

REPORT TO CITY COUNCIL

DATE: AUGUST 14, 2013

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT

The purpose of this item is to present the *City of Agoura Hills 2013-2021 Housing Element* to the City Council, and request that the Council adopt the Housing Element and the Initial Study/Negative Declaration (IS/ND) prepared for the Housing Element, as well as direct staff to forward the Housing Element to the California Department of Housing and Community Development (HCD) for its certification. The Housing Element is included as Exhibit B of Attachment 1 (Resolution) of this report.

According to the State of California General Plan Guidelines (2003), Housing Element law requires all local governments in the state to adequately plan to meet their existing and projected housing needs, including their fair share of the regional housing need (Regional Housing Needs Assessment or RHNA). Housing Element law is the state's primary market-based strategy to increase housing supply. Further, the Guidelines state that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The Housing Element is the only element of the General Plan that the state must certify. The state requires that the City's Housing Element be updated periodically, with this Housing Element Update being an eight-year plan extending from 2013-2021, and due to HCD by October 2013. Given these mandated timeframes and the certification requirement, updates of Housing Elements by cities and counties usually occur separately from the overall General Plan Update, which has no state prescribed requirement for revising. The update of the remaining elements of the City's General Plan occurred when the City Council adopted the *City of Agoura Hills General Plan 2035* in March 2010. The proposed Housing Element has been prepared consistent with the goals, policies and programs of the General Plan 2035.

The City Council adopted the Housing Element for the current cycle (City of Agoura Hills 2008-2014 Housing Element) on November 12, 2008. The State HCD certified the document on January 16, 2009, pursuant to state housing law requirements. All

programs outlined in the 2008-2014 Housing Element have been accomplished as of 2012. These have included adopting the Residential Density Bonus Ordinance, the Inclusionary Housing Ordinance, and the Reasonable Accommodations Ordinance, as well as adopting Zoning Ordinance Amendments to address state requirements for special types of housing, and preparing public informational materials about housing opportunities in Agoura Hills.

Late last year, City staff began updating the Housing Element for the new 2013-2021 cycle. On October 18, 2012, staff and Karen Warner, the City's Housing Element consultant, made a presentation to the Planning Commission, and the Commission held a study session to receive public input on the preparation of the Housing Element. No public comments, either oral or written, were received. Upon completion, the draft Housing Element was presented to the City Council Land Use/Economic Development Committee on March 5, 2013. On July 18, 2013, the Planning Commission reviewed the Housing Element at a public hearing and unanimously approved Resolution No. 13-1100 (Attachment 2), recommending that the City Council: (1) adopt the Initial Study/Negative Declaration for the City of Agoura Hills 2013-2021 Housing Element pursuant to California Environmental Quality Act (CEQA); (2) adopt the City of Agoura Hills 2013-2021 Housing Element; and (3) direct staff to submit the Housing Element to the California Department of Housing and Community Development for certification. The Planning Commission hearing minutes are included as Attachment 3.

The following sections describe the content of the 2013-2021 Housing Element and the environmental review of the Housing Element per CEQA.

A. State Required Components

The purpose of the Housing Element, consistent with the state guidelines, is to: 1) conserve and improve housing and neighborhoods; 2) provide adequate housing sites; 3) assist in providing affordable housing; 4) remove governmental and other constraints to housing investment; and 5) promote fair and equal housing opportunities. It is also important to remember that the Housing Element does not require the construction of a certain number of units. The Housing Element, instead, takes a market based approach to housing by requiring cities to have zoning sufficient to provide housing for all income categories (see discussion below under "RHNA").

The four major, and required, components of the Housing Element are the following:

- Housing Needs Assessment: An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II).
- Housing Constraints: A review of potential market, governmental, and infrastructure constraints to meeting the City's identified housing needs (Section III).
- Housing Resources: An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV).

- The Housing Plan: A plan for addressing the City’s identified housing needs, constraints and resources through housing goals, policies and programs (Section V).

B. RHNA/Fair Share of Housing

State Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or RHNA, to Southern California jurisdictions. Pursuant to the RHNA planning period, the City’s Housing Element is an eight-year plan extending from 2013 to 2021. As defined by the recent Final Recommended RHNA, Agoura Hills’ need for the 2013-2021 period has been established at 115 new units, distributed among five household income categories of “extremely low,” very low,” “lower,” “moderate,” and “above moderate.” This figure is similar to the previous RHNA of 109 units. The following table shows the maximum household income to qualify under the various categories. Above moderate households are those making above 120 percent of the Area Median Income (AMI).

Table 1. Maximum Household Income by Category

Income Category	% of AMI¹	Max. Income 4-Person HH³
Extremely Low	0-30	\$19,400
Very Low	31-50	\$42,700 ²
Lower	51-80	\$68,300 ²
Moderate	81-120	\$77,760 ⁴
Above Moderate	120+	+\$77,760

¹ Area Median Income. L.A. County AMI of \$64,800 for 4-person household in 2013 (Source:2013 Official State Income Limits – State HCD).

² Adjusted for high cost areas. ³ Household

⁴ Lower income exceeding median income is an anomaly due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very low income figures not adjusted by HUD to account for any exceptions.

The following table shows the RHNA numbers broken down by income category, and compared to the City’s vacant residential sites inventory.

Table 2. Comparison of Regional Growth Needs and Residential Sites in the City

Income Level	RHNA	Vacant Residential Parcels in City¹	AVSP Potential Units
Extremely Low	15		193
Very Low	16		
Low	19		
Moderate	20	23	
Above Moderate	45	84	
Total	115	107	193
Total Residential Sites		300	

¹ Not including AVSP.

Table 2 shows that there is a realistic capacity for development of 300 new units, including: 107 units on vacant residentially zoned sites; and 193 multi-family units in the Agoura Village Specific Plan (AVSP). While the maximum allowed number of multi-family dwelling units in Agoura Village is 293, a more realistic unit potential is 193, considering the development applications that have been received to date in the AVSP that include a residential component. The table indicates that the City has sufficient vacant lands zoned for residential use to meet the RHNA requirements. The RHNA requirements would be met primarily through development of the Agoura Village Specific Plan and construction of units on infill lots in Old Agoura and the Indian Hills area. Therefore, no rezoning of property to residential is necessary. The availability of 300 sites does not imply that 300 units will be constructed by 2021, rather only that the City could feasibly provide for the construction of the 115 RHNA units (and more) under current zoning and regulations. As stated earlier, the market will dictate when and how many units would actually be built.

C. Policies and Programs

The major component of the Housing Element is the Housing Program, which describes the goals and policies of the City to address housing-related issues, and then identifies the specific programs proposed to meet the goals and carry out the policies. The five goals of the Housing Element include:

- ✓ Conserve and improve the condition of the existing housing stock;
- ✓ Assist in the provision of affordable housing;
- ✓ Provide adequate sites to achieve a diversity of housing;
- ✓ Remove governmental constraints, as necessary; and
- ✓ Promote equal housing opportunity.

Policies to support these goals are identified in Housing Element Section V., Subsection B (pages V-11 through V-14). Table V-2 of the Housing Element (page V-24) summarizes the proposed housing programs and their time frames for completion, which are described in more detail in Subsection C. of Section V.

For the most part, the listed programs in the 2013-2021 Housing Element are a continuation of those contained in the current Housing Element (2008-2014), which are still relevant. Such programs include continuing to: promote fair housing (Program 14); facilitate the development of affordable housing (Program 5); implement the Condominium Conversion Ordinance (Program 3); and participate in Section 8 rental assistance (Program 7). Some programs seek to refine or update current programs. For example, the Housing Rehabilitation Program (Program 2) would evaluate the past Single Family Housing Rehabilitation Program and consider revising the guidelines in order to reinstate the program. Another item to re-evaluate is the Inclusionary Housing Program (Program 4). This program requires new residential projects with at least ten units to designate 15 percent of the units as affordable, or an in-lieu fee can be paid into the City's Inclusionary Housing Trust Fund. The proposed program would consider

revising the Inclusionary Housing Ordinance to provide consistency with recent case law and market conditions, as well as creating Housing Trust Fund standards for prioritizing spending of trust fund monies.

There were no significant changes in state housing requirements or new legislation that warranted substantial revisions to policies and programs that were outlined in the prior Housing Element, with the exception of the dissolution of redevelopment agencies in February 2012. The City's Redevelopment Agency (RDA) was a source of funding for affordable housing programs in the City, which were required by California Redevelopment Law. Therefore, programs to encourage affordable housing have been directed mostly toward the City's existing Inclusionary Housing Program, as described above.

