A PUBLIC HEARING AND CONSIDER THE APPROVAL OF RESOLUTION NO. 12-1693, ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION (MND) REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), AND RESOLUTION NO. 12-1694, APPROVING THE DESIGN AND FINAL PROJECT AREA LIMITS FOR THE AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT

This report seeks City Council authorization to conduct a public hearing and consider the approval of Resolution No. 12-1693, adopting the final Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP), and Resolution No. 12-1694, approving the design and final alignment and project area limits for the Agoura Road Widening and Canwood Street Improvements Project. The adoption of the MND and MMRP provides final project area approval and mitigation measures to be included as part of the construction phase of the project.

The City's General Plan specifies that Agoura Road be widened to provide two (2) travel lanes in each direction, from the westerly city limits to Kanan Road. Additionally, the General Plan calls for Agoura Road, east of Kanan Road, to retain one travel lane in each direction in conformance with the goals set forth by the City Council. To keep pace with development and satisfy the City's General Plan, design plans were needed for the ultimate build-out of Agoura Road, providing the City with a blueprint that will integrate existing development, future development, and the Agoura Village Specific Plan. In August 2010, the City entered into an Agreement with Kimley-Horn and Associates to provide design plans and specifications for the project construction, which included the environmental review.

The Agoura Road Widening Project area limits have been set, which includes final alignment of Agoura Road, between the westerly City Limits and Cornell Road and identification of reconstruction area of Canwood Street, between Reyes Adobe Road and approximately 650 feet east of Forest Cove Lane. The project improvements of Agoura Road will have four (4) lanes of travel, bike paths on both sides, landscaped medians, sidewalks with landscaped parkways, hardscape and street improvements for the Agoura Village Specific Plan Project Area, and undergrounding of utilities. Additionally, the project will also provide rehabilitation of Canwood Street, from Reyes Adobe Road to approximately 650 feet east of Forest Cove Lane. Rehabilitation of Canwood Street will include pavement restoration, using both Cold In-Place

Recycle and Rubberized Asphalt Overlay, and slope stabilization, with soldier piles for the existing roadway. A Design Plan Set has been submitted to Staff for final review and completion.

The Agoura Road Widening Project is included as part of the Los Angeles County Metropolitan Transportation Authority's (Metro) Long Range Transportation Plan (LRTP), which was approved by the Metro Board of Directors on October 22, 2009, and is guaranteed funding as part of Metro's priority list for projects funded within the first ten years by Measure R.

Approval of the MND and MMRP will provide the project with final approval of the project area and environmental mitigation measures to be included as part of project construction. A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project, in compliance with the California Environmental Quality Act (CEQA). The MND concluded that, although potentially significant impacts to aesthetics, biological resources, cultural resources, geology and soils, and hazards and hazardous materials may occur, these impacts would be reduced to a level of less than significant with incorporation of the mitigation measures outlined in the MND. Air quality impacts were found to be less than significant; however the MND lists standard dust minimizing measures to be implemented during construction, as recommended by the South Coast Air Quality Management District (SCAQMD).

The Draft IS/MND was circulated for public review from October 11, 2012, to November 12, 2012. The Notice of Availability and Notice of Intent to Adopt the MND (NOA/NOI) was published in the Acorn newspaper on October 11, 2012, and posted at City Hall, the Agoura Hills Library, and at the City Recreation Center, as well as on the City's website. The NOA/NOI was also mailed to public and regulatory agencies and interest groups that typically receive CEQA document notices. A hard copy of the IS/MND was made available for public review at the Planning Counter at City Hall and at the Agoura Hills Library, and the document was posted on the City's website.

Comments received during the public review period were addressed in writing as part of the Response to Comments section of the IS/MND (refer to page 132 of the Final MND). The Final MND includes the Responses to Comments, and any changes made to the MND text to address the public comments, as well as the Mitigation Monitoring and Reporting Program (refer to Appendix H, which is also attached herein as Exhibit B), which outlines when each mitigation measure will be implemented and what entity is responsible for ensuring it is implemented. Changes made to the MND text, in response to public comments, were primarily for the purpose of clarification or further amplification of previously identified impacts and mitigation measures. Also, additional mitigation measures were added to Section IV. BIOLOGICAL RESOURCES to further protect plant and wildlife species. However, no new significant impacts were identified as a result of the public comments.

On December 3, 2012, after the close of the public comment period, the City received by e-mail an additional comment on the Draft MND from the County of Los Angeles Public Works Department, Land Development Division. The e-mail stated that the Public Works Department had no comment on the Draft IS/MND, but the e-mail lists construction requirements and approvals needed from the Department at a later date. As part of the design process, Staff has

been working with the County on many of these construction requirements and will continue to do so. A copy of this comment letter is included as Exhibit C.

A copy of the Final MND has been posted on the City's website. A notice of this City Council hearing to consider adoption of the Final MND and the availability of the Final MND has been sent to the entities on the CEQA document mailing list. All persons and entities, which provided comments on the Draft MND, have been provided with a notice of the public hearing and a copy of the Responses to Comments.

Exhibit D is City Council Resolution No. 12-1693 adopting the Final IS/MND for the Agoura Road Widening and Canwood Street Improvements Project; making environmental findings pursuant to the CEQA; and adopting a Mitigation Monitoring and Reporting Program (MMRP).

According to the CEQA Guidelines (§15074), the decision-making body of the Lead Agency (City Council) shall consider the proposed IS/MND, together with any comments received during the public review process. The City Council shall adopt the proposed IS/MND only if it finds on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the IS/MND reflects the City Council's independent judgment and analysis.

Construction of the Project will be completed in phases. The first phase is construction of Canwood Street improvements. Staff anticipates coming back to Council in January 2013 for approval to go out to bid for construction on the first phase of the project with construction to start as early as April 2013. The second phase is construction of Agoura Road Widening improvements. Staff anticipates that the second phase of the project will go out to bid at the end of 2013 with construction on Agoura Road to start in early 2014. The schedule for project construction on Agoura Road may change, dependent on resolution of right-of-way issues, which staff continues to work on completing with the various property owners along Agoura Road.

Exhibit E is City Council Resolution No. 12-1694, approving the Design Plans and Project Area Limits for the Agoura Road Widening and Canwood Street Improvements Project; including the MMRP as part of the final plans and specification. Also included with this report is Exhibit A, which is a copy of the design plans.

