

RESOLUTION NO. 06-1419

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AGOURA HILLS CERTIFYING THE PROGRAM
ENVIRONMENTAL IMPACT REPORT FOR THE AGOURA
VILLAGE SPECIFIC PLAN; MAKING ENVIRONMENTAL
FINDINGS PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT; ADOPTING A
STATEMENT OF OVERRIDING CONSIDERATIONS;
ADOPTING A MITIGATION MONITORING AND
REPORTING PROGRAM; AND ADOPTING THE AGOURA
VILLAGE SPECIFIC PLAN.**

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

Section 1. An application for approval of the Agoura Village Specific Plan (“Project”) was duly filed by the City of Agoura Hills for an area of approximately 135 acres located both north and south of Agoura Road, from approximately Roadside Drive on the north to approximately the City limits on the south, and extending approximately 1,400 feet west of Kanan Road to about 750 feet east of Cornell Road. A public hearing was duly held by the City Council on the Specific Plan on May 24, 2006 at 7:00 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.

Section 2. Evidence, both written and oral, was presented to the City Council at the aforesaid public hearing.

Section 3. The City Planning Commission held a public hearing on the Agoura Village Specific Plan and Final Program Environmental Impact Report (EIR) on April 20, 2006 in the City Council Chambers, at which public comments were received, and the Planning Commission made the following recommendations to City Council: certify the Final EIR, make environmental findings per the California Environmental Quality Act (CEQA), adopt the Statement of Overriding Considerations (SOC), adopt the Mitigation Monitoring and Reporting Program (MMRP); adopt the Agoura Village Specific Plan (AVSP); approve a zoning map change in the Agoura Village area; approve a Zoning Ordinance Amendment; approve a General Plan Amendment; and approve an amendment to the Ladyface Mountain Specific Plan.

Section 4. On November 18, 2005, a Draft Program Environmental Impact Report (DEIR) was published for the Agoura Village Specific Plan in the City of Agoura Hills (Project). A Notice of Preparation and Request for Agency Input Regarding the Scope of the EIR was properly noticed and circulated for public review.

Section 5. The availability of the Draft Program Environmental Impact Report (DEIR) for public review was duly noticed. The DEIR was circulated to the State Clearinghouse of the State of California's Office of Planning and Research, as well as to other responsible, trustee, and/or interested agencies and persons. The DEIR was circulated for public comment for a period of 45 days, as required by law. On December 1, 2005, the Planning Commission held a public hearing to receive comments regarding the adequacy of the DEIR. The City of Agoura Hills (City) has accepted and responded in writing to comments relating to California Environmental Quality Act (CEQA) issues as required by law. Both the comments and the City's written responses thereto have been incorporated in the Final Program Environmental Impact Report (FEIR) as required by CEQA. Responses have been returned to the commenting agencies at least ten (10) days prior to the certification of the FEIR, pursuant to Public Resources Code Section 21092.5. The City finds that the public and government agencies have been afforded ample notice and opportunities to comment on the Notice of Preparation and Request for Agency Input Regarding the Scope of the EIR, the DEIR and the FEIR.

Section 6. In accordance with CEQA and the City of Agoura Hills' Local CEQA Guidelines and Sections 15088, 15089 and 15132 of the State CEQA Guidelines, the City has prepared the Final Program Environmental Impact Report (FEIR) for the project. The FEIR is comprised of the DEIR, the technical appendices noted and incorporated therein, public comments and the City's responses thereto, amendments to the DEIR, and the Mitigation Monitoring and Reporting Program, each of which is incorporated herein by this reference.

Section 7. The FEIR describes a "worst case scenario" of environmental impacts that would be associated with full build-out of the maximum density and intensity of development that could be constructed, subject to future discretionary permits, under the proposed Project. Further entitlements on affected properties will require further discretionary review and CEQA compliance. The FEIR identifies and analyzes a reasonable range of alternatives to the Project as required by CEQA

Section 8. The City Council finds that the public comments and responses thereto, the oral and written testimony presented in hearings, the corrections and modifications made to the DEIR following the public comment period, and revision to the Project do not constitute significant new information added to the DEIR as defined in the CEQA Guidelines. Therefore, recirculation of the DEIR was not required pursuant to CEQA Guidelines Section 15088.5.

Section 9. The FEIR reflects the City's independent judgment and analysis per CEQA Guidelines Section 15090.