In brief, the key new programs in this Housing Element include:

- Reviewing and refining the City's existing Residential Second Unit Ordinance to better facilitate the provision of second units in residential areas, consistent with state law (Program 11).
- Conducting a land use study to evaluate expanding congregate housing (assisted living facilities for the elderly) into zone districts beyond the currently allowed residential zones, such as the Commercial Retail Service (CRS) zone, given the growth in the senior population and the currently limited site availability in Agoura Hills (Program 13a).
- Amending the City Zoning Ordinance to be consistent with the State Employee Housing Act (California Health and Safety Code Section 17021.5), which would allow employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation, and permitted as a single-family dwelling (Program 13b).

Of these new programs, two are to increase housing opportunities. They include Expanded Zoning for Congregate Housing (Program 13a) and Second Units (Program 11). Congregate housing is another term for assisted living, with each individual having a private bedroom or living area, but sharing with other residents a common dining area or recreational area. It most often serves the elderly population. Currently, while congregate housing is allowed in residential zones, site availability is limited, and demand for such facilities is growing. The program is to conduct a land use study to evaluate expanding congregate housing into additional zoning districts, such as the CRS.

The Second Unit Program is to re-evaluate the second unit standards and assess potential refinements to better facilitate creation of second units in existing and new development. Items that could be considered include the establishment of a discretionary review process to accommodate units larger than the current maximum of 640 square feet and deviations in setbacks and lot coverage requirements where

privacy and environmental concerns are not compromised; and allowances for second units to fulfill inclusionary housing requirements in new development.

D. Comments from HCD

City Planning staff and the City's Housing Element consultant, Ms. Karen Warner, coordinated with staff of the State Department of Housing and Community Development (HCD) regarding the draft Housing Element. Upon review of the document, HCD staff requested that the City add programs related to persons with disabilities (see Program 16) and the Employee Housing Act (see Program 13b), as well as provide further information about the potential likely residential densities in the Agoura Village Specific Plan (AVSP). Staff responded to these comments in the Housing Element by adding housing programs and referring to current project applications for housing development in the AVSP, which are still in concept review stages, for likely development densities.

After reviewing the additions made by City staff to the Housing Element, HCD provided a letter to the City dated April 24, 2013 (Attachment 4) indicating that the Housing Element meets the requirements of state housing law, and that the Housing Element will comply with the Government Code once adopted and submitted to HCD. Upon adoption of the Housing Element by the City, it would be forwarded to HCD for certification.

E. Environmental Review

The *City of Agoura Hills 2013-2021 Housing Element* was analyzed for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). An Initial Study addressing the following environmental issue areas was prepared: land use and planning, biological resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, aesthetics, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, greenhouse gases, and mandatory findings of significance. The project, being a policy document and not a specific physical development, was found to have no potential environmental impacts, and a Negative Declaration (ND) was issued.

The IS/ND was circulated for public comment from May 23, 2013 through June 24, 2013, and two agency comment letters were received during that period – one from Caltrans and the other from the County of Los Angeles Sheriff's Department. The responses to these comment letters are provided in the Final IS/ND (Exhibit A of Attachment 1 of this report). The comments did not warrant any changes to the text of the IS/ND, including the environmental conclusions of no significant impact. After the close of the public comment period and finalization of the IS/ND, a letter was received on June 27, 2013 from the County of Los Angeles Fire Department providing comments on the Housing Element (Attachment 5). This letter is not included in the Final IS/ND due to the late date it was received. Nonetheless, the comments provided do not pertain to the adequacy of the IS/ND, rather address permits, reviews and requirements with which future residential development projects would need to comply. Therefore, the comments do not require any changes to the text of the IS/ND.

RECOMMENDATION

Staff recommends the City Council conduct a public hearing and adopt the attached Resolution to: (1) adopt the Initial Study/Negative Declaration for the *City of Agoura Hills 2013-2021 Housing Element* pursuant to CEQA; (2) adopt the *City of Agoura Hills 2013-2021 Housing Element*; and (3) direct staff to submit the Housing Element to the California Department of Housing and Community Development for certification.

Attachments:

1. City Council Resolution No. 13-1718 (with Exhibits A and B)
2. Planning Commission Resolution No. 13-1100
3. Planning Commission Hearing Draft Minutes (7-18-13)
4. Letter from the Calif. Department of Housing and Community Development (4-24-13)
5. Letter from the County of Los Angeles Fire Department (dated 6-12-13, received 6-27-13)

RESOLUTION NO. 13-1718

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT; AND DIRECTING STAFF TO FORWARD THE HOUSING ELEMENT TO THE CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR CERTIFICATION

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

Section 1. Pursuant to the requirements of Government Code Section 65588(a), the City Council of the City of Agoura Hills has reviewed the 2008-2014 Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element.

Section 2. A duly noticed public study session before the Planning Commission was held on October 18, 2012 to receive public comments on the preparation of the draft Housing Element.

Section 3. Pursuant to Government Code Section 65350 *et seq.*, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups by making copies of the 2013-2021 Housing Element available for review.

Section 4. The City prepared a draft Housing Element and submitted it to the California Department of Housing and Community Development (HCD) for review on March 20, 2013. Pursuant to Government Code Section 65585(b), HCD commented on the draft Housing Element in the form of a letter to the City dated April 24, 2013.

Section 5. The City prepared an Initial Study and draft Negative Declaration, which was circulated for public comment from May 23, 2013 through June 24, 2013. A duly noticed public hearing before the Planning Commission to consider the Initial Study/Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) and the City of Agoura Hills CEQA Guidelines, and the City of Agoura Hills 2013-2021 Housing Element was held on July 18, 2013, at which time evidence, both written and oral, was duly presented to and considered by the Planning Commission at this said hearing. At said hearing, the City Planning Commission adopted Resolution No. 13-1100, recommending that the City Council: adopt the IS/ND prepared for the City of Agoura Hills 2013-2021 Housing Element; adopt the City of Agoura Hills 2013-2021 Housing Element; and direct staff to submit the Housing

Element to the State Housing and Community Development Department for certification.

Section 6. A duly noticed public hearing before the City Council to consider the IS/ND prepared pursuant to CEQA, and the City of Agoura Hills 2013-2021 Housing Element was held on August 14, 2013, at which time evidence, both written and oral, was duly presented to and considered by the City Council at this said hearing.

Section 7. Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the IS/ND and the City of Agoura Hills 2013-2021 Housing Element, and the public comments received by the City Council, the City Council hereby finds as follows:

- a) Government Code Section 65588 provides for the adoption of a Housing Element as part of the General Plan of each municipality, and said element shall be updated pursuant to state requirements.
- b) The City of Agoura Hills 2013-2021 Housing Element was prepared in accordance with California Housing Element laws and has been reviewed by HCD as required by the California Government Code.
- c) City staff and the City Council have reviewed the comments contained in HCD's comment letter of April 24, 2013 and have addressed any such comments in the Housing Element.
- d) The City of Agoura Hills 2013-2021 Housing Element has been reviewed and considered by the City Council in accordance with the provisions of CEQA and the CEQA Guidelines. The IS/ND has been completed in accordance with the State CEQA Guidelines and the City's CEQA Guidelines, and there was adequate opportunity for the public to review and comment on the Draft IS/ND. There is no substantial evidence that the proposed Housing Element would have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis. Copies of the documents have been made available for review with the Planning and Community Development Director at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.
- e) The City of Agoura Hills 2013-2021 Housing Element is consistent with the other elements of the General Plan because all of the proposed Housing Element's goals and policies are consistent with those of the General Plan Elements (particularly General Plan Goals LU-7 through LU-10); and the Housing Element utilizes the land use designations and densities of the General Plan.
- f) The housing goals, policies and programs listed in the City of Agoura Hills 2013-2021 Housing Element are appropriate for the City and will contribute to the attainment of state housing goals.

- g) The adoption of the City of Agoura Hills 2013-2021 Housing Element will aid the City's efforts to assist in the creation of housing for all members of the community.
- h) For the foregoing reasons, the adoption of the City of Agoura Hills 2013-2021 Housing Element is in the public interest.

Section 8. The City Council of the City of Agoura Hills hereby adopts the Initial Study/Negative Declaration and the City of Agoura Hills 2013-2021 Housing Element, included as Exhibits A and B, respectively, and directs staff to submit the Housing Element to the California Housing and Community Development Department for certification.

PASSED, APPROVED, AND ADOPTED, this ____ day of August, 2013 by the following vote to wit:

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

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC
City Clerk



CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT

Final Initial Study and Negative Declaration

June 2013

**City of Agoura Hills
2013-2021 Housing Element**

Final Initial Study/Negative Declaration

Prepared by:

**City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 91301**

Contact:

**Allison Cook, Principal Planner/Environmental Analyst
(818) 597-7310**

June 25, 2013

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City of Agoura Hills 2013-2021 Housing Element

INTRODUCTION

This document is an Initial Study and Negative Declaration (IS/ND) that addresses the potential environmental effects resulting from the City of Agoura Hills 2013-2021 Housing Element, one of the seven state-mandated elements of the City's General Plan. The Housing Element identifies and assesses existing and projected housing needs; provides an inventory of constraints and resources relevant to meeting these needs; and sets forth the City's housing program strategy for the 2013-2021 period.