The proposed Resolution No. 12-1693 and Resolution No. 12-1694 have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

City staff recommends the City Council:

1. Conduct a public hearing to consider the adoption of Resolution No. 12-1693 and Resolution No. 12-1694.
2. Adopt Resolution No. 12-1693, adopting the Final Mitigated Negative Declaration (MND) Report and Mitigation Monitoring and Reporting Program (MMRP) for the Agoura Road Widening and Canwood Street Improvements

Project, and making the required environmental findings pursuant to the California Environmental Quality Act (CEQA).

3. Adopt Resolution No. 12-1694, approving the Design Plans and Final Project Area Limits for the Agoura Road Widening and Canwood Street Improvements Project.

Attachment: Exhibit A –Design Plans for Agoura Road Widening and Canwood Street Improvements Project (*a copy of the plans is on file and available for review in the City Clerk's Office and on the City's website at www.ci.agoura-hills.ca.us*)
Exhibit B – Mitigation Monitoring and Reporting Program
Exhibit C – Comments from County of Los Angeles, Land Development Division
Exhibit D – Resolution No. 12–1693
Exhibit E – Resolution No. 12–1694

Agoura Road Widening and Canwood Street Improvements

California Environmental Quality Act Mitigation Monitoring and Reporting Program

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November 2012

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation.

For each mitigation measure recommended in the Mitigated Negative Declaration (MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the City of Agoura Hills will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The Coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation.

The following table will be used as the Coordinator's checklist to determine compliance with required mitigation measures.

Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
AESTHETICS							
AES-1 In accordance with the City Municipal Code and Architectural Design Standards and Guidelines, hillside grading shall be conducted in a manner that would preserve the existing contours to the extent feasible, and all slopes shall be revegetated in a natural fashion with trees and plants per the project's approved landscape plan and planting palette.	Plan check – ensure requirements are incorporated into plans	Final design	Once	Public Works Department (PWD) Environmental Analyst (EA)			
	Construction monitoring	Construction - during planting	Once	PWD/EA			
AES-2 To compensate for the loss of oak tree aesthetic impacts along Agoura Road, oak trees shall be incorporated into landscape plans for the parkways and medians of Agoura Road.	Plan check – ensure requirements are incorporated into plans	Final design	Once	Planning and Community Development Department (PCDD) EA			
AIR QUALITY							
AQ-1 Pursuant to Rule 403 of the SCAQMD, the following dust minimizing measures shall be implemented. <ul style="list-style-type: none"> • The simultaneous disturbance of the site shall be minimized to the extent feasible. • The project proponent shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 insuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited. • The project proponent shall comply with all SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM₁₀ emissions. • Adequate water techniques shall be employed to mitigate 	Plan check – ensure requirements are incorporated into plans	Final design	Once	PWD			
	Construction monitoring	Construction	Monthly throughout construction	PWD			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
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<p>the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be dewatered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Site watering shall be performed as necessary to mitigate blowing dust.</p> <ul style="list-style-type: none"> • Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. • Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned up after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph. • Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period. • Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and four-degree retard. • Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through traffic lanes. • The engines of idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes. • On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive. • All haul trucks leaving or entering the site shall be covered or have at least two feet of freeboard. • Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. • Any site access points within 30 minutes of any visible dirt deposition on any public roadway shall be swept or 							