Section 10. The City Council hereby finds that the FEIR for the Agoura Village Specific Plan was completed in compliance with the provisions of CEQA and the guidelines promulgated pursuant thereto, the City's local CEQA guidelines, and is legally adequate. The City Council has reviewed and considered the contents of the FEIR prior to deciding whether to recommend approval of the proposed Agoura Village Specific

Plan. Based on the facts stated in this Resolution and substantial evidence in the record of this proceeding, the City Council hereby certifies the FEIR.

Section 11. Based upon the FEIR, public comments, and the record before the City Council, the City Council hereby finds that the FEIR identifies less than significant impacts to the following areas: lighting; view alterations; wildlife corridors; wildland hazards and use of hazardous materials; erosion and stormwater runoff; introduction of residential uses south of U.S. Highway 101; and increased demand for water, waste water, solid waste and park and recreation services.

Section 12. Based upon the FEIR, public comments, and the record before the City Council, the City Council hereby finds that the FEIR identifies the potentially significant environmental effects for which feasible mitigation measures have been identified that will avoid or reduce the effects to a less than significant level:

1. The FEIR identifies potentially significant aesthetic impacts from altering views from roadways; altering knolls; introducing glare; and the removal of oak trees as an aesthetic resource. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. The Specific Plan contains standards to minimize the alteration of views. However, in the event that a retaining wall is required by some developments, and is visible from designated scenic roadways, the wall shall be made consistent with City Architectural Design Standards and Guidelines. Any potential developments shall preserve the knoll areas and minimize physical changes, such as grading, to the knolls. All projects shall incorporate additional building techniques to reduce glare. For oak tree impacts, the developments would need to follow the City's Oak Tree Preservation Guidelines, and compensate for the loss of oak trees onsite.
2. The FEIR identifies impacts from exposure to elevated levels of diesel exhaust during construction activities, and nuisance odors from implementation of an equestrian center and trail as being potentially significant environmental effects. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Measures to decrease the emission of diesel particles, such as limiting the use of certain types of equipment, are required. An organic debris and waste program will need to be implemented to minimize nuisance odors.
3. The FEIR identifies potentially significant biological impacts from affecting certain sensitive plant and animal species, and disturbing sensitive communities, including oak trees, wetlands and other areas under the jurisdiction of state and federal agencies, and coastal sage scrub. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. These methods include the use of buffer zones between the habitat and development;

the complete avoidance of the species or sensitive areas; or adequate mitigation for the loss of these resources through restoration or replacement of the habitat and/or species disturbed.

4. The FEIR identifies portions of the Project area that are within areas of geological hazards, including seismic activities such as liquefaction and ground shaking, slope instability, expansive soils, volcanic rock, and soils unsuitable for compaction, the development of which could result in potentially significant impacts. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Such measures include conducting site specific geologic studies as individual projects are proposed and incorporating all recommendations of the studies to ensure hazards are eliminated or minimized, and implementing specific building foundation and infrastructure measures.
5. The FEIR identifies the impact from the potential presence of hazardous materials on both developed and undeveloped properties in the Project area from past or current operations as being a potentially significant impact. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. As individual development projects are proposed in the Specific Plan area, a Phase I Environmental Site Assessment will be required to examine the potential for onsite contamination; all recommendations outlined in this and any subsequent studies deemed necessary shall be implemented.
6. The FEIR identifies the impact on cultural resources as a potentially significant environmental effect. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. A detailed archaeology study will be required for individual development projects to specifically identify any resources and devise a treatment method to avoid, protect and/or salvage/record artifacts. Measures also include construction monitoring near known sites and following standard CEQA and State Health and Safety Code procedures in the event resources are uncovered.
7. The FEIR identifies the impact on hydrology and water quality with regard to increasing peak storm water flow and runoff water, as well as building within the 100-year floodplain, as a potentially significant environmental effect. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Individual development projects will be required to submit final drainage plans and hydrology studies that meet Los Angeles County Food Control/Public Works standards to minimize flood hazards and runoff from the sites, and protect area creeks.