LEGAL AUTHORITY AND FINDINGS

This IS/ND has been prepared in accordance with the *California Environmental Quality Act (CEQA) Guidelines* and relevant provisions of CEQA of 1970, as amended.

Initial Study. Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

Negative Declaration or Mitigated Negative Declaration. Section 15070 of the *CEQA Guidelines* states that a public agency shall prepare a negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The Initial Study identifies potentially significant effects but:
 1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
 2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/ND may be used to satisfy the requirements of CEQA when a proposed project would have no significant unmitigable effects on the environment. As discussed further in subsequent sections of this

document, implementation of the proposed project would not result in any significant effects on the environment.

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/ND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are discussed and evaluated.

A “significant effect” is defined by Section 15382 of the *CEQA Guidelines* as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” According to the *CEQA Guidelines*, “an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

Following the evaluation of each environmental effect determined to be potentially significant is a list of mitigation measures and the residual effects or level of significance remaining after the implementation of the measures. In those cases where a mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.

USE OF ENVIRONMENTAL DOCUMENTS IN THIS ANALYSIS

The following environmental analyses and technical studies were used as a basis for this document:

- *City of Agoura Hills, General Plan Update EIR, February 2010*

INITIAL STUDY

PROJECT TITLE

City of Agoura Hills 2013-2021 Housing Element

LEAD AGENCY and CONTACT PERSON

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
Contact: Allison Cook, Principal Planner (818) 597-7310

PROJECT PROPONENT

City of Agoura Hills

PROJECT SITE CHARACTERISTICS

Location: Citywide

Existing General Plan Designation: All designations Citywide

Existing Zoning: All zoning districts Citywide

Site Setting:

The City of Agoura Hills 2013-2021 Housing Element applies Citywide. The City of Agoura Hills, which is 7.86 square miles, is located within Los Angeles County along U.S. Highway 101, about 36 miles west of downtown Los Angeles and four miles east of the border of Ventura and Los Angeles Counties (refer to Figure 1, Project Location Map). It is located adjacent to the cities of Thousand Oaks, Westlake Village and Calabasas, as well as the community of Oak Park in unincorporated Ventura County and portions of unincorporated Los Angeles County. The Santa Monica Mountains National Recreation Area is located primarily along the southern border of the City.

DESCRIPTION OF THE PROJECT

The Housing Element is one of the seven state-mandated elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The proposed Housing Element would replace the City of Agoura Hills 2008-2014 Housing Element, adopted by the City of Agoura Hills in November 2008 and certified by the California Housing and Community Development Department (HCD) in January 2009. The remaining elements of the General Plan were most recently adopted by the City Council in March 2010 as part of the *City of Agoura Hills General Plan 2035*.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element

include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The goals of the Housing Element concern:

1. Conserving and improving the condition of the existing housing stock;
2. Assisting in the development of affordable housing;
3. Providing adequate sites to achieve a diversity of housing;
4. Removing governmental constraints to housing, as necessary; and
5. Promoting equal housing opportunities.

Based on data from the Southern California Association of Governments (SCAG), Agoura Hills has an identified regional housing growth need, or Regional Housing Needs Assessment (RHNA), of 115 units for the 2013-2021 planning period (2014-2021 Housing Element cycle). The Housing Element illustrates that under the current General Plan land use designations and zoning districts, the City has an estimated additional capacity for 300 new residential units on vacant and underutilized parcels that allow residential uses (193 of these within the Agoura Village Specific Plan (AVSP) area and the remaining 107 on vacant residential parcels throughout the City), as shown in the table below.

Comparison of RHNA and Available Residential Sites in Agoura Hills

Income Level	2014-2021 Regional Housing Needs (RHNA)	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Extremely Low	15	20 units/acre		193
Very Low	16			
Low	19			
Moderate	20	16 du/acre	23	
Above Moderate	45	<16 du/acre	84	
Total	115		107	193

Therefore, Agoura Hills has sufficient capacity to accommodate the overall RHNA allocation, and there is no need to change any General Plan land use designations or zoning designations on parcels to accommodate the City's housing growth needs. Future residential development is expected to occur on currently vacant residentially zoned sites (see Figure 2, Vacant Residential Sites), and on vacant and under-developed mixed-use sites within the AVSP, located along Agoura Road generally between Kanan Road and Cornell Road.

The analysis in this Initial Study/Negative Declaration (IS/ND) document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element, including the Housing Element's consistency with the other elements of the City's General Plan. The Housing Element is a policy document, and includes no specific development proposal. The environmental effects of any future development projects would need to undergo separate and specific environmental review pursuant to the California Environmental Quality Act (CEQA) as they are proposed, beyond this current document.

The discretionary action being sought is adoption of the Housing Element by the City of Agoura Hills. The California Housing and Community Development Department (HCD) must also certify the Housing Element, upon adoption by the City of Agoura Hills.

PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):

None.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that could be lessened to a level of insignificance through incorporation of mitigation.

Aesthetics	Hazards & Hazardous Materials	Public Services
Air Quality	Hydrology/Water Quality	Recreation
Biological Resources	Land Use/Planning	Transportation/Traffic
Cultural Resources	Mineral Resources	Utilities/Service Systems
Geology/Soils	Noise	Mandatory Findings of Significance
Greenhouse Gases	Population/Housing	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to an earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Allison Cook

Allison Cook,
 Principal Planner/Environmental Analyst
 City of Agoura Hills

5-13-13

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the project site and its surroundings?				X
d) Create a new source of light or glare which would adversely affect day or nighttime views in the area?				X

DISCUSSION:

a,c) The Santa Monica Mountains flank the City of Agoura Hills on the south and east, and the Simi Hills are located along the northern boundary of the City. Ladyface Mountain in the Santa Monica Mountains dominates the landscape of Agoura Hills, and is visible from many vantage points in the City. Other scenic resources in the City are Strawberry Hill, Morrison Ranch Hills, and the Palo Comado Hills. The following road segments are considered valuable scenic resources in the community that provide scenic views of the Santa Monica Mountains, including Ladyface Mountain: Reyes Adobe Road from Thousand Oaks Boulevard to Agoura Road; Thousand Oaks Boulevard from the westerly City limits to easterly City limits; Agoura Road from the westerly City limits to easterly City limits; and Kanan Road from Agoura Road south to the City limits.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. Goal H-1 of the Housing Element calls for maintaining and enhancing the quality of existing housing and residential neighborhoods. The Housing Element does not include any specific development proposal, so any potential impacts related to scenic vistas and visual resources from future housing development described in the Housing Element would be analyzed separately under CEQA as each project is proposed. Such an analysis would consider the various regulations and policies of the City to protect hillsides, scenic vistas, and other visual resources, including the Grading Ordinance and other portions of the Municipal Code; specific plans; the City’s Architectural Design Standards and Guidelines; and the General Plan. Specifically with the General Plan, any future residential development would need to be consistent with the policies under Goal NR-2 to preserve significant visual resources, and Goal NR-3 to maintain and enhance the visual quality of City roads that have valuable scenic resources.

Since the Housing Element is not a development proposal, adoption of the Housing Element would result in **no impact** to scenic vistas or degradation of the visual character or quality of the City.

b) There are no state scenic highways within the City of Agoura Hills. Since there are no state scenic highways that could include scenic rock outcroppings, trees or historic buildings, and that the

Housing Element is a policy document that does not include any specific housing development proposal, there would be **no impact** to such resources with adoption of the Housing Element.

- d) As described above in Item a), the Housing Element is a policy document, with one of the goals to maintain and enhance the quality of existing housing and residential neighborhoods. Since the Housing Element does not include any specific development proposal that could contribute to light or glare in the City, **no impact** from new sources of light or glare would occur with adoption of the Housing Element. As particular development projects are proposed in the City that include light or glare sources, individual CEQA review would occur to address any project specific potential impacts.