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
washed.							
BIOLOGICAL RESOURCES							
BIO-1 A qualified biologist approved by the City's Environmental Analyst shall be present at the pre-construction meeting to provide an overview of required avoidance, minimization, and mitigation measures, and to explain the correct reporting requirements during construction activities.	Pre-construction presentation	Pre-construction Meeting	Once	EA			
BIO-2 Environmentally sensitive habitat areas, including wetlands, waters of the U.S., open water, and riparian habitat adjacent to construction areas but not proposed for disturbance, shall be fenced off using high visibility tape with wooden stakes, or similar methods, (including the use of silt fencing as necessary) to prevent entry of personnel and equipment, but allow continued movement of wildlife. A biologist approved by the City's Environmental Analyst shall be on site during installation to ensure that the fences are correctly placed. The City or appointed staff shall also monitor to ensure that this fencing is properly maintained throughout the construction period. If silt fencing is required for erosion control measures, contractor-grade silt fence shall be used and shall be installed securely, without gaps. Fencing shall be monitored daily by a qualified biologist throughout the construction period to ensure it is in good condition and functioning properly. Further inspection shall be conducted after rain events to ensure that any animals attempting to disperse are not restricted by the fencing. Cover boards may be provided for reptiles and amphibians along the inside of the fence line for individuals to take shelter from desiccation or predation if necessary. If used, the cover boards shall be low to the ground and secured in such a way that individuals potentially using them are not accessible to predatory species, such as raccoons and coyotes.	Plan check – ensure requirements are incorporated into plans	Final design	Once	PWD/EA			
	Construction monitoring	Pre-construction and periodically throughout construction period	Once pre-construction and Monthly throughout construction	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>BIO-3 To compensate for permanent loss of an estimated 0.07 acre of willow riparian scrub habitat, the City shall follow all requirements, including identified mitigation, in the CDFG 1602 SAA. At a minimum, the City shall restore the same or similar habitat along an existing degraded portion of the same drainage or water feature, or a similar one in the general area of the project, for permanent impacts at a ratio of 1:1 (restoration: loss). If a location in the general area of the project is not feasible, then the City shall restore another area acceptable to CDFG and the City (considering existing habitat and likelihood of restoration success) within the City limits as close to the disturbed area as possible.</p> <p>A restoration plan, including maintenance and monitoring (with periodic status reports and documentation), shall be submitted to the City's Environmental Analyst for approval prior to issuance of a grading permit, or start of construction, whichever is sooner. The restoration plan shall be implemented prior to completion of the project.</p>	Restoration plan	Final design	Once	PWD/EA			
	Restoration	Prior to completion of project	Once	PWD/EA			
	Post-construction monitoring	Post-construction	Periodically per requirements of restoration plan	PWD/EA			
<p>BIO-4 To compensate for temporary impacts on an estimated 0.06 acre of non-wetland waters of the U.S. and an estimated 0.22 acre of waters of the state, the City shall follow all requirements, including identified mitigation, of the appropriate regulatory agencies, including CDFG, ACOE, and RWQCB.</p> <p>At a minimum, the City shall be responsible for restoring the same or similar habitat in the same location that is disturbed for temporary impacts at a ratio of 1:1 (restoration: loss). If restoration in the same area is not feasible, then restoration shall be completed as close to the impact area as possible.</p> <p>To compensate for the permanent loss of an estimated 0.24 acre of non-wetland waters of the U.S. and an estimated 0.88 acre of areas under CDFG jurisdiction, the City shall follow all requirements, including identified mitigation, of the appropriate regulatory agencies, including CDFG, ACOE, and RWQCB.</p> <p>At a minimum, the City shall be responsible for restoring the same or similar habitat in an existing degraded portion of the same drainage or water feature, or a similar one in the</p>	Restoration plan	Final design	Once	PWD/EA			
	Restoration	Prior to completion of project	Once	PWD/EA			
	Post-construction monitoring	Post-construction	Periodically, as required by restoration plan	PWD/EA			
	Reporting	Post-restoration	Periodically, as required by restoration plan	PWD/EA			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>general area of the project, at a ratio of 1:1 (restoration: loss). If a location in the general area of the project is not feasible, then the City shall restore another appropriate area within the City limits as close to the impacted area as possible.</p> <p>For each mitigation, a restoration plan outlining methods of restoration; planting sizes, quantities, and receiver sites; and performance standards, including maintenance and monitoring (with periodic status reports and documentation), shall be submitted to the City's Environmental Analyst for approval prior to issuance of a grading permit, or start of construction, whichever is sooner. The restoration plan shall be implemented prior to completion of the project.</p>							
<p>BIO-5 To avoid potentially adverse impacts on the burrowing owl, pre-construction surveys for the burrowing owl shall be conducted by a qualified biologist approved by the City's Environmental Analyst. The surveys shall be conducted not more than two weeks prior to ground or vegetation disturbing activities, and shall be repeated as necessary as construction moves into new, previously undisturbed areas. Such surveys shall include a thorough examination of all suitable habitat within the project area and vicinity for burrowing owl or its sign. The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If burrowing owl or its sign is detected, then the CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the burrowing owl shall be followed.</p>	Pre-construction surveys by qualified biologist	Pre-construction - no more than two weeks prior to ground or vegetation disturbing activities	Once prior to construction; repeated if construction moves to new undisturbed areas	PWD/EA			
	Reporting	Construction - following completion of surveys	Once for each round of surveys	PWD/EA			
	Consultation with resource agencies	Construction - immediately and before initiation of additional construction activities	As required throughout construction	PWD/EA			
	Avoidance measures	Construction - as long as owls are present	As required throughout construction	PWD/EA			
<p>BIO-6 To avoid potentially adverse impacts on the least Bell's vireo, pre-construction surveys for the least Bell's vireo shall be conducted within 300 feet of suitable habitat by a qualified biologist/ornithologist approved by the City's Environmental Analyst. The surveys shall be conducted not more than two</p>	Pre-construction surveys by qualified biologist	Pre-construction - no more than two weeks prior to ground or vegetation disturbing	Once prior to construction; repeated if construction moves to new undisturbed areas	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>weeks prior to ground or vegetation disturbing activities, and shall be repeated as necessary as construction moves into new, previously undisturbed areas. Such surveys shall include a thorough examination of all suitable habitat within the project area and vicinity for least Bell's vireo or its sign.</p> <p>The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If the least Bell's vireo or its sign is detected, then the USFWS and CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the least Bell's vireo shall be followed.</p>		activities					
	Reporting	Pre-construction - following completion of surveys	Once for each round of surveys	PWD/EA			
	Consultation with resource agencies	Construction - immediately and before initiation of additional construction activities	As applicable	PWD/EA			
	Avoidance measures	Construction - as long as vireo are present	As required throughout construction	PWD/EA			
<p>BIO-7</p> <p>To avoid the accidental take of any migratory bird species, the removal of trees and any other bird habitat shall be conducted between September 1 and February 1, outside of the typical breeding season, as feasible. If avoidance of the nesting season is not feasible, a qualified biologist/ornithologist, approved by the City's Environmental Analyst, shall conduct a pre-construction nesting bird survey.</p> <p>Once the pre-construction bird surveys are conducted during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the City's Environmental Analyst and CDFG for review and approval. No construction shall begin prior to this approval.</p> <p>In the event that a nesting special status or migratory bird species is observed in habitat/trees to be removed or within 200 feet of the construction work areas, the City shall either delay all construction work in the suitable habitat area or within 200 feet 300 feet (birds) or 500 feet (raptors) of the nesting activity until after September 15, or continue focused surveys in order to determine when nesting activity has ceased.</p> <p>If an active nest is found, clearing and construction within 300 feet (birds) or 500 feet (raptors) 200 feet of the nest shall be postponed until the nest is vacant and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits</p>	Pre-construction surveys by qualified biologist	Pre-construction - no more than two weeks prior to ground or vegetation disturbing activities (Sept 1 - Feb 1)	Once prior to construction; repeated if construction moves to new undisturbed areas	PWD/EA			
	Reporting	Pre-construction - following completion of surveys	Once for each round of surveys	PWD/EA			
	Consultation with resource agencies	Pre-construction - following completion of surveys, if nesting birds are present	As applicable	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area.							
<p>BIO-8 To avoid or minimize potentially adverse impacts on rare plants, prior to construction and during the appropriate blooming season, rare plant surveys shall be conducted by a qualified botanist along the full length of Agoura Road in the project area to determine the presence or absence of the round-leaved filaree (March through May) and Lyon's pentachaeta (March through August), Braunton's milk-vetch (March through July), the San Fernando spinesflower (April through June), as well as other special-status plants. If no special-status plants are found within the project area, then no additional mitigation is required. If a sensitive species is found, it shall be avoided wherever feasible. Avoidance measures shall be determined based on recommendations of a botanist, and in coordination with USFWS and/or CDFG for state or federally listed threatened or endangered plants. If avoidance is not feasible, mitigation shall be accomplished, in consultation with USFWS and/or CDFG for plants that are listed as state or federally threatened or endangered.</p> <p>A restoration plan shall be prepared, acceptable to the City and CDFG and/or USFWS as applicable. The plan shall be approved by the City's Environmental Analyst and other applicable agencies prior to issuance of a grading permit or start of construction, whichever comes first. The restoration plan shall be implemented prior to completion of the project. The plan shall identify the receiver locations, number of plants to be replanted and the methods of replanting, as well as maintenance and monitoring requirements. The plan shall include the measures necessary for the establishment of self-sustaining populations in suitable open space areas designated by the City to ensure the long-term survivability of the species in the vicinity.</p> <p>Salvage and relocation activities shall include seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate open space habitats. Seed salvage shall only be used as a last resort and</p>	Botanical surveys by qualified botanist	Prior to construction between March and May	Once	PWD/EA			
	Plan check – ensure that plants (if present) are avoided where feasible	Final design	Once	PWD/EA			
	Restoration plan	Final design	Once (if applicable)	PWD/EA			
	Restoration	Prior to completion of the project	Once (if applicable)	PWD/EA			
	Post-construction monitoring	Following project completion	Annually for 5 years	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
shall only be used as a means to protect the genetic record in a herbarium for the onsite population that would be destroyed. Annual monitoring for at least five (5) years shall also be required to ensure no-net-loss of acres of habitat for this species. The acreage ratio of lost special-status plant species habitat to habitat replaced shall be at the discretion of the USFWS and/or CDFG, where applicable, but shall be no less than 1:1.							
<p>BIO-9</p> <p>To compensate for the loss of 82 coast live oak and 66 valley oak trees (including 1 landmark oak tree), and the loss of 44,406 square feet of scrub oak, the City shall replant trees according to the following:</p> <p>Mitigation Ratio. Compensation for the loss of coast live oak and valley oak trees shall be at a ratio of 4:1, with at least two (2) 24-inch box specimens and one (1) 36-inch box specimen, with the remaining tree diameter dependent on the size of the individual tree to be removed, pursuant to the City's Oak Tree Ordinance and Oak Tree Preservation Guidelines. Compensation for the loss of one (1) landmark oak tree shall be two (2) container grown 60-inch box size trees. Compensation for the loss of scrub oaks shall be at a ratio of 1:1 (square footage to square footage).</p> <p>Scrub Oaks. For the scrub oak mitigation, the City shall replant at least 44,406 square feet of scrub oaks on land owned by the City or other entity within the City or its vicinity, which is retained for preservation.</p> <p>Coast Live Oaks and Valley Oaks. Coast live and valley oak trees shall be incorporated into the landscaped medians and parkways along the roadways impacted. If it is determined that there is insufficient land available in the medians and parkways to plant the full number of mitigation trees, the City shall then replant the remainder of oak trees on land owned by the City or other entity within the City or its vicinity, which is retained for preservation. If sufficient lands are not available for oak tree restoration to complete the remainder of the plantings on available land, the City may pay an in-lieu fee for the remainder of the mitigation requirement. The exact amount of the fee is to be determined by the City's Oak Tree Consultant, based on the appraised value of the trees and/or the cost that would be normally associated with planting</p>	Restoration plan	Final design	Once	PCDD/EA/PWD			
	Restoration	Within one year of project completion	Once	PCDD/EA/PWD			
	Post-construction monitoring	Following project completion	Periodically, as required by restoration plan	PCDD/EA/PWD			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
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<p>mitigation trees, and approved by the City Planning and Community Development Director. The in-lieu fee shall be paid to the City's Oak Tree Mitigation Fund prior to issuance of a grading permit or commencement of project construction, whichever occurs sooner. The City's Oak Tree Mitigation Fund is used to purchase open space land and plant oak trees.</p> <p>An Oak Tree Mitigation Plan shall be prepared by a qualified professional, satisfactory to the Director of Planning and Community Development, which complies with the tree replanting requirements listed herein, and which shall identify at least the following:</p> <ul style="list-style-type: none"> • Specific sites to be replanted, methods of planting and spacing, and quantities and sizes to be planted. For the median and parkways plantings, the final landscape and irrigation plans for the roadway widening project may be sufficient. • Maintenance requirements, including weeding, watering, and replanting, as necessary. • Monitoring requirements for at least a three (3) year period following installation, including required documentation to be submitted to the City's Environmental Analyst and City Oak Tree Consultant. • Performance criteria and measures of success. <p>Mitigation sites shall be selected such that no sensitive species or habitat would be displaced or impacted by the restoration of oaks.</p> <p>The Oak Tree Mitigation Plan shall be submitted to the City's Environmental Analyst and City Oak Tree Consultant for review, and approved by the City Planning and Community Development Director, prior to issuance of a grading permit and/or initiation of project construction, whichever occurs first. Completion of the mitigation shall occur no later than one (1) year after the completion of the Agoura Road Widening and Carwood Street Improvements Project.</p>							
<p>B10-10 To prevent the loss of additional oak trees due to encroachment into the protected zones of an anticipated 11 coast live oaks and 6 valley, construction activities within the vicinity of these identified trees shall follow the Oak Tree</p>	<p>Plan check – ensure oak tree protection is included in plans</p>	<p>Final design</p>	<p>Once</p>	<p>PWD/EA/PCDD</p>			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
Preservation Program Items 1-6 in the project oak tree report (L. Newman Design Group, September 2012), and the Oak Tree Guidelines in Appendix A of the Zoning Ordinance, including, but not limited to, measures related to the use of tools, fencing and supervision of work by the City's Oak Tree Consultant.							
BIO-11 <u>Pre-Construction Meeting.</u> The developer, appropriate City staff, and contractors shall attend a pre-construction conference meeting with the City's Oak Tree Consultant prior to construction activities along Agoura Road to review procedures during project construction to ensure the protection of the oak trees to remain.	Pre-construction presentation	Pre-construction meeting	Once	PWD/EA/PCDD			
BIO-12 Protocol level surveys for this for the California gnatcatcher shall be conducted within 300 feet of suitable habitat by a qualified biologist/ornithologist approved by the City's Environmental Analyst. The surveys shall be conducted in the year prior to construction in accordance with USFWS protocol. Such surveys shall include a thorough examination of all suitable habitat within the project area and vicinity for the California gnatcatcher or its sign. The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If the gnatcatcher or its sign is detected, then the USFWS and CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the California gnatcatcher shall be followed. If evidence of the gnatcatcher is found during surveys, then consultation with the USFWS would be conducted as appropriate, and requirements of the regulatory agencies regarding protection of the species shall be followed	Pre-construction Surveys	Pre-construction - in accordance with USFW survey protocol	Once	PWD/EA			
	Consultation	Pre-construction - following completion of surveys, if gnatcatcher is detected	As required	PWD/EA			
	Reporting	Pre-construction - following completion of surveys	Once for each round of surveys	PWD/EA			
	Avoidance Measures	Construction - as long as gnatcatchers are present	As required throughout construction	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>BID-13</p> <p>To the extent feasible, tree removal shall be scheduled during the non-breeding season for bats (typically October 1 through February 28). During the non-breeding season, surveys will be conducted by a qualified bat specialist to identify any active or potential bat-roosting cavities. If there are any bats roosting in cavities the area, either in trees or in structures, they shall be safely evicted under the direction of a bat specialist and under consultation with the CDFG.</p> <p>Once it has been determined that all roosting bats have been safely evicted from roosting cavities, exclusionary devices approved by the CDFG shall be installed and maintained to prevent bats from roosting in these cavities prior to and during construction. A summary report will be prepared upon completion of these activities. This report shall be submitted to the City's Environmental Analyst and CDFG.</p> <p>If tree removal is required during the breeding season for bats (typically March 1 through September 30), bat surveys shall be conducted by a qualified bat specialist no more than seven days prior to the removal of any trees or work on the bridge structures within the project BSA. If no roosting bats are detected, then no further surveys are required provided the tree removal is conducted within seven days. If removal is delayed more than 7 days, additional surveys shall be conducted no more than seven days prior to tree removal to ensure that no bats have moved into the area.</p> <p>If bats are found roosting in tree branches within the BSA, then the following measures would be implemented to reduce the potential for disturbance:</p> <ul style="list-style-type: none"> • Non-breeding bats shall be safely evicted under the direction of a bat specialist and under consultation with the CDFG. No tree demolition shall be conducted until bats have been safely evicted from the tree. • The bat specialist shall monitor and document all tree demolition, bridge work, and implementation of avoidance measures, and shall prepare a summary report upon completion of these activities. This report shall be submitted to the City's Environmental Analyst and CDFG. • Exclusionary measures are anticipated to prevent maternal colonies from becoming established in the 	Plan Check - construction scheduling	Final Design	Once	PWD/EA			
	Non-breeding season eviction and exclusionary devices	Pre-construction between October 1 and February 28	Once prior to construction	PWD/EA			
	Reporting	Pre-construction - following surveys, eviction, and installation exclusionary devices	Once	PWD/EA			
	Pre-construction surveys	Pre-construction - no more than seven days prior to tree removal	Once prior to construction; repeated if more than seven days pass between survey and tree demolition	PWD/EA			
	Eviction of non-breeding bats	Construction - prior to tree demolition activities/bridge work	Once prior to tree removal; repeated if construction moves to new undisturbed areas	PWD/EA			
	Monitoring	Construction - during tree demolition	As required throughout construction	PWD/EA			
	Buffers - maternal colony	Construction - as long as maternal colony is present	As required throughout construction	PWD/EA			
	Reporting	Construction - following tree demolition	Once	PWD/EA			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>project area. However, if a maternal colony of bats is found in the construction area, no work shall be conducted within 100 feet of the roosting site until the maternal season is over or the bats have left the site. The site shall be designated as a sensitive area, and shall be protected as such until the bats have left the site. No clearing and grubbing shall occur adjacent to the site. Combustion equipment, such as generators, pumps, and vehicles, shall not to be parked nor operated under or adjacent to the roosting site. Construction personnel shall not enter into areas beneath the colony, especially during the evening exodus.</p>							
<p>BIO-14 No more than seven days prior to the start of construction, a qualified biologist would conduct general wildlife surveys of the entire BSA to ensure that no sensitive species are present within the construction area. If any species are found in this area, necessary avoidance measures would be developed in coordination with the biologist and appropriate agencies, if necessary. No work would be authorized until these surveys have been conducted.</p>	Pre-construction Surveys	Pre-construction	Once	PWD/EA			
CULTURAL RESOURCES							
<p>CR-1 Phase III data recovery and/or Phase IV construction monitoring shall be conducted for the following sites, as indicated below in Table 2, during construction activities. Where the table indicates that a site is to be avoided, the project plans show no construction activity to occur in this area, however construction monitoring would still be required.</p>	Data recovery by qualified archaeologist	During construction activities	As needed throughout construction	PWD/EA			
	Construction monitoring by qualified archaeologist	During construction activities	As needed throughout construction	PWD/EA			
<p>CR-2 Where avoidance of known archaeological sites is not possible, a written Treatment Plan (TP), in accordance with CEQA Guidelines Sections 15064.5 and 15126.4, shall be prepared for Phase III (data recovery), and Phase IV (archaeological monitoring and data recovery) activities. Phase III and Phase IV activities are required if the site has been previously determined to be a unique resource, a historical resource, or an important resource, or if Phase II testing has indicated the same. A TP and Phase III data</p>	Treatment plan	Final design	Once	PWD/EA			
	Pre-construction data recovery by qualified archaeologist	Prior to construction	Once prior to construction	PWD/EA			
	Data recovery by qualified archaeologist	Construction	As required during construction	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>recovery shall be required for the following sites: #19-000041, #19-001069, and #19-001352. A TP and Phase IV construction monitoring shall be required for the following sites: #19-000041, #19-000482, #19-000463, #19-000467, #19-000842, #19-001069, #19-001352, #19-100209, and #19-100210.</p> <p>The TP shall outline the data requirements and appropriate field and laboratory methods to test and evaluate (Phase II) sites for significance per the criteria set forth in Sections 15084.5 and 21083.2 of the CEQA, and shall outline the data requirements and appropriate field and laboratory methods necessary to mitigate impacts to a site via data recovery (Phase III) to a less than significant level. The TP shall identify the protocol for recovery, reporting, and curation of artifacts uncovered and recovered during construction. The TP shall be approved by the City of Agoura Hills' (City) Environmental Analyst, prior to issuance of a grading permit or beginning of project construction, whichever comes first.</p> <p>Phase III work shall occur prior to project construction activities for accessible (not paved over) sites. Otherwise, Phase III work shall be conducted during project construction. Phase IV work shall be conducted during construction.</p>							
<p>CR-3 Because of the high sensitivity of the general area for archaeological resources, and to ensure their protection, all areas where construction is to occur shall be monitored by a qualified archaeologist and a Native American monitor, acceptable to the City's Environmental Analyst, during all construction-related earth-moving activities. This would ensure protection of known archaeological resources within the project area, and those outside, but within 50 feet of, the project area, such as sites #19-000314, #19-001027, #19-001236, #19-100207, #19-100208, as well as potential sites yet unknown.</p> <p>If artifacts are discovered, the City's Environmental Analyst shall be notified immediately, and construction activities shall cease until the archaeologist has examined the find. If a Native American site is uncovered, construction in that area shall be suspended until the monitor, along with the project archaeologist, can properly assess the resource(s) and identify the appropriate measures to ensure that the</p>	Monitoring by qualified archaeologist and Native American monitors	Construction	Daily throughout Construction	PWD/EA			
	Suspension of work	Construction	As required during	PWD/EA			
	Artifact assessment by qualified archaeologist	Construction - immediately following discovery of artifact	As necessary throughout construction	PWD/EA			
	Treatment	Construction - following artifact assessment	As necessary throughout construction	PWD/EA			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>resource(s) would not be adversely affected.</p> <p>Equipment stoppages prescribed by the archaeologist shall involve only construction work that will damage the archaeological deposits, as prescribed by the archaeological monitor (or lead project archaeologist) and the Native American monitor. Other construction work may continue outside the area of the find, at a distance determined by the archaeological monitor (or lead project archaeologist) and the Native American monitor. If that outside area is being monitored by an archaeological monitor and a Native American monitor. The purpose of stopping the equipment is to protect cultural resources that would otherwise be impacted, and said equipment may undertake work in other areas of the project away from discovered resources.</p> <p>If a Secretary of the Interior Professional Qualification Standards-qualified archaeologist determines that archaeological resource may be unique resource, as defined by Section 21083.2 of the PRC, or a historical resource, as defined by Section 21084.1, or an important resource, as defined by the previous Appendix K of the CEQA guidelines, Phase II testing or surface evaluation (if determined adequate by the qualified archaeologist) of the find shall be conducted. According to City's General Plan Policy HR 3.2, excavation of deposits of Native American origin will be coordinated with and monitored by recognized Chumash representatives.</p> <p>The site shall be treated in accordance with the provisions of Section 21083.2, Section 21084.1, or the previous CEQA Guidelines Appendix K, with mitigation as appropriate. Depending on the nature of the find, such mitigation may include, but would not be limited to, avoidance, documentation, data collection, or other appropriate actions to be determined by the Secretary of the Interior Professional Qualification Standards-qualified archaeologist and the Native American monitor.</p> <p>If unique archaeological resources, historical resources, or important archaeological resources cannot be avoided, impacts may be reduced by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize</p>							