8. The FEIR identifies potentially significant land use and planning impacts related to land use conflicts between planned new commercial and residential land uses and between proposed equestrian uses and residential uses, as well as regional plan consistency for population growth estimates. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Measures identified in this Section related to air quality, aesthetics, noise and traffic circulation would minimize the land use compatibility issues. In order for the Southern California Association of Government's Regional Comprehensive Plan, which addresses population growth estimates, to be accurate, the City will need to provide more recent population, housing and job data to the agency to incorporate into its periodic forecast update for Agoura Hills.
9. The FEIR identifies potentially significant noise impacts related to construction noise from equipment and certain earthwork activities; traffic noise for ongoing operation of the Project; and placing some of the proposed new residences in areas that exceed normally acceptable ranges for interior and exterior noise. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Such measures include limiting construction hours and project operating hours; using rubberized asphalt for roadways; designing sites and building mechanical systems to minimize noise; preparing site specific acoustical analyses and incorporating all measures identified in the studies; and incorporating various building techniques to achieve an acceptable interior noise level per City standards.
10. The FEIR identifies the impact on public services related to increased fire safety hazards, and police protection and school facilities needs. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Final design of the proposed traffic roundabout is pending, including further engineering design and incorporating emergency access provisions. Fuel modification plans are required to be submitted for each proposed development within or adjacent to wildland fire hazard areas. Project plans will need to be submitted to the Los Angeles County Sheriff's Department for review and comment on site design and access, with all recommendations incorporated into the project. The school district will need to be noticed of the expected buildout date of each proposed project as soon as possible; and the required school fees pursuant to State law will need to be provided to the school district at the time of building permit issuance.
11. The FEIR identifies the impact on traffic and circulation related to increases in peak hour vehicle trips; pedestrian and bicycle movements and safety; reductions in parking; and short-term construction impacts to adjoining land

uses and roadways. Changes or alterations have been required in, or incorporated into, the proposed Specific Plan that avoid or reduce the impacts to a less than significant level. Several intersection improvements will be required to maximize capacity; specific roadway design measures are identified to increase pedestrian road crossing safety and safety of bicyclists; construction vehicle management plans are required where necessary, and all measures identified in such plans implemented.

Section 13. The City Council adopts the mitigation measures set forth in the FEIR and imposes each mitigation measure as a condition of approval of the Project. The City Council further adopts the “Mitigation Monitoring and Reporting Program” which is presented as Exhibit A, attached hereto and incorporated by reference, and directs City staff to implement and monitor the mitigation measures as described in Exhibit A.

Section 14. Statement of Overriding Considerations.. The FEIR identifies the following significant impacts, for which mitigation measures have been incorporated to the extent feasible, but which are not mitigable to a less than significant level, and therefore are considered to be “significant and unavoidable” impacts of the Project.

1. Both temporary construction and long term operational air quality emissions would exceed established South Coast Air Quality Management District thresholds. The construction emissions would derive primarily for earthmoving operations and construction equipment exhaust. The long term emissions would primarily result from vehicle trips in the Project area.
2. Full buildout of the Specific Plan would result in additional daily vehicle trips onto the local circulation network, resulting in the Agoura Road segment from Kanan Road to Cornell Road to operate below the City’s Level of Service threshold of “C.”

The Final Environmental Impact Report identifies and analyzes a reasonable range of alternatives to the Project, as required by CEQA. For the reasons specified herein and in the FEIR, the City Council hereby finds that the economic, legal, social, technical and other benefits of the Project have been balanced against the Project’s environmental risks. Further, none of the alternatives identified in the EIR fully accomplishes the goals and objectives of the proposed Project. The City Council finds that each and any one of the following benefits of the proposed Project, standing alone or in combination with the others, outweighs each unavoidable adverse environmental effect of the Project being approved at this time, and the City Council adopts a Statement of Overriding Considerations as required by CEQA.

1. The Specific Plan will provide greater environmental protection than the existing City regulations for the same area; including preserving as open space the southern portions of the Specific Plan area identified as “Zone G,” and ensuring the preservation and protection of the area’s riparian corridors, as

well as enhancing recreation opportunities through accommodating trail connections to the greater Santa Monica Mountains.