MITIGATION MEASURES:

Since there would be no impacts to aesthetics, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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II. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Result in a temporary increase in the concentration of criteria pollutants (i.e., as a result of the operation of machinery or grading activities)?				X
e) Expose sensitive receptors to substantial pollutant concentrations?				X
f) Create objectionable odors affecting a substantial number of people?				X

DISCUSSION:

The federal and state governments have authority under the federal and state Clean Air Acts to regulate emissions of airborne pollutants and have established ambient air quality standards for the protection of public health. The Environmental Protection Agency is the federal agency designated to administer air quality regulation, while the California Air Resources Board (ARB) is the state equivalent in California. Local air quality management is provided by the ARB through county-level or regional (multi-county) Air Pollution Control Districts (APCDs). The ARB establishes air quality standards and is responsible for the control of mobile emission sources, while the APCDs are responsible for enforcing standards and

regulating stationary sources. The ARB has 14 air basins statewide. The City of Agoura Hills is within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." The Basin is a non-attainment area for both the federal and state standards for ozone and respirable particulate matter (PM₁₀). The Basin is in attainment for the state and federal standards for nitrogen dioxide (NO₂), and for carbon monoxide (CO).

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. The most recently adopted AQMP is the 2012 AQMP, adopted on December 7, 2012.

- a) A project may be inconsistent with the AQMP if it would generate population, housing or employment growth exceeding the forecasts used in the development of the AQMP. The 2012 AQMP incorporates, in part, local city general plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth. The City General Plan (2010) was used by SCAG to create the 2012 Sustainable Communities Strategy/Regional Transportation Plan (SCS/RTP). The Housing Element is consistent with the City General Plan. No rezoning or change in General Plan land use designations are necessary for the City to meet its RHNA allocation, and the amount of residential development assumed in the Housing Element is within the residential buildout estimates of the General Plan. Therefore, there would be **no impact** with regard to consistency of the Housing Element with applicable air quality plans.
- b-e) The SCAQMD has established significance thresholds for construction activities and project operations within the South Coast Air Basin for Reactive Organic Gases (ROG), Nitrogen Dioxide (NO_x), Carbon Monoxide (CO), Sulfur Dioxide (SO_x), Respirable Particulate Matter (PM₁₀), and Fine Particulate Matter (PM_{2.5}). Additionally, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to concern regarding the exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standards at the nearest sensitive receptor.

The Housing Element identifies a variety of potential housing sites, including part of mixed-use developments. Mixed-use development is one of strategies identified in the Housing Element to meet the City's residential growth need (Policy H-3.3). This type of development is seen as a potential way to reduce air pollution, as it places people near jobs, retail and other services, and promotes the use of alternative transportation and pedestrian linkages.

Nonetheless, since the Housing Element is a policy document, and not a specific development proposal, it would not contribute to air quality pollution emissions, violate air quality standards, affect sensitive receptors (i.e., the portion of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with chronic respiratory and cardiovascular diseases), or cause objectionable odors. Any future proposal to develop the residential sites identified in the Housing Element would be

considered a separate project under CEQA and air quality impacts would be identified on a site-specific basis and mitigated as necessary. Therefore, the Housing Element adoption would have **no impact** on air quality.

MITIGATION MEASURES:

As there are no impacts to air quality, no mitigation measures are necessary.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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III. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
g) Result in substantial damage to, loss of, or removal of native oak trees or other locally identified specimen trees of significance?				X

DISCUSSION:

a-c) The City contains several sensitive plant communities and habitats, as well as numerous plant and wildlife species, some of which are considered sensitive. Any future residential projects proposed would be analyzed separately under CEQA and specific impacts to the sites identified and mitigation

applied, as appropriate. However, adoption of the Housing Element, a policy document, would result in **no impact** to such resources.

- d) The one wildlife corridor in the City, the Santa Monica – Sierra Madre Connection (near Liberty Canyon), is located at the eastern end of Agoura Hills (General Plan, 2010). There are no native wildlife nursery sites within the City, or any known sites adjacent to the City. Because the Housing Element is not a physical development, it does not have the potential to interfere with the movement of fish or wildlife. Any future residential development proposals would be considered separate projects under CEQA and would undergo individual environmental review as they are proposed. Any needed mitigation measures would be identified at that time. Therefore, there would be **no impact** to wildlife corridors, fish or wildlife movement, or wildlife nursery sites from Housing Element adoption.

- e,g) Oak trees are considered an important resource within Agoura Hills, and are protected by the City’s Oak Tree Preservation Guidelines and Ordinance. As previously noted, the Housing Element is a policy document and any future proposal to develop the residential sites discussed in the Housing Element would be a separate project under CEQA and would undergo individual environmental review for potential oak tree impacts on a site-specific basis. Any needed mitigation would be identified at that time, including compliance with the City’s Oak Tree Preservation Ordinance. Therefore, Housing Element adoption would result in **no impact** to oak trees.

- f) There are no Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state habitat conservation plans within the City. Consequently, there would be **no impact** to potential conflict with such plans.

MITIGATION MEASURES:

As there would be no impacts to biological resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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IV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
e) Result in physical disruption of an identified sacred place or other ethnographically documented location of significance to native Californians?				X

DISCUSSION:

a-e) There are numerous archaeological sites within the City consisting of primarily Chumash prehistoric occupation sites and chipping stations focused on stone tool production, and some more permanent villages with well-developed midden (or soil that contains evidence of human activity). The most prominent cultural resource in Agoura Hills is the Reyes Adobe Historical site.

The Housing Element is a policy document and no physical development is proposed at this time. Any future proposal to develop the residential sites discussed in the Housing Element would be a separate project under CEQA and would undergo individual environmental review. This includes evaluating any potential impacts to historical, archaeological or paleontological resources, human remains or identified sacred places. Any necessary mitigation measures would be identified at that time. Therefore, adoption of the Housing Element would result in **no impact** to cultural resources.

MITIGATION MEASURES:

As there would be no impacts to cultural resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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V.GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to substantial potential adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
(ii) Strong seismic ground shaking?				X
(iii) Seismic-related ground failure, including liquefaction?				X
(iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

DISCUSSION:

a-e) Agoura Hills is in a seismically active region prone to occasional damaging earthquakes. Earthquakes can cause fault-rupture, as well as the secondary effects of ground shaking, including tsunami, liquefaction, settlement, and landslides. Although there are no faults within the immediate area of Agoura Hills, sites in the City would likely be subject to ground motion from occasional earthquakes in the region.

Agoura Hills also contains numerous significant topographic features, including Ladyface Mountain, Strawberry Hill, Palo Comado Canyon, and several intervening hills and ridgelines. Given this varying topography, geological hazards may be a concern for development in the City.

In addition to State Building Codes, there are several City regulations and standards in place to help minimize potential impacts from geologic hazards, including:

- Hillside Management Ordinance – Protects the public health and safety regarding slope stability.
- Grading Ordinance – Establishes development regulations designed to protect residents from geologic hazards and destruction of property.
- All residential developments in the City require the submittal of soils reports. Additionally, for hillside development, submittal of geological/geotechnical reports is necessary. This ensures that grading minimizes cuts, fills, retaining walls, and geological hazards.
- As part of the City's Building Code, Agoura Hills requires: 1) increased setbacks from the top and toe of the slope for mudslide and landslide protection; and 2) larger and deeper building footings to minimize impacts from expansive soils.

The Housing Element identifies potential sites and policies to accommodate all new housing developments within existing residential and specific plan areas where housing is allowed, and does not call for land use designation or zone changes. Any potential impacts related to geologic hazards, including the potential for liquefaction, erosion, subsidence or expansive soils, would be analyzed under CEQA as individual developments are proposed. Any needed mitigation measures would be identified at that time, including compliance with the City's Building Code and grading and engineering requirements noted above. Therefore, adoption of the Housing Element would have **no impact** on geology and soils.

e) The majority of the City is served by sanitary sewer. In areas without a sewer system, any future development that proposes a septic system would need to meet the requirements of the City's Municipal Code, and prepare special studies that indicate that a septic system could safely and effectively be constructed. Since the Housing Element is not a development proposal, and additional site-specific review for septic systems would occur as development projects are proposed, adoption of the Housing Element would result in **no impact** to soils from the siting of septic tanks.

MITIGATION MEASURES:

Because there would be no impact to geology and soils, no mitigation measures are necessary.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VI. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

DISCUSSION:

a-d) The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. While residential uses do not commonly generate, emit or transport substantial hazardous materials, new residences would likely increase the amount of household hazardous waste generated in the City. Agoura Hills participates in regular household hazardous waste and electronic waste collection and disposal programs.

Most of the sites discussed in the Housing Element for future residential development are vacant and have never been built upon, and therefore do not have residual contamination from previous uses. As a specific development project is proposed, any potential impacts related to hazardous materials would be analyzed under CEQA in conjunction with the approval of a particular project, and any necessary mitigation measures identified at that time. Therefore, adoption of the Housing Element would have **no impact**.