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
<p>the nature of the buried portions of the sites.</p> <p>Curation of the excavated artifacts or samples shall occur as specified by the archaeologist. If the find is determined not to be a unique, significant, or important archaeological resource, no further archaeological action is necessary, and construction may continue.</p>							
<p>CR-4</p> <p>A written TP shall be required and shall address the data requirements and appropriate field and laboratory methods that need to be implemented to avoid impacts to paleontological resources through avoidance of discovered localities or to mitigate impacts to paleontological resources through data recovery. The TP shall be approved by the City's Environmental Analyst prior to issuance of a grading permit or beginning of project construction, whichever occurs first.</p> <p>During project construction, a qualified paleontologist, acceptable to the City's Environmental Analyst, shall be retained by the City to monitor excavation occurring in native non-volcanic sediments. If fossils are uncovered during construction, the paleontologist shall notify the City's Environmental Analyst, and construction activities in that area shall cease until the paleontologist can assess the resource(s) and identify appropriate measures to ensure that the resources will not be adversely affected.</p> <p>The paleontologist shall take the necessary precautions to avoid potential destruction of the site or shall implement the appropriate mitigation measures. If significant resources cannot be avoided, any recovered fossil remains shall be cleaned, analyzed, and catalogued so that they can be accepted for curation at a legal repository by the qualified paleontologist. Equipment operation shall cease while the paleontologist collects samples fossils or samples of matrix to test for fossils, so that adequate data recovery is conducted. Collection protocols shall be determined in the TP. The purpose of stopping the equipment is to protect paleontological resources that would otherwise be impacted, and said equipment may undertake work in other areas of the Project away from discovered resources. A final report of the findings shall be completed upon laboratory analysis, and submitted to the City's Environmental Analyst.</p>	Treatment plan	Final design	Once	PWD/EA			
	Monitoring by qualified paleontologist	Construction - excavation in native non-volcanic sediments	As necessary	PWD/EA			
	Suspension of work	Construction - Immediately upon discovery	As necessary	PWD/EA			
	Fossil assessment by qualified paleontologist	Construction - Immediately following discovery of fossil	As necessary throughout construction	PWD/EA			
	Treatment	Construction - following fossil assessment	As necessary throughout construction	PWD/EA			
	Reporting	Construction - following treatment	As necessary throughout construction	PWD/EA			