2. Buildout of the Specific Plan will provide a high quality mixed-use development that balances retail, office and other commercial uses with supporting multi-family residential uses, and would favorably affect the City's employment and housing balance, as well as generate additional tax revenues and employment opportunities in the City.
3. Through a balance and mix of different land uses in close proximity, and through certain design and development standards, the Project will encourage a pedestrian-oriented, human-scale built environment that is not solely automobile dominated, and therefore a comfortable, central place where residents and visitors can gather to shop, dine, stroll, and enjoy recreational activities.
4. Although the maximum allowed buildout of the area under the Specific Plan would not exceed the maximum allowed in these same areas pursuant to the current General Plan, the Project will provide a comprehensive and cohesive set of guidelines for development, land uses, and design for orderly development, as well as a comprehensive program for mitigation of environmental effects in the entire Agoura Village area that is far more beneficial and would likely result in less significant environmental impacts than if the area were to gradually develop over time as currently provided for by the existing zoning and General Plan policies and regulations.
5. The residential component of the Project that includes lofts and townhouses, although secondary to the commercial component, will provide a much needed variety of housing opportunities in the City and in different locations than currently available in the City.
6. The City is legally required to permit economically viable development of private property.

Section 15. Pursuant to Section 65454 of the Government Code, the City Council hereby makes the following findings of Specific Plan consistency with the various Elements of the Agoura Hills General Plan, and adopts the Agoura Village Specific Plan:

1. The Specific Plan is consistent with the Land Use Element Goal 1 of providing for a mix of land uses that meets the diverse needs of the City's residents, offers a variety of employment opportunities, and allows for capture of regional growth. The primary objective of the Specific Plan is to provide for a pedestrian-oriented, mixed-use village, including a combination of retail commercial, office and multi-family residential uses throughout the Plan area and, where appropriate, within each specific development. The multi-family residential uses would provide for greater variety of housing types and support for the new retail development, and both the retail and office uses would offer a greater variety of employment and economic opportunities for the City.
2. The Specific Plan is consistent with Policy 1.1 of the Land Use Element, as it would provide for a range of housing styles, locations and densities to address

the community's housing needs, and to provide market support for existing and future commercial land uses in the City. The Specific Plan calls for some limited residential development as a secondary use to complement and support the commercial component of the Specific Plan. The residential and commercial components would be provided in close proximity to each other – either by a vertical or horizontal mix of uses. The Specific Plan would allow for a limited amount of residential lofts and town homes to provide different housing opportunities in a different part of the City.

3. The Specific Plan is consistent with Policy 1.5 of the Land Use Element that calls for the development of community commercial centers in Agoura Hills to capture a greater share of local spending. The goal of the Specific Plan is to provide a unique destination in the City, by shaping the area into an identifiable and inviting place to gather, shop, eat and stroll. The Specific Plan is to encourage the transformation of the area to foster new development.
4. The Specific Plan is consistent with Policy 1.7 of the Land Use Element that encourages the use of Specific Plans as a tool to implement General Plan policies to provide for cohesive coordinated development in high profile areas of the community. The main purpose of the Specific Plan is to establish a comprehensive framework for development within the area, articulating regulations and guidelines for new development and redevelopment of existing uses, as well as identifying comprehensive circulation systems, parking strategies, streetscape improvements, and a cohesive set of public improvements.
5. The Specific Plan is consistent with Goal 2 of the Land Use Element to maintain and enhance community identity and development quality for the City and its neighborhoods. The Specific Plan outlines land use and development standards, design guidelines and street beautification and public improvements to be employed in the Specific Plan area to ensure an attractive, consistent physical appearance, while at the same time preserving riparian corridors and viewsheds, and acknowledging the aesthetic and biological value of the surrounding natural resources in this portion of the City.
6. The Specific Plan is consistent with Policy 2.7 of the Land Use Element that requires that design review of buildings and exterior spaces favorably considers features that are of human scale and encourages pedestrian activity. The cornerstone of the Specific Plan is to establish a pedestrian-friendly village environment. The village environment, by its very nature, necessitates development that is at a human scale - inviting and approachable to humans.
7. The Specific Plan is consistent with Policy 2.11 of the Land Use Element that provides for enhanced paving, entry monuments and other special design features at key entry points in the City, including Kanan Road from the south. Chapter 6 of the Plan outlines visual cues, such as signage and markers, to

create virtual borders and inform pedestrians and drivers that they have arrived at a special destination. This includes the use of village monuments and gateway features along Kanan and Agoura Roads at the edges of the Specific Plan area reflecting natural elements and materials.