- e, f) No portions of the City are located within an airport land use plan, or in the vicinity of an airport or airstrip. The closest airport is the Van Nuys Airport, about 22 miles east of Agoura Hills. Therefore, there would be **no impact** upon adoption of the Housing Element.
- g) The Housing Element is a policy document that does not include any specific development proposal. As specific development projects are proposed, they would be analyzed under separate CEQA review to ensure that they do not conflict with emergency plans. Any impacts would be assessed at that time. Therefore, there would be **no impact** with adoption of the Housing Element.
- h) The entire City of Agoura Hills is classified as a Very High Fire Hazard Severity Zone according to the Los Angeles County Fire Department and the City General Plan (2010). The City of Agoura Hills' Uniform Fire Code (Section 8200 of the Agoura Hills Municipal Code) includes modifications to the California Building Code and Los Angeles County Fire Code that intend to prevent loss during a wildland fire, including design and installation standards. Compliance with the provisions and building standards required by the City of Agoura Hills, Los Angeles County Fire Code/Los Angeles County Fire Department, and the California Building Code would be required of future residential development proposals, and fire hazard safety would be analyzed on a site-specific basis as future projects are proposed. Being a policy document, and not a development proposal, the Housing Element's adoption would result in **no impact** with regard to loss involving wildland fires.

MITIGATION MEASURES:

As there would be no impacts with regard to hazards and hazardous materials, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				X
b) Degrade groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?				X
d) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
e) Otherwise degrade water quality?				X

f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

The City of Agoura Hills is within the Malibu Creek Hydrologic Area (Malibu Creek Watershed) and the Lindero Canyon Hydrologic Subarea. The Malibu Creek Watershed is within the Santa Monica Bay Hydrologic Unit, which is within the South Coast Hydrologic Region. There are several creeks and unnamed ephemeral drainages in the City.

a-e) The City of Agoura Hills receives its water from the Metropolitan Water District (MWD) via the Las Virgenes Municipal Water District (LVMWD). Local groundwater sources are not used for domestic purposes, and there are no groundwater recharge areas within the City. There are three main creeks in the City (Medea, Lindero Canyon, Palo Comado/Cheseboro) and several unnamed drainages.

Any future development on vacant land could increase the amount of impervious surfaces, resulting in an increase in runoff and the potential for storm water quality impacts. The City of Agoura Hills is a co-permittee of the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004001 issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The purpose of this permit is to govern non-point discharges associated with storm water drainage. Regulations under this permit include requirements for preparing Storm Water Pollution Prevention Plans (SWPPP), which list measures and best management practices to be used during construction to prevent storm water runoff pollution. In addition, in some cases, a Standard Urban Storm Water Mitigation Plan (SUSMP) needs to be prepared for a project to address post construction best management practices to reduce the potential for pollutants to enter the storm drain system.

The Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. The Housing Element does not include changing any existing land use designations or zoning to allow residential uses, nor does it include any specific development proposals. Any potential impacts related to storm water runoff, water quality, groundwater, or drainage for individual projects would be assessed separately under CEQA, on a site-specific level, as development is proposed. Any needed mitigation measures would be identified at that time, including compliance with the City's NPDES permit. The Housing Element, then, would result in **no impact** to storm water quality, runoff, groundwater or drainage.

f-h) The following are considered floodways in the City: Cheseboro/Palo Comado Creek, Lindero Canyon Creek, Medea Creek, and Lake Lindero). The City's Building Code addresses requirements for development in floodways and other flood hazard areas. The Housing Element does not include changing any land use designations or zoning to allow residential uses, nor does it include any specific development proposals; therefore no new residential areas of the City would be

brought within floodways or flood hazard areas. Any potential impacts related to flooding from possible future residential development described in the Housing Element would be analyzed separately under CEQA as the projects are proposed. Therefore adoption of the Housing Element would result in **no impact**.

- i) Tsunamis are impulsively generated water waves that can cause damage to shoreline areas. A seiche is an oscillation wave within an enclosed water body. The City is not near the ocean or adjacent to a large water body, and so is not subject to tsunami hazards. Lake Lindero in the western portion of the City, an artificial lake, may produce seiche hazards under some conditions. No potential residential sites have been identified in the Housing Element for possible development that are within the general area of Lake Lindero. As residential development projects are proposed in the future, site specific analysis, including CEQA analysis, would occur and any potential seiche hazards assessed and mitigated at that time. Adoption of the Housing Element, a policy document, however, would cause **no impact** with regard to hazards from a seiche or tsunami or mudflow.

MITIGATION MEASURES:

As there are no impacts to hydrology and water quality, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VIII. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

DISCUSSION:

- a) The City of Agoura Hills is essentially a built out community with well-established residential neighborhoods. A large portion of the remaining vacant lands are restricted to open space uses. As described in Section IV of the Housing Element, the City plans on fulfilling its RHNA with a variety of methods, including: vacant sites located in residential zones; vacant sites located within the Open Space-Restricted zone (located primarily in Old Agoura and Indian Hills), which allows limited residential use; and vacant and partially developed commercial use sites located within the Agoura Village Specific Plan and other areas where mixed uses are allowed. Adoption of the Housing Element would not physically divide an established community since the Housing Element does not propose any land use changes or rezoning of land for residential uses, nor does it involve any specific development proposal. The Housing Element includes policies aimed at maintaining and enhancing the quality of existing housing and neighborhoods (Goal H-1 and associated policies). Any

future proposal for residential development would be analyzed specifically according to CEQA, separate from this document. Therefore, there would be **no impact** with adoption of the Housing Element.

- b) The Housing Element is consistent with the other elements of the General Plan (2010), as well as the City's Municipal Code and the Agoura Village Specific Plan. In particular, the Housing Element supports many of the goals and policies in the Land Use & Community Form Element of the General Plan, including those listed below.

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.9: Housing Maintenance. Recognize maintenance of the City's housing stock as a high priority.

Goal LU-8 Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

Goal LU-9 Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Goal LU-10 Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental opportunities that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for residents.

Goal LU-26 Planned Development District – Agoura Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

One of the major themes of the General Plan is sustainability in terms of a mix of uses, green buildings and alternative transportation. General Plan Goal LU-5 City Sustained and Renewed calls for development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change. This theme of sustainability has also been integrated into the Housing Element in supporting mixed use development as a source of residential sites (Goal H-3, Policy H-3.3), and promoting sustainable building practices (Goal H-2, Policy H-2.6).

The Housing Element is consistent with the zoning districts and allowed densities identified in Title IX Zoning of the Municipal Code, and no change in zoning or General Plan land use designations is proposed in the Housing Element. The Housing Element is also consistent with the Agoura Village Specific Plan, which designates a portion of the City as a mixed-use pedestrian village; the Housing Element incorporates the types of residential uses and densities allowed for in the Specific Plan. Furthermore, much of the RHNA allocation would be met within the framework of the Agoura Village Specific Plan.

As future residential development projects are proposed, they would be analyzed on a site-and project-specific level for consistency with the provisions of the General Plan and Municipal Code,

and other applicable plans and policies. Adoption of the Housing Element, a policy document, would result in **no impact** to plan, policy or regulation consistency.

- c) Agoura Hills is not a part of any habitat conservation plan or natural communities conservation plan, nor is it in the vicinity of such plans. Therefore, the Housing Element adoption would have **no impact** on such plans.

MITIGATION MEASURES:

As there are no impacts to land use and planning, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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IX. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

- a-b) No significant mineral deposits are known to exist within the City of Agoura Hills (General Plan, 2010). The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City, but does not propose any specific development project. As a specific development project is proposed in the future, any potential impacts related to mineral resources onsite would be analyzed under CEQA in conjunction with the approval of a particular project, and any necessary mitigation measures identified at that time. Therefore, adoption of the Housing Element would have **no impact** on mineral resources.

MITIGATION MEASURES:

As there are no significant impacts to mineral resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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X. NOISE. Would the project:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan				
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or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial increase in ambient noise levels (including temporary or periodic) in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

a-d) Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). For the most sensitive uses, such as single-family residence, a 60 dBA Day-Night average level (Ldn) is the maximum normally acceptable exterior level. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dB upward adjustment added to those noise levels occurring between 10:00 PM and 7:00 AM to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds 5 dB to evening noise levels (7:00 PM to 10:00 PM). The City of Agoura Hills utilizes the CNEL for measuring noise levels.

The General Plan Safety Element’s Noise Section and City Noise Ordinance set noise standards for Agoura Hills. In addition, the U.S. Department of Housing and Urban Development (HUD) has established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn) and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA.

Most noise in the City derives from motor vehicles traveling along U.S. Highway 101. Motor vehicle noise is of concern, as it is characterized by a high number of individual events that often create a sustained noise level, and due to its proximity to noise sensitive land uses. The General Plan defines noise sensitive land uses as those that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods. The General Plan considers noise sensitive receptors to include schools, libraries and hospitals.

Agoura Hills has an identified RHNA of 115 units for the 2013-2021 planning period. The Housing Element illustrates that, under current General Plan land use and zoning designations, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites. Most of these sites are not located along the freeway corridor.