**Agoura Road Widening and Carwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
CR-5 Project construction activities within the vicinity of known or possible human remains shall be monitored by an archaeological monitor and a Native American monitor during construction. In situ preservation of human remains is preferred. In accordance with HSC Section 7050.5, PRC Section 5097.98, and City's General Plan Policy HR-3.3, if human remains are uncovered, the County Coroner must be notified of the find immediately, and no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. The location and nature of the find will be kept confidential on a need-to-know basis. The City's Environmental Analyst shall be notified. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the MLD or MLDs. The MLD or MLDs shall complete inspection and make recommendations within 48 hours of notification by the NAHC.	Monitoring by qualified Native American monitor	Construction	Daily throughout construction	PWD/EA			
	Suspension of work	Construction - immediately upon discovery	As necessary	PWD/EA			
	Consultation with County Coroner and NAHC	Construction - immediately upon discovery	As necessary	EA			
GEOLOGY AND SOILS							
GEO-1 All design recommendations made in the Geotechnical Report (Kleinfelder Inc., 2012) shall be incorporated into the project.	Plan check – ensure that recommendations are included in plans	Final design	Once	PWD			
GEO-2 Rock fall catchment structures shall be installed, per the Federal Highway Administration (FHWA) Catchment Design Guide, at the appropriate locations to minimize rock fall to the extent feasible. The final location and size of catchment areas shall be identified during final design, and approved by the City's project engineer.	Plan check – ensure that rock fall measures are included in plans	Final design	Once	PWD			
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1 Potential for groundwater contamination and required contingency measures shall be included in the project Storm Water Pollution Prevention Plan (SWPPP), prepared according to National Pollutant Discharge Elimination System (NPDES) requirements. If contaminated water is encountered, appropriate steps shall be followed in accordance with the	SWPPP review	Prior to Construction	Once	PWD/EA			
	Monitoring	Construction - immediately upon discovery of potential	Monthly throughout construction or as otherwise specified in	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