8. The Specific Plan is consistent with Implementation Measure 2.7 of the Land Use Element to provide for substantial opportunities for proactive planning in the four quadrants at the Kanan/Agoura Road intersection, with a special study on the design, development and land uses prepared for this area. All four quadrants of this intersection are included in the Specific Plan, which identifies requirements and guidelines for consistent design, development and land uses in this particular location, as well integrating this intersection area with the greater Agoura Village Specific Plan area setting.
9. The Specific Plan is consistent with Policy 3.1 of the Land Use Element to provide for the preservation of significant scenic areas, and natural open space areas and corridors in the City, and with Policy 3.3 of the Land Use Element to preserve key plant and animal habitat, riparian areas, and physiographic features. A significant portion of the Specific Plan area is earmarked as open space, particularly the southern portion of the Specific Plan area, at the foothills of the Santa Monica Mountains. These open space areas are the primary locations of sensitive habitat and species in the Specific Plan area. Section 4 of the Plan outlines land use and development standards for natural resource protection, including riparian corridors and oak trees, and for adequate transitions between development and open space. Lastly, the scenic resources of the Santa Monica Mountains would be preserved from different vantage points both within the Specific Plan area and the City as a whole, by limiting development to certain locations of the Specific Plan area; limiting building heights so that views are not obstructed; and ensuring that the design of the built environment is compatible with the natural environment through appropriate architectural styles and treatments, scale and use of natural materials.
10. The Specific Plan, with the imposition of mitigation measures set forth in the Environmental Impact Report, is consistent with Policy 1.1 of the Circulation Element to maintain a Level of Service “C” for all signalized intersections and at freeway interchanges. The Plan, along with mitigation measures outlined in the Environmental Impact Report (EIR) for the project, would ensure that a LOS “C” is maintained for all signalized intersections in the Plan area.
11. The Specific Plan is consistent with Policy 1.2 of the Open Space and Conservation Element ensuring that development and environmental review processes are sensitive to the preservation and protection of wildlife corridors, significant ecological areas, riparian habitats, and areas that contain chaparral, oak woodlands, individual oak trees, and street trees. The Specific Plan contains several measures to preserve the natural resources in the area,

including natural sensitive habitats and oak trees. A significant portion of the Plan area is earmarked as open space, particularly the southern portion of the Specific Plan area, at the foothills of the Santa Monica Mountains. These open space areas are the primary locations of sensitive habitat and species in the Specific Plan area, and would be preserved. Moreover, the Specific Plan requires the preparation and implementation of riparian habitat and creek protection programs.

12. The Specific Plan is consistent with Policy 2.2 of the Open Space and Conservation Element to preserve the open space corridors to provide linkages to open space areas, and with Policy 2.5 to use open space to protect and enhance the unique character and identity of the City and provide outdoor recreation. The Specific Plan outlines open space, park land and trail requirements for development in the Specific Plan area. In particular, the Specific Plan calls for a system of trails along Medea, Lindero Canyon and Chesebro Creeks to enhance Agoura Village, and which would have the potential to link to the trail system in the Santa Monica Mountains, and for an equestrian center at the southern edge of the Specific Plan area.
13. The Specific Plan is consistent with Goal 3.0 of the Open Space and Conservation Element of conserving existing water resources, as well as policies related to this including: Policy 3.2 to use reclaimed water for landscaping and Policy 3.4 to use attractive, low maintenance, drought-tolerant landscaping. Section 5 of the Specific Plan lists design guidelines that encourage the reuse of rainwater and grey water for irrigation; and the utilization of native and low water use plants.
14. The Specific Plan is consistent with Policy 3.5 and Policy 3.6 of the Open Space and Conservation Element to protect and enhance natural qualities or riparian habitat (Policy 3.5), and retain watercourses and adjacent land in their natural states, as well as enhance the aesthetic quality of existing watercourses (Policy 3.6). Section 5 of the Specific Plan calls for the preparation and implementation of riparian habitat and creek protection programs for projects near creeks and preservation of riparian habitats in a natural state.
15. The Specific Plan is consistent with Policy 4.1 of the Open Space and Conservation Element to encourage innovative site planning and building designs that minimize energy consumption by taking advantage of sun and shade patterns, prevailing winds, landscaping and building materials. Section 5 of the Specific Plan includes site planning and design guidelines that encourage floor plans and site designs that maximize daylight, natural ventilation, and passive solar heating and cooling functions. Section 4 of the Specific Plan requires the incorporation of sustainability practices provided by the U.S. Green Building Council.

16. The Specific Plan is consistent with Policy 4.2 of the Open Space and Conservation Element. Sections 5 and 6 of the Specific Plan contain guidelines for encouraging low voltage lighting and lighting fixtures that incorporate the latest energy-efficient technology.
17. The Specific Plan is consistent with Goal 3 of the Noise Element to improve the noise environment of the community through sensitive planning and development practices. Section 5 of the Specific Plan provides that the siting of noise generating functions that may create a nuisance for adjacent properties should be avoided.
18. The Specific Plan, with the imposition of mitigation measures set forth in the Environmental Impact Report, is consistent with Policy 1.4 of the Scenic Highways Element to maintain a quality visual experience along the entire length of the scenic highways through protection and enhancement of views and development of appropriate landscaping. In the Specific Plan area, Agoura Road, Kanan Road and Roadside Drive are all designated Local Scenic Highways. Kanan Road south of Roadside Drive is also a Primary County Scenic Highway. The Specific Plan provides design guidelines and development standards to ensure a consistent, attractive streetscape and built environment along these roadways, and includes requirements to protect and enhance views to the Santa Monica Mountains.
19. The Specific Plan is consistent with Policy 1.10 of the Scenic Highways Element, which provides for enhanced paving, entry monuments, and other special design features at key entry points to the City. Chapter 6 of the Specific Plan outlines visual cues, such as signage and markers, to create virtual borders and inform pedestrians and drivers that they have arrived at a special destination. This includes the use of village monuments and gateway features along Kanan and Agoura Roads at the edges of the Specific Plan area reflecting natural elements and materials.
20. The Specific Plan is consistent with Goal 5 of the Public Facilities, Utilities, and Services Element to maintain a consistent level of quality water service in the City and promote water conservation. In particular, the Specific Plan is consistent with Implementation Measure 5.5 to utilize reclaimed wastewater for irrigation and Implementation Measure 5.6 to encourage the use of drought resistant landscaping and water efficient irrigation to reduce water use. Section 5 of the Specific Plan lists design guidelines that encourage the reuse of rainwater and grey water for irrigation; and the utilization of native and low water use plants.
21. The Specific Plan is consistent with Goal 6 of the Public Facilities, Utilities, and Services Element to maintain a consistent level of quality sewer service throughout the entire City. Section 7 of the Specific Plan ensures that sewer lines are sized appropriately, and requires information to be provided for

individual proposed developments demonstrating that there will be adequate line capacity.

22. The Specific Plan is consistent with Goal 8 of the Public Facilities, Utilities, and Services Element to provide necessary control and reduction of solid waste generation and disposal, and particularly Policy 8.3 requiring new developments to incorporate recycling locations into the development. Section 7 of the Specific Plan requires that any proposed development project comply with the City's waste reduction and recycling program, and Section 5 provides standards for the design and location of trash and recycling enclosures.
23. The Specific Plan is consistent with Policy 1.3 of the Community Design Element to maintain an awareness of the City's natural environmental setting. The Specific Plan contains numerous provisions to protect the area's natural resources, through viewshed and habitat preservation. Additionally, the Specific Plan outlines design guidelines that incorporate natural materials and native landscaping.
24. The Specific Plan is consistent with Policy 1.4 of the Community Design Element to develop a high quality highway image that supports the image of quality desired by residents and new businesses locating in Agoura Hills. The Specific Plan incorporates design and development standards to ensure an attractive, cohesive built environment, including detailed architectural, streetscape and landscape requirements.
25. The Specific Plan is consistent with Policy 2.1 of the Community Design Element to secure the existing commercial tax base through the preservation of existing commercial centers and the enhancement of areas with further development potential such as the Agoura Road/Roadside Drive area. The Specific Plan area includes Agoura Road and Roadside Drive, and the purpose of the Specific Plan is to facilitate a pedestrian-oriented mixed-use village development in this area of the City that would be primarily commercial in nature (retail and offices), but which would also incorporate residential units as a secondary and supporting use. The aim of the Specific Plan is to improve upon the existing area within the Specific Plan boundaries to create a more interesting, comprehensive development scenario with a consistent set of standards applied.
26. The Specific Plan is consistent with Goal 3 of the Housing Element to provide opportunities for new housing in a variety of locations and a variety of densities in accordance with the land use designations and policies of the Land Use Element. In particular, Policy 3.4 of the Housing Element encourages the development of residential/commercial mixed-use in the Agoura Village area. The Specific Plan allows for a limited number of new multi-family residential units in a portion of the City that currently consists of primarily non-

residential uses. Given that the units would be loft or town home type residences, the Plan would contribute to increasing the variety of housing options in the City.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Craig A. Steele, City Attorney