The Housing Element is a policy document, and does not identify any specific development projects. As development projects are proposed, they would be analyzed separately under CEQA a part of project specific environmental review. The site-specific noise conditions, including temporary increases in noise levels due to construction and possible groundborne vibrations, would be assessed at that time. Any needed mitigation measures would be identified during the individual project or plan review, including compliance with the General Plan Safety Element's Noise Section and the City's Noise Ordinance. As such, adoption of the Housing Element would result in **no impact** to noise.

- e-f) The City is not located within an Airport Land Use Plan or within the vicinity of an airport or airstrip. The nearest airport is the Van Nuys Airport, located about 22 miles east of Agoura Hills. Therefore, there would be **no impact** from adoption of the Housing Element.

MITIGATION MEASURES:

Since there are no noise impacts, no mitigation measures are needed.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XI. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

- a) The Housing Element is one of seven state-mandated elements of a city's general plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. As described in the Housing Element Section IV. Housing Resources, Agoura Hills has an identified regional housing growth need, or Regional Housing Needs Assessment (RHNA), of 115 units for the 2013-2021 planning period. The Housing Element illustrates that under current zoning and General Plan land use designations, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites. As future residential development projects are proposed, they would each be analyzed individually pursuant to CEQA for potential impacts to population and housing. Therefore, adoption of the Housing Element, which is a policy document and does not propose any specific housing development project, would result in **no impact** on direct or indirect population and housing related growth inducement.

b-c) Since the Housing Element is a policy document, its adoption would not displace substantial numbers of housing or people. Agoura Hills plans to fulfill its RHNA allocation mostly through development on vacant parcels. The single underutilized parcel included in the Element's sites inventory currently contains a variety of commercial uses. Future development proposals on these vacant and underutilized sites would be analyzed separately under CEQA, but since the sites are vacant and/or occupied by non-residential uses, it is likely that no housing would be displaced. Therefore, no housing would be displaced as a result of adopting the Housing Element, and no impact would occur.

MITIGATION MEASURES:

Since there are no impacts to population and housing, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XII. PUBLIC SERVICES. Would the project result in adverse physical impacts associated with the provision or construction of new or physically altered government facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?

a) Fire protection				X
b) Police protection				X
c) Schools				X
d) Parks				X

DISCUSSION:

a-d) Public services in Agoura Hills are provided by the Los Angeles County Fire Department (LACFD), Los Angeles County Sheriff's Department (LACSD), Las Virgenes Unified School District, and the City's Community Services Department. The General Plan includes goals and policies to ensure that adequate public services are available to meet the City's residences and businesses. In particular, these include Goal CS-1 (Park and Recreation Facilities) for balanced and comprehensive recreation facilities; Goal CS-6 (Coordination of Fire and Emergency Services) for coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community; Goal CS-7(Police and Emergency Services) for quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors; CS-8 (Educational System) for quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents; and LU-1 (Growth and Change) that calls for sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

The Housing Element addresses the City's residential growth needs, or Regional Housing Needs Assessment (RHNA), for 115 units for the 2013-2021 planning period. The Housing Element also illustrates that, under current General Plan and zoning designations, the City has an estimated

additional capacity for 300 residential units that can be developed on vacant and underutilized sites. No land use or zoning designation changes are required as part of the Housing Element. As individual development projects are proposed in the future, the specific environmental effects of the future developments, including impacts on public services, would be evaluated pursuant to CEQA. Any needed mitigation measures would be identified at that time in order to ensure adequate public services. Therefore, adoption of the Housing Element would result in **no impact**.

MITIGATION MEASURES:

As there would be no impacts to public services, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XIII. RECREATION. Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that could cause adverse impacts?				X

DISCUSSION:

a,b) As described in the General Plan, numerous recreational facilities and trails are located in Agoura Hills, including parks, hiking trails, equestrian trails, bike paths and the City’s Recreation Center. The Infrastructure and Community Services Element of the General Plan establishes a standard of eight acres of park/open space per 1,000 people. Of this, three acres per 1,000 persons includes local park and recreation space, and the remaining five acres per 1,000 people is designated as open space. Any future proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project specific environmental review. The impacts on existing parks/recreational facilities or impacts from new or expanded facilities would be assessed at that time. Any needed mitigation measures would be identified during the individual project or plan review. Therefore, adoption of the Housing Element, a policy document, would result in **no impact**.

MITIGATION MEASURES:

As there are no impacts to recreation, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XIV. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Result in temporary street or lane closures that would result in either a change of traffic patterns or capacity of the street system during construction activities (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in safety risks?				X
e) Substantially increase hazards related to existing intersections or roadway design features (e.g., sharp curves or dangerous intersections), or to incompatible uses (e.g., residential traffic conflicts with farm equipment)?				X
f) Result in inadequate emergency access?				X
g) Result in inadequate parking capacity?				X

DISCUSSION:

a-c, e-g) The City's existing street network includes arterial, collector, and local streets, as well as U.S. Highway 101. The Community Conservation and Development Element of the General Plan calls for phasing development and public facilities to assure that adequate public facilities are available at the time of site occupancy (Policy LU-1.3). The General Plan as a whole emphasizes sustainable development and alternative transportation. A majority of the sites included in the Housing Element residential lands inventory are within the Agoura Village Specific Plan, which calls for a mix of uses, and pedestrian and bike facilities.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The Housing Element identifies policies and potential sites to accommodate all new housing developments within existing residential and specific plan areas, and does not call for land use or zoning designation changes. The Housing Element does not include any specific development proposal. Any potential impacts related to increases in the existing traffic load, level of service standards, hazards due to design features, emergency access and parking capacity would be analyzed as future residential projects are proposed and are subject to separate CEQA review. Any needed mitigation measures or

conditions of approval would be identified during the individual project or plan review. Therefore, adoption of the Housing Element would result in **no impact**.

- d) The closest airport is the Van Nuys Airport, located approximately 22 miles east of the City. There are no airports or airfields in the vicinity of the City of Agoura Hills, so the Housing Element adoption would result in **no impact**.

MITIGATION MEASURES:

As there are no impacts to transportation/traffic, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XV. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities that could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

DISCUSSION:

- a-g) The Las Virgenes Municipal Water District (LVMWD) provides water and wastewater service to the City of Agoura Hills. The Calabasas Landfill and the Simi Valley Landfill serve the City for solid waste disposal. The City of Agoura Hills and the County of Los Angeles operate/own the City's storm drainage facilities.

The City's General Plan includes goals and policies to ensure that adequate utility systems are available to meet the needs of the City's residences and businesses. This includes Goal LU-1 Growth and Change regarding orderly and well-planned development that ensures the effective

and equitable provision of public services, and Policy LU-1.2 Development Phasing to ensure that adequate public facilities are available at the time of site occupancy. The General Plan emphasizes sustainable land uses and development, including maximizing the existing infrastructure, and reducing energy and water consumption. The Housing Element reflects this overall theme with Policy H-2.6 Green Building.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The Housing Element identifies policies and potential sites to accommodate all new housing within existing residential and specific plan areas, and does not call for land use or zoning designation changes. The Housing Element does not include any specific development projects. The specific environmental effects to utility and service systems of future residential development that may be proposed in the Housing Element policies and programs would be evaluated as individual project proposals or plans are submitted and CEQA review conducted. Any needed mitigation measures would be identified at that time. Therefore, adoption of the Housing Element would result in **no impact**.

MITIGATION MEASURES:

As there would be no impact to utilities and service systems, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XVI. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

DISCUSSION:

- a-b) Greenhouse gases (GHGs) are emitted by both natural processes and human activities. Of these gases, carbon dioxide (CO₂) and methane (CH₄) are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases and sulfur hexafluoride (SF₆). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale, generally 100 years. Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO₂E), and is the amount of a GHG emitted multiplied by its GWP.

The Housing Element identifies a variety of potential housing sites, including part of mixed-use developments. Mixed-use development is one of strategies identified in the Housing Element to meet the City’s residential growth need (Policy H-3.3). This type of development is seen as a potential way to reduce greenhouse gases, as it places people near jobs, retail and other services, and promotes the use of alternative transportation and pedestrian linkages. The Housing Element also addresses sustainable and green building (Policy H-2.6), encouraging development that utilizes materials, architectural design features, and interior features and furnishings to reduce energy and water consumption.

Nonetheless, since the Housing Element is a policy document, and not a specific development proposal, it would not contribute to greenhouse gases. Any future proposal to develop the residential sites identified in the Housing Element would be considered a separate project under CEQA and greenhouse gas impacts would be identified on a site-specific basis and mitigated as necessary. Therefore, the Housing Element adoption would have **no impact** on greenhouse gases.

MITIGATION MEASURES:

As there would be no impact to greenhouse gases resulting from the Housing Element adoption, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

- a-c) As described throughout this document, the Housing Element is one of the elements of Agoura Hills' General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The City's RHNA for the 2013-2021 planning period is 115 units. The Housing Element illustrates that, under current General Plan land use designations and zoning, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites where residential use is currently allowed. No land use or zoning designation changes are required as part of the Housing Element. The Housing Element does not include any specific development proposal for residential units. All environmental effects of future residential development would be evaluated as individual project proposals or plans are submitted to the City for consideration, pursuant to CEQA. Therefore, adoption of the Housing Element would not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse effects on human beings.

RESPONSES TO COMMENTS

This section consists of comments received during the circulation period of the Draft IS/ND for the Housing Element, and responses to those comments. The IS/ND was circulated for a 30-day public review period that began on May 23, 2013 and ended on June 24, 2013. The City received two comment letters on the IS/ND. No changes to the IS/ND were required as a result of the letters. The commenters are listed below, and the letters and responses follow.

Letter No.	Commenter
1	California Department of Transportation
2	Governor's Office of Planning and Research, State Clearinghouse
3	County of Los Angeles Sheriff's Department

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-9140
FAX: (213) 897-1337



CITY OF AGOURA HILLS
2013 JUN -3 PM 3:33
CITY CLERK



*Flex your power!
Be energy efficient!*

May 30, 2013

Ms. Allison Cook
City of Agoura Hills
3001 Ladyface Court
Agoura Hills, CA 91301

RE: IGR/CEQA No. 130542AL-ND
City of Agoura Hills 2013-2021 Housing Element
Vic. LA-101 City Wide
SCH # 2013051047

Dear Ms. Cook:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project consists of the update of the 2013-2021 Housing Element of the City of Agoura Hills General Plan. No specific development projects are proposed at this time.

As part of the planning and development review process, all new developments are evaluated to determine the extent of traffic impacts relative to road capacity, design, emergency access and parking, and appropriate requirements will be imposed to ensure that safe design standards and adequate service levels are maintained. Please include Caltrans in the environmental review process when major specific projects are proposed or when a significant land use is changed.

I-A

On page III-14 of the City of Agoura Hills 2013-2021 Housing Element, prepared in May 2013, the City Council adopted a new Transportation Impact Fee (TIF) Rate (Resolution No. 11-1639). Development fees are assessed for cumulative traffic impacts. The development fee is \$3,094 per single family residential unit, \$1,516 per multi-family unit, and \$1,365 per residential multi-family unit in a mixed use project. Caltrans would like this fee to include State Highway System improvements when a significant cumulative traffic impact occurs on the State facilities,

I-B

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 130542AL.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

LETTER 1

COMMENTER: Dianna Watson, California Department of Transportation

DATE: May 30, 2013

Response 1-A

As requested, the City of Agoura Hills will continue to include Caltrans in the environmental review process for applicable development projects.

Response 1-B

On page III-14, the Housing Element references that a new Transportation Impact Fee (TIF) was approved by the City Council in 2011. This 2011 TIF was an update in fees from the prior TIF adopted by the City, and the fees go towards City arterials and freeway interchange facilities. Caltrans is asking that the City include within this fee monies for State Highway System improvements when a significant cumulative traffic impact occurs on state facilities. This is a policy comment that pertains to development projects in general, however, and does not apply to the Housing Element project in particular, as the Housing Element does not consist of specific development projects that are being analyzed at this time. The IS/ND concludes that there will be no impacts to traffic/transportation as a result of the Housing Element adoption. Therefore, no changes or additions need to be made to IS/ND.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT
CITY CLERK



KEN ALEX
DIRECTOR

June 19, 2013

2

Allison Cook
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Subject: 2013-2021 Housing Element
SCH#: 2013051047

Dear Allison Cook:

The State Clearinghouse submitted the above named 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 18, 2013, 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

2-1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013051047
Project Title 2013-2021 Housing Element
Lead Agency Agoura Hills, City of

Type **Neg** Negative Declaration
Description Adoption of 2013-2021 Housing Element pursuant to CA Government Code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing; and a statement of goals, policies and programs for meeting the City's housing needs.

Lead Agency Contact

Name Allison Cook
Agency City of Agoura Hills
Phone (818) 597-7310 **Fax**
email
Address 30001 Ladyface Court
City Agoura Hills **State** CA **Zip** 91301

Project Location

County Los Angeles
City Agoura Hills
Region
Lat / Long
Cross Streets Citywide
Parcel No. Citywide
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101
Airports
Railways
Waterways Numerous
Schools Numerous
Land Use All zones and land use designations Citywide

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Housing and Community Development; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; State Lands Commission

Date Received 05/20/2013 **Start of Review** 05/20/2013 **End of Review** 06/18/2013

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
 IGR/CEQA BRANCH
 100 MAIN STREET, MS # 16
 LOS ANGELES, CA 90012-3606
 PHONE: (213) 897-9140
 FAX: (213) 897-1337



*Flex your power!
 Be energy efficient!*

May 30, 2013

Ms. Allison Cook
 City of Agoura Hills
 3001 Ladyface Court
 Agoura Hills, CA 91301

clear
6/10/13
RECEIVED
JUN 03 2013
STATE CLEARING HOUSE

RE: IGR/CEQA No. 130542AL-ND
City of Agoura Hills 2013-2021 Housing Element
Vic. LA-101 City Wide
SCH # 2013051047

Dear Ms. Cook:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project consists of the update of the 2013-2021 Housing Element of the City of Agoura Hills General Plan. No specific development projects are proposed at this time.

As part of the planning and development review process, all new developments are evaluated to determine the extent of traffic impacts relative to road capacity, design, emergency access and parking, and appropriate requirements will be imposed to ensure that safe design standards and adequate service levels are maintained. Please include Caltrans in the environmental review process when major specific projects are proposed or when a significant land use is changed.

On page III-14 of the City of Agoura Hills 2013-2021 Housing Element, prepared in May 2013, the City Council adopted a new Transportation Impact Fee (TIF) Rate (Resolution No. 11-1639). Development fees are assessed for cumulative traffic impacts. The development fee is \$3,094 per single family residential unit, \$1,516 per multi-family unit, and \$1,365 per residential multi-family unit in a mixed use project. Caltrans would like this fee to include State Highway System improvements when a significant cumulative traffic impact occurs on the State facilities,

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 130542AL.

Sincerely,

DIANNA WATSON
 IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

2-B

LETTER 2

COMMENTER: Scott Morgan, Governor's Office of Planning and Research, State Clearinghouse

DATE: June 19, 2013

Response 2-A

This is a standard letter from the State Clearinghouse, transmitting comment letters from state agencies. The only state agency that submitted a letter during the IS/ND public comment period was Caltrans. This letter, and responses to the letter, are included as Letter 1 and Responses 1-A and 1-B.

Response 2-B

This is the same letter as Letter 1. Please refer to Letter 1 and Responses 1-A and 1-B.



Leroy D. Baca, Sheriff

County of Los Angeles CITY OF AGOURA HILLS
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169

CITY CLERK



JUN 24 PM 1:42

June 20, 2013

3

Allison Cook, Principal Planner
City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, California 91301

Dear Ms. Cook:

**REVIEW COMMENTS
INITIAL STUDY AND NEGATIVE DECLARATION
CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT**

The Los Angeles County Sheriff's Department (Department) submits the following review comments on the Initial Study and Mitigated Negative Declaration (IS/MND), dated May 2013, on the City of Agoura Hills 2013-2021 Housing Element (Project). The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. The proposed Project will update the Housing Element pursuant to California Government Code Section 65588.

The IS/MND for the proposed Project was reviewed by the Department's Malibu/Lost Hills Station (see attached correspondence, dated June 17, 2013, from Captain Patrick S. Davoren). In summary, the proposed Project, as it is described in the IS/MND, is not expected to significantly impact the Department's resources or operations. The Department has no other comment to submit at this time, but reserves the right to further address this matter in subsequent reviews of the proposed Project.

3-A

Thank you for including the Department in the environmental review process for the proposed Project. Should you have any questions of the Department regarding this matter, please contact Lester Miyoshi, of my staff, at (626) 300-3012, and refer to Facilities Planning Bureau Tracking No. E13-032. 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

me

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

DATE: June 17, 2013

OFFICE CORRESPONDENCE

Patrick Davoren

FROM: PATRICK S. DAVOREN, CAPTAIN
MALIBU/LOST HILLS STATION

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

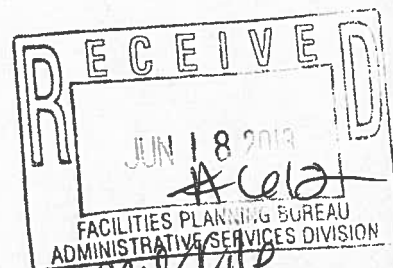
SUBJECT: **CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT**

The Housing Element is one of seven state-mandated elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The updated Housing Element will not change any land use or zoning designations. Future development proposals will still be subject to CEQA review where LASD can provide comments, and the city can adopt mitigation measures if necessary. This update will not impact LASD resources or operations.

SA
cont.

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.

PSD:pb



LETTER 3

COMMENTER: Gary T.K. Tse, County of Los Angeles Sheriff's Department

DATE: June 20, 2013

Response 3-A

The letter indicates that the project would not significantly impact the Sheriff's Department's resources or operations. This comment is noted, and no changes to the IS/ND are necessary.

REFERENCES

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Agoura Hills, City of. *General Plan 2035*. March 2010.

Agoura Hills, City of. *Housing Element 2008-2014*. November 2008.

Figure 1

Fig. 1

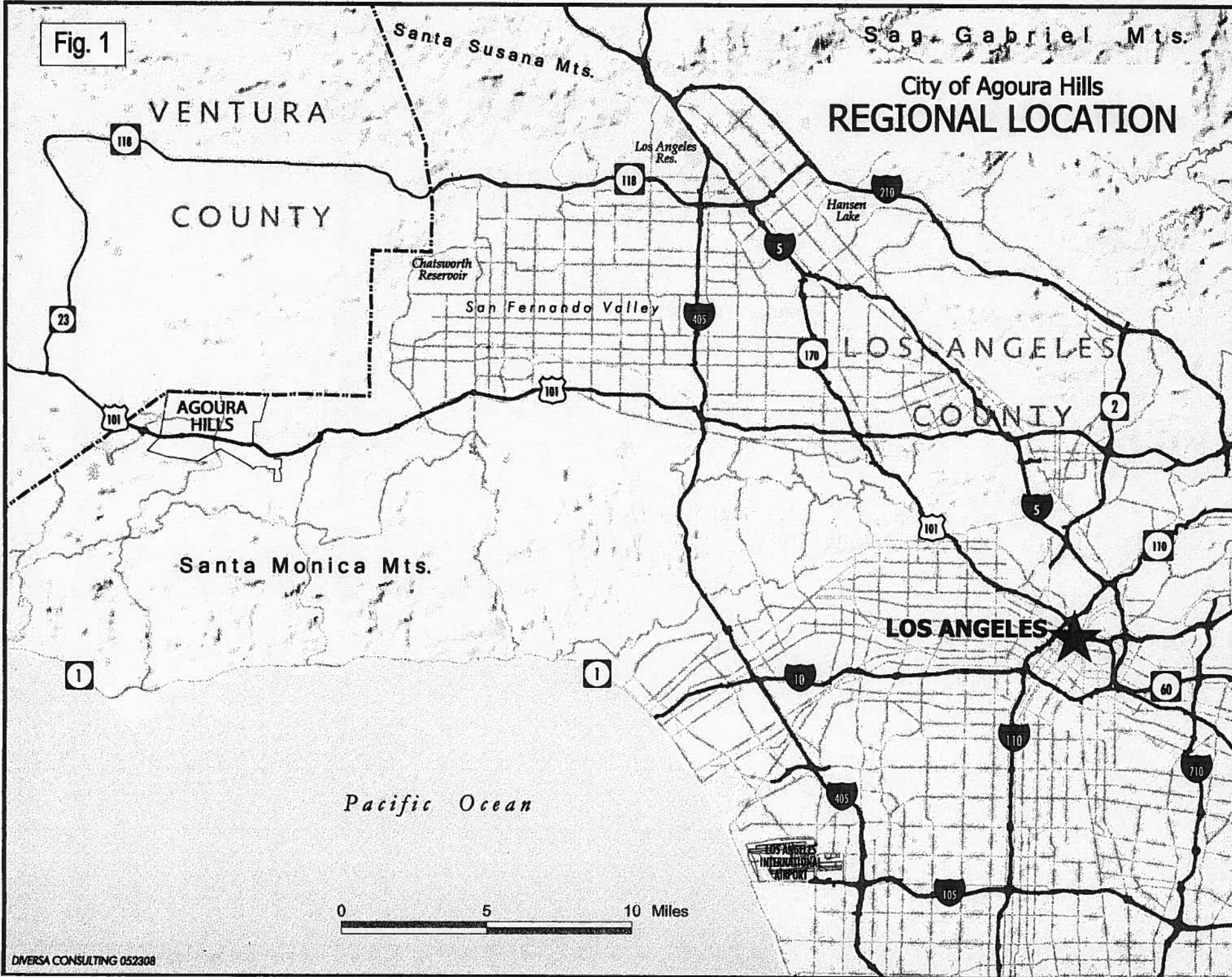
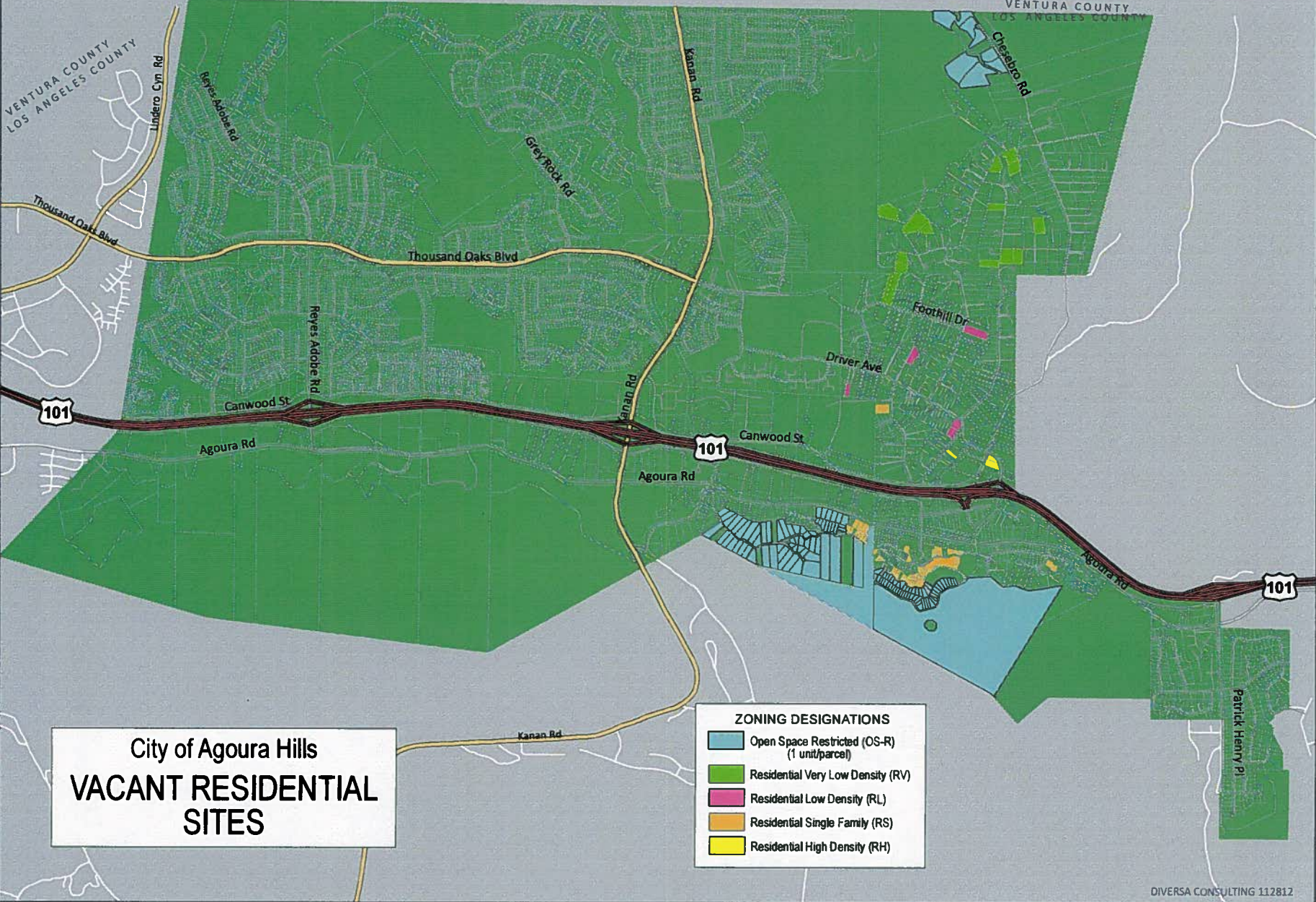


Figure 2

Figure 4.



Appendix