MITIGATION MEASURE	ACTION REQUIRED	TIMING/PHASE	MONITORING FREQUENCY	RESPONSIBLE AGENCY OR PARTY	COMPLIANCE VERIFICATION		
					INITIAL	DATE	COMMENTS
SWPPP. Depending on the nature of the contamination, additional testing, coordination with the RWQCB and/or other regulatory agencies, may be required to determine the appropriate method of disposal. Water may need to be treated on site, or transported off site and treated, and construction and/or maintenance monitoring may be required.		contamination	SWPPP				
HAZ-2 If signs of potential contamination (odors, discolored soil, etc.) are observed during construction activity, construction shall cease in the immediate area and sampling and analysis shall be conducted to determine if there is contamination. If there is contamination, appropriate measures shall be developed in coordination with regulatory agencies to ensure the safe and appropriate handling, transport, and disposal of hazardous waste. These measures may include developing a hazardous waste removal plan, utilizing specially trained workers to handle contaminated materials, requiring workers to use personal protective equipment, restricting public access to the area, providing containment structures to store hazardous waste prior to treatment or disposal, controlling run-off through the use of berms, moats, or other physical barriers, maintaining records and manifests for hazardous waste disposal, and obtaining a temporary U.S. EPA identification number, as required. Construction shall not re-commence in the area until these measures have been approved and implemented.	Sampling and analysis	Construction – Immediately upon discovery of potential contamination	As necessary throughout construction	PWD/EA			
	Treatment	Construction – following sampling and analysis	As necessary throughout construction	PWD/EA			
HAZ-3 If yellow traffic markings are removed separately from the adjacent pavement, the levels of lead and chromium shall be assessed either prior to or during construction. If appropriate, yellow traffic markings removed separately from the adjacent pavement shall be managed as hazardous waste, and handled and disposed of according to applicable regulations.	Handling and disposal	Construction – if traffic markings are removed	Once during removal of traffic markings	PWD/EA			
HAZ-4 If transformer removal is required as part of the proposed project, the City shall contact the appropriate utility company prior to the handling or removal of electric transformers to ensure that removal and disposal of the transformer meets applicable federal and state standards.	Consultation with utility companies	Construction – if transformer removal is required	Once prior to transformer removal	PWD/EA			
	Handling and disposal	Construction	As necessary	PWD/EA			

**Agoura Road Widening and Canwood Street Improvements
Mitigation Monitoring and Reporting Program**

**TABLE 2
MITIGATION PROCEDURES FOR ARCHAEOLOGICAL SITES**

Site Number	Proximity to Project Area	Mitigation Procedure
19-00041	In	Phase III data recovery of area to be impacted; Phase IV construction monitoring
19-000462	In	Phase IV construction monitoring (mapped along southern edge of Project area)
19-000463	In	Phase IV construction monitoring (is mapped under pavement, therefore Extended Phase I testing for horizontal extent or Phase II significance evaluation not feasible)
19-000467	In	Phase IV construction monitoring
19-000842	In	Under pavement; Phase IV construction monitoring (is mapped under pavement, therefore Extended Phase I testing for horizontal extent or Phase II significance evaluation not feasible)
19-001069	In	Phase III data recovery of area to be impacted; Phase IV construction monitoring
19-001352	In	Phase III data recovery; Phase IV construction monitoring
19-100209	In	Under pavement; Phase IV construction monitoring
19-100210	In	Under pavement; Phase IV construction monitoring
19-000314	50 feet	Complete avoidance; Phase IV construction monitoring of project area near the site
19-001027	50 feet	Complete avoidance (site is mapped on knoll above road); Phase IV construction monitoring of project area near the site
19-001236	50 feet	Phase IV construction monitoring of project area near the site
19-100207	50 feet	Under pavement; Phase IV construction monitoring
19-100208	50 feet	Under pavement; Phase IV construction monitoring

Allison Cook

From: Allison Cook
Sent: Monday, December 03, 2012 2:03 PM
To: 'Cruz, Ruben'
Cc: Yanez, Jarrett; Enriquez, Renee; Dubiel, Matthew
Subject: RE: Agoura Road Widening and Canwood Street Improvements - City of Agoura Hills - Draft IS/MND
Attachments: DOC086.pdf

Mr. Cruz - Thank you for your comments. Please note that the public comment period on the Draft MND closed on November 12, 2012. The Final MND has been prepared. I will forward this email to the decision makers, City Council, as well as to the City staff who are responsible for obtaining the necessary approvals and permits from various agencies. Please note that a public hearing to consider adoption of the Final MND will be held by the City Council on 12-19-12. Attached is a copy of the public hearing notice for your reference.

Allison Cook
Principal Planner
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
T 818-597-7310 F 818-597-7352

From: Cruz, Ruben [<mailto:RCRUZ@dpw.lacounty.gov>]
Sent: Monday, December 03, 2012 1:47 PM
To: Allison Cook
Cc: Yanez, Jarrett; Enriquez, Renee; Dubiel, Matthew
Subject: Agoura Road Widening and Canwood Street Improvements - City of Agoura Hills - Draft IS/MND

Ms. Allison Cook,

Sorry for the late response regarding the Draft IS/MND.

Thank you for the opportunity to review the draft IS/MND for the proposed street improvements on Agoura Road and Canwood Street. The project is to widen Agoura Road from 2 lanes to 3 or 4 lanes highway. We have reviewed the IS/MND and County of Los Angeles, Department of Public Works (DPW) has no comment regarding the draft IS/MND.

The following are design or construction requirements for your information and should be address at the design stage:

1. DPW, Flood Maintenance Division facility located at 29000 block of Agoura Road currently stores sweeper piles and miscellaneous debris, and must provide access to the facilities during construction.
2. The proposed widening of Agoura Road at the bridge over Medea Creek (bridge No. 295) should be reviewed by DPW, Flood Maintenance Division and Bridge Maintenance Section. Any modification or reconstruction to the bridge must be reviewed and approved by DPW.
3. MTD 1184 (Cheeseboro Canyon Channel) is shallow across Agoura Road and the top of the box structure is visible (approximately 1-foot of cover over Agoura Road). Any modification or reconstruction to the box structure must be reviewed and approved by DPW.

Ruben Cruz, P.E.

CEQA, CUP, and Planning Section
Land Development Division
Department of Public Works
(626) 458-4910
rcruz@planning.lacounty.gov

RESOLUTION NO. 12-1693

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA ADOPTING THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CEQA

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

WHEREAS, a public hearing was duly held on December 19, 2012 in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the public hearing was duly given; and

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Council of the City of Agoura Hills at the aforesaid public hearing; and

WHEREAS, after close of the public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents and associated actions regarding the proposed Final Initial Study/Mitigated Negative Declaration; and

WHEREAS, the City Council hereby makes the following environmental findings and determinations in connection with the Agoura Road Widening and Canwood Street Improvements Project Final Initial Study/Mitigated Negative Declaration:

- A. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the Agoura Road Widening and Canwood Street Improvements Project as described in the Initial Study (the "Project"). Based upon the findings contained in that Initial Study, City staff, acting as the Lead Agency, determined that all identified potentially significant environmental impacts could be reduced to a level of less than significant with the incorporation of mitigation measures so that the project would not have a significant effect on the environment, and therefore a Mitigated Negative Declaration was prepared; and
- B. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Initial Study/Mitigated Negative Declaration as required by law. The public comment period commenced on October 11, 2012 and expired on November 12, 2012. Copies of the documents have been available for public review and inspection at the offices of the Department of Planning and Community Development, located at City Hall, 30001 Ladyface Court, California, 91301; and
- C. The City Council has independently reviewed the Initial Study/Mitigated Negative Declaration and all comments received regarding the document prior to and at the

December 19, 2012 public hearing, and based on the whole record before it, finds that: (1) the Initial Study/Mitigated Negative Declaration was prepared in compliance with CEQA and the City's local CEQA Guidelines; (2) that City staff has correctly concluded that there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the Initial Study/Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council; and

WHEREAS, the custodian of records for the Final Initial Study/Mitigated Negative Declaration and all materials that constitute the record of proceedings upon which the City Council's decision is based is the City Clerk of the City of Agoura Hills, and those documents are available for public review in the Office of the City clerk located at 30001 Ladyface Court, Agoura Hills, California, 91301.

NOW, THEREFORE, BE IT RESOLVED based on the findings and conclusion set forth above, that the City Council of the City of Agoura Hills hereby adopts the Agoura Road Widening and Canwood Street Improvements Project Final Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Final Initial Study/Mitigated Negative Declaration.

PASSED, APPROVED, and ADOPTED this 19th day of December, 2012 by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

RESOLUTION NO. 12-1694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING THE DESIGN PLANS AND FINAL PROJECT AREA LIMITS FOR THE AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

WHEREAS, on August 25, 2010, the City Council awarded a contract for design of the Agoura Road Widening and Canwood Street Improvements Project (“Project”) to Kimley-Horn and Associates; and

WHEREAS, on December 19, 2012, the City Council held a duly noticed public hearing on the Final Initial Study/Mitigated Negative Declaration for the Project, at which time all persons had the opportunity to present oral and written evidence on the Final Initial Study/Mitigated Negative Declaration for the Project. Notice of the time, date, place, and purpose of the public hearing was duly given;

WHEREAS, on December 19, 2012, following consideration of information received at the public hearing before the City Council and due consideration of the Project, the City Council adopted Resolution No. 12 – 1693, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPTING THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CEQA; and

WHEREAS, the Project area limits have been finalized, which includes final alignment and widening of Agoura Road between the Westerly City Limits to approximately 500 feet west of Kanan Road, street improvements to the Agoura Village Specific Project Area between 500 feet west of Kanan Road to Cornell Road and identification of reconstruction area of Canwood Street, between Reyes Adobe Road to approximately 650 feet east of Forest Cove Lane. The Project improvements of Agoura Road will include a total of four (4) lanes of travel, bike paths on both sides of Agoura Road, landscaped medians, sidewalks with landscaped parkways, hardscape and street improvements for the Agoura Village Specific Plan Project Area and undergrounding of utilities. Additionally, the Project will also rehabilitate Canwood Street, which will include pavement restoration, using both cold in-place recycled and rubberized asphalt overlay, and slope stabilization with soldier piles for the existing roadway.

WHEREAS, the alignment component and the project area limits component of the design plans for the Agoura Road Widening and Canwood Improvements Project are final; and

WHEREAS, the custodian of records for the design plans and all materials that constitute the record of proceedings upon which the City Council’s decision is based is the City Clerk of the City of Agoura Hills, and those documents are available for public review in the Office of the City Clerk located at 30001 Ladyface Court, Agoura Hills, California, 91301.

NOW, THEREFORE, BE IT RESOLVED, based on the findings and conclusion set forth above, that the City Council of the City of Agoura Hills hereby approves the design plans and final project area limits for the Agoura Road Widening and Canwood Street Improvements Project, as shown on Exhibit “A”, attached hereto and incorporated herein as though set forth in full.

PASSED, APPROVED, and ADOPTED this 19th day of December, 2012 by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

EXHIBIT "A"

DESIGN PLANS

AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT