

REPORT TO CITY COUNCIL

DATE: OCTOBER 22, 2014

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: RAMIRO ADEVA, PUBLIC WORKS DIRECTOR/CITY ENGINEER 

SUBJECT: APPROVAL OF RESOLUTION NO. 14-1767, ADOPTING AN ADDENDUM TO THE ADOPTED AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), FOR THE AGOURA ROAD WIDENING PROJECT

This report seeks City Council authorization to consider the approval of Resolution No. 14-1767, adopting an addendum to the Agoura Road Widening and Canwood Street Improvements Project Initial Study/Mitigated Negative Declaration (IS/MND). This addendum has evaluated the changes to the IS/MND that would occur, as a result of design modification to the Agoura Road Widening component of the Project.

During the final design of the Project, additional options were considered to minimize impacts to oak trees, scrub oaks, and areas containing sensitive plant species and habitat. Other design changes were made as part of the agreement negotiations during the right-of-way acquisition process, which included widened curb alignment, driveway cuts and additional retaining/block walls for either signage, privacy and noise issues.

City staff prepared an Addendum to the Agoura Road Widening and Canwood Street Improvements Project Initial Study/Mitigated Negative Declaration (IS/MND), adopted by the City Council on December 19, 2012, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, specifically Sections 15164 and 15162 of the latter. The Addendum, included as Exhibit A, reviewed the potential environmental effects of the proposed project modifications, and found that there would be no new or substantially increased environmental impacts from those identified previously in the IS/MND. The mitigation measures previously outlined in the IS/MND would continue to apply to the project. An Addendum is not required to be circulated for public comment

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

Construction of the Project will be completed in phases. The first phase was construction of Canwood Street improvements, completed last fiscal year. The second phase is construction of Agoura Road Widening improvements. The Project plans and specifications are complete and ready to be advertised for bids. Staff anticipates that the second phase of the project will start construction in January 2015.

The proposed Resolution No. 14-1767 has been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

City staff recommends the City Council adopt Resolution No. 14-1767, adopting an addendum to the adopted Agoura Road Widening and Canwood Street Improvements Project Initial Study/Mitigated Negative Declaration and making the required environmental findings pursuant to the California Environmental Quality Act (CEQA).

Attachment: Resolution No. 14-1767 and Exhibit A – Agoura Road Widening and Canwood Street Improvements Project IS/MND Addendum - Agoura Road Widening Project Design Modifications, October 2014

RESOLUTION NO. 14-1767

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ADOPTED AGOURA ROAD WIDENING AND CANWOOD STREET IMPROVEMENTS PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CEQA

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

WHEREAS, on December 19, 2012, the City Council adopted Resolution No. 12-1693, thereby adopting a Mitigated Negative Declaration ("MND") for the Agoura Road Widening and Canwood Street Improvements Project ("Project").

WHEREAS, certain modifications to the Project relating to increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments ("Project Modifications") have since been proposed and will be considered by the City Council;

WHEREAS, the City has caused an Addendum to the MND ("Addendum") to be prepared for these Project Modifications in accordance with CEQA Guidelines Section 15164 because the Project Modifications alone do not require the preparation of a new or supplemental environmental impact report pursuant to CEQA Guidelines Section 15162, and the Addendum, which describes the Project Refinements in detail, is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the City as lead agency may prepare an addendum to a previously adopted Negative Declaration if only minor technical changes or additions to the Negative Declaration are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent Negative Declaration have occurred.

WHEREAS, an addendum need not be circulated for public review but is attached to the adopted negative declaration in accordance with CEQA Guidelines Section 15164; and

WHEREAS, this item was heard by the City Council on October 22, 2014 at a regularly scheduled City Council meeting in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the meeting was duly given; and

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

WHEREAS, the City Council has reviewed and considered the Addendum in conjunction with the MND; and

WHEREAS, the City Council has further reviewed the findings made in this Resolution and finds that they are based upon substantial evidence that has been presented to the City Council in the record of proceedings. The documents, staff reports, technical studies, appendices, plans, specifications, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination during normal business hours in City Hall through the office of the City Clerk, who serves as the custodian of these records.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, DECLARES AND RESOLVES AS FOLLOWS:

Section 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. Pursuant to CEQA Guidelines Section 15162, the City Council finds that the Addendum to the previously adopted Mitigated Negative Declaration is the appropriate environmental document in connection with the approval of the Project Modifications, because: (i) substantial changes are not proposed to the Project that were not previously evaluated in the Mitigated Negative Declaration that indicate new or more severe impacts on the environment than previously addressed in the Mitigated Negative Declaration; (ii) substantial changes have not occurred in the circumstances under which the Project was previously reviewed that indicates new or more severe environmental impacts; and (iii) new important information does not exist to show the Project Refinements will have new or more severe impacts than previously considered. Specifically, the City Council concurs with staff's determination that the Project Modifications as approved by the City Council do not constitute substantial changes to the Project or the circumstances surrounding the Project which would create new or more severe impacts than those evaluated in the previous Mitigated Negative Declaration.

Section 3. The City Council has independently reviewed and considered the contents of the Addendum in conjunction with the MND prior to deciding whether to approve the Project Modifications.

Section 4. The City Council hereby adopts the Addendum which is attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 5. The City Clerk shall certify to the adoption of this Resolution, and shall cause this Resolution to be entered in the official records of the City.

PASSED, APPROVED, and ADOPTED this 22nd day of October, 2014 by the following vote to wit:

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

William D. Koehler, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

EXHIBIT "A"

**Addendum to Mitigated Negative Declaration for the
Agoura Road Widening and Canwood Street Improvements Project**

**AGOURA ROAD WIDENING AND
CANWOOD STREET IMPROVEMENTS
PROJECT INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION**

ADDENDUM

*Agoura Road Widening Project Design
Modifications*

October 2014



City of Agoura Hills
**Agoura Road Widening and Canwood
Street Improvements Final Initial
Study/Mitigated Negative Declaration -
Addendum**

**Agoura Road Widening Project Design
Modifications**

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 or acook@ci.agoura-hills.ca.us**

October 6, 2014

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Figure 1 – Project Location

Figure 2 – Project Layout

Figure 3 – Detailed Project Layouts

SECTION 1.0 – INTRODUCTION

1.1 –PURPOSE AND BACKGROUND

This Addendum to the Agoura Road Widening and Canwood Street Improvements Project Final Initial Study/Mitigated Negative Declaration (IS/MND) (2012) State Clearinghouse No. 2012101026 has been prepared according to the California Environmental Quality Act (CEQA) (Public Resources Code – PRC - Section 21000, et seq.) and the CEQA Guidelines (California Administrative Code, Title 14, Section 15000, et seq.). The Addendum updates the Agoura Road Widening and Canwood Street Improvements Project Final IS/MND, which was adopted by the Agoura Hills City Council, the Lead Agency, on December 19, 2012.

This Addendum evaluates the changes to the IS/MND that would occur as a result of the implementation of the design modifications to the Agoura Road Widening component of the Agoura Road Widening and Canwood Street Improvements Project (the “Project”).

ORIGINAL PROJECT

Location

On December 19, 2012, the City Council, in addition to adopting the IS/MND, approved the Agoura Road Widening and Canwood Street Improvement Project. See Figure 1 for the project location. The Agoura Road Widening Project is located in Agoura Hills just south of U.S. 101. The limits of the proposed improvements on Agoura Road are between the westerly City limits and Cornell Road. Improvements to Kanan Road are also proposed between approximately 500 feet north of the Agoura Road/Kanan Road intersection and 1,600 feet south of the Agoura Road/Kanan Road Intersection. Additional improvements along Canwood Street were proposed as part of the project from approximately Reyes Adobe Road to Strawberry Hill Drive, north of U.S. 101. However, the improvements to Canwood Street have now been completed.

Land to the south of Agoura Road is primarily vacant land designated for planned development. However, there is some existing development, including restaurants, office, retail and service uses toward the eastern end of the project area. There is also some development, including the Agoura Hills City Hall and the Gateway Foursquare Church, along the already improved section of Agoura Road, most of which is not included in the project limits, as it has already been completed as part of a separate project.

The area north of Agoura Road and south of U.S. 101 is fully developed throughout the limits of the project. The land is occupied by a variety of business services, including, but not limited to, technology companies, commercial business, retail shops, restaurants, and hotels.

Land south of Agoura Road along Kanan Road is mostly vacant and designated for planned development as part of the Agoura Village Specific Plan. To the north of Agoura Road, land on both sides of Kanan Road is developed with commercial businesses.

The City of Agoura Hills General Plan 2035 (2010) identifies the need for improvements along both Agoura Road and Kanan Road. These improvements include the widening of Agoura Road from two to four lanes between the western City limits to Kanan Road, as well as the widening of Kanan Road between Agoura Road and the southerly City limit. These improvements have not yet been completed. Most of the Agoura Road Widening Project would be within existing City of Agoura Hills (City) right-of-way; however additional frontage area on private parcels along Agoura Road would be required, which would necessitate acquisition of the land area by the City. Other parcels would be affected by the project for grading and driveway reconstruction, or accessed temporarily during construction.

Project Description

The purpose of the project is to:

- Provide compatibility along Agoura Road between existing roadway improvements and planned development in the area;
- Provide continuity along Kanan Road between roadway segments north and south of Agoura Road;
- Ensure compatibility between the proposed Agoura Road and Kanan Road widening improvements; and
- Increase accessibility and safety for pedestrians and bicyclists along the Agoura Road corridor.

The City's General Plan classifies Agoura Road as a secondary arterial roadway and Kanan Road as a primary arterial roadway. Both roadways are designed to move relatively high traffic volumes between the freeway and local circulations system, although secondary arterials are meant to serve a more localized traffic.

Agoura Road runs parallel to U.S. 101, and serves as a primary bypass route during emergency closures of U.S. 101. Roadway improvements, such as widening and installation of curbs, gutters, medians, and sidewalks, have been conducted along various segments of Agoura Road as commercial development has occurred along the corridor.

Agoura Road runs east to west within the City limits, and for the most part has one travel lane in each direction within the project limits. Agoura Road is fully improved to two lanes in each direction near Reyes Adobe Road and Ladyface Court. With several exceptions, most of the

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Addendum**

roadway along this corridor is semi-rural in nature with no curb, gutter, sidewalk, or streetlights.

Kanan Road runs in a north/south direction within the City limits. Within the project limits, the roadway has two through lanes in each direction north of Agoura Road, and one lane in each direction south of Agoura Road. Parking along this corridor is not permitted.

The City proposes to widen Agoura Road to its ultimate build-out width within the City limits. The proposed project would include widening the existing roadway from two to four lanes from the westerly City limits to just west of Reyes Adobe Road, and again from Ladyface Court to Kanan Road. For the segment between Reyes Adobe Road and Ladyface Court, there would only be a pavement overlay. The roadway would remain a two-lane facility from Kanan Road to Cornell Road with the addition of diagonal parking spaces on both sides of the road.

Improvements at the Agoura Road/Kanan Road intersection would also be conducted, including widening Kanan Road between Agoura Road and 500 feet north and 1600 feet south of the intersection, and widening Agoura Road approximately 600 feet on either side of the intersection to allow for turning movements. Beyond these limits, Kanan road would remain a two-lane facility.

The project would include constructing a Class II bike lane and curb/gutters on both sides of Agoura Road, installing landscaped medians, and sidewalks with landscaped parkways, as outlined in the Agoura Village Specific Plan and Agoura Hill's General Plan. A second pedestrian-only bridge over Medea Creek would be constructed as a separate structure adjacent to the roadway bridge.

Most of the widening would occur within existing City right-of-way; however, additional frontage area on private parcels along Agoura Road would be required, which would necessitate acquisition of the land area by the City. Other parcels would be affected by the project for grading and driveway reconstruction, or accessed temporarily during construction. Refer to Table 1 for specific impacts planned for private parcels.

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TABLE 1 - RIGHT-OF-WAY IMPACTS ON PRIVATE PROPERTIES				
APN	Grading	SCE Easement	Driveway	ROW Acquisition
2061001025	X			
2061001031	X		X	
2061002024	X			
2061002048	X		X	
2061002049	X			
2061004015	X		X	
2061004024	X		X	
2061004027	X		X	
2061004030	X			
2061004034	X			
2061004035	X			
2061004039	X			
2061004900	X		X	
2061005030	X			
2061006035	X			
2061006036	X		X	
2061006044				X
2061031010				X
2061031020	X			
2061031022			X	
2061031023			X	
2061031900			X	
2061033013	X		X	
2061033015	X		X	
2061033016	X			X
2061033904	X			
2061006038	X			
2061006047	X			
2061006046		X		
2061006008		X		

Construction of the Agoura Road Widening portion of the project is anticipated to begin in Winter 2015, and would last for approximately 18 months. Several staging areas have been proposed for the project, based on the ease of access to and from the construction area, physical space constraints for heavy equipment movement and turning needs, transportation routes, property ownership, and avoidance of environmentally sensitive areas.

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Potential staging areas are located on the northeast and northwest corners of the Agoura Road/Cornell Road intersection; southeast and southwest corners of the Agoura Road/Kanan Road intersection; on an unpaved center median on Agoura Road, approximately 630 feet east of the Agoura Road/Ladyface Court intersection; and the southeast corner of the Agoura Road/Minute Man Way intersection. The final staging areas would be determined during final design and would be coordinated and/or negotiated with county, state, other agencies, or private parties, as appropriate.

The equipment needed for the project is expected to include, but is not limited to, one or more of the following: foreman's truck; flatbed truck; stake bed form truck; low bed truck and crane; dump truck; water truck; tack truck; grinder and support trucks; bucket truck; transit mix concrete trucks; vacuum truck for directional boring; water and support truck for directional boring and trailer; driller; back hoe; back hoe w/auger; air compressor with jackhammer; emulsion tanker; down cutting milling machine; paver; roller; milling machine; street sweeper; excavator; and fitting trailer (supplies and tools).

Permits and Approvals

In addition to City approval, approvals from the following public agencies are required:

- U.S. Army Corps of Engineers (ACOE) – Section 404 Permit Authorization;
- Los Angeles Regional Water Quality Control Board (RWQCB) – Section 401 Water Quality Certification; and
- California Department of Fish and Wildlife (CDFW) – Section 1602 Streambed Alteration Agreement (SAA)

1.2 - BASIS FOR DECISION TO PREPARE AN ADDENDUM

The analysis and conclusions contained in this document have been provided to assist the City of Agoura Hills in determining if any additional environmental review is necessary in accordance with PRC Section 21166 and CEQA Guidelines Sections 15162 and 15164. The text of these sections is provided below.

PRC 21166:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.
(PRC 21166)*

CEQA Guidelines Section 15162:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.***

- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, addendum, or no further documentation.*

CEQA Guidelines Section 15164:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

As demonstrated in the environmental analysis provided in SECTION 3.0, the proposed changes do not meet the criteria for preparing a subsequent negative declaration. An addendum is appropriate for the project, as there would be no substantial changes to the project; no new information of substantial importance has been revealed that was not known prior to adoption of the IS/MND; the project would not result in a significant effect not previously discussed in the IS/MND; the significant effects previously examined in the IS/MND would not be more severe as a result of the project; there are no proposed changes to mitigation measures; and there are no new mitigation measures or alternatives that could substantially reduce significant environmental effects identified in the IS/MND.

1.3– SUMMARY OF FINDINGS

The proposed design modifications (the “Project”) would not result in new significant environmental effects or greater impacts than those previously identified in the IS/MND. Each environmental issue area of the IS/MND was reviewed and analyzed to determine if the proposed project would result in new significant environmental effects or a substantial increase in environmental impacts than those previously analyzed and disclosed in the IS/MND. The Project would occur within the same project limits already analyzed for environmental issues in the IS/MND. The Project is consistent with the goals and policies of the General Plan and the Agoura Village Specific Plan provisions, as well as the purpose and objectives of the Agoura Road Widening Project. No new significant environmental effects were identified, nor were greater impacts identified in the analysis. Therefore, no subsequent IS/MND is necessary to prepare pursuant to PRC Section 21166 or CEQA Guidelines Section 15162.

1.4– ORGANIZATION AND SCOPE

The previously adopted IS/MND (2012) provides detailed environmental information and analysis regarding potential impacts from implementation of the Agoura Road Widening Project. This Addendum provides further information and analysis about potential impacts that could result from the proposed design modifications to the Agoura Road Widening Project. This Addendum also provides a summary of the impact analysis found in the IS/MND, which classifies potential impacts into the following categories: 1) no impact; 2) less than significant impact; and 3) less than significant with mitigation impact. The Addendum should be considered together with the IS/MND. The IS/MND can be found at the following location:

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

This Addendum is organized into the following sections:

SECTION 2.0 – PROJECT DESCRIPTION

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

SECTION 4.0 – LIST OF PREPARERS AND REFERENCES

SECTION 2.0 – PROJECT DESCRIPTION

The purpose of the Agoura Road Widening Project design modifications (the “Project”) (Figure 2) is primarily to further reduce potential impacts to oak trees and noise, and to reduce the amount of hillside grading. The original Agoura Road Widening Project design attempted to minimize environmental impacts, including those to oak trees, to the extent feasible. Nonetheless, in Section IV. BIOLOGICAL RESOURCES, the IS/MND determined that 82 coast live oaks, 66 valley oaks, and 44,406 square feet of scrub oak would be removed, and the protected zone would be encroached upon for 17 other oaks. Mitigation was incorporated into the IS/MND to reduce these impacts to a level of less than significant. After adoption of the IS/MND, the City decided to consider additional design options to further decrease impacts to oak trees and scrub oak. The Project would reduce the total impact numbers to 59 coast live oaks, 60 valley oaks, and 13,462 square feet of scrub oak.

Retaining walls have been added, and in some cases, originally proposed retaining walls have been adjusted. The purpose in adding or adjusting the retaining walls is to contain the project disturbance area and therefore preserve more oaks. Rather than grading further into areas adjacent to the roadway to achieve a more gradual slope, walls would retain the earth. Table 2 lists the proposed retaining wall improvements. Figure 3, Layouts 1-5, shows the locations of the proposed retaining wall changes, and the oaks now preserved. The retaining walls minimize oak loss by reducing the amount of land to be graded along the right-of-way (ROW), which contains oaks. The new retaining walls, as well as the changes to previously proposed retaining walls, would not be located in environmentally sensitive habitat. Most of the retaining walls would be located in the public right-of-way, and most would be on already developed properties. The design of the walls in vacant areas has been directed to avoid sensitive plant species and habitat.

In summary, five (5) new walls are proposed from the original project (RW4, RW5, RW6 – block wall, SNL-1 and SNL-2); three (3) (RW0, RW1, RW2) are modifications to previously proposed walls; and one (1) (RW3) is an existing wall proposed to be replaced and lengthened. Of the modifications, all walls are proposed to be lengthened, and most increased in height from a range of one to three (1-3) feet. The one exception is a decrease in height from six (6) to five (5) feet for RW0. Planned wall heights from the public right-of-way view range from one and one-half feet (1 ½) to ten (10) feet; in the originally proposed design, the maximum wall heights were six (6) feet. The additional height is required to prevent further grading that would affect more oak trees. From the public right-of-way view, the following walls exceed six (6) feet in height, which is the required maximum height for walls in yard setbacks (Section 9606.2(D) of the Agoura Hills Municipal Code): RW1, RW2, RW4, RW5. All of these walls are in the public right-of-way, not on private property with required setbacks. All walls would be either faux rock “soil nail” walls (SNL-1 and SNL-2), or a block concrete masonry unit (CMU). For the CMU walls,

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decorative treatment would include a “split face” or veneer, both of which would appear as a natural rock-like pattern.

TABLE 2 – RETAINING WALLS						
RETAINING WALL NUMBER	"AG" CL STATIONING	WALL LENGTH (FT)	MAX DESIGN WALL HEIGHT (FT)	AVG. RANGE OF EXPOSED WALL HEIGHT (FT) From Agoura Road	AVG. RANGE OF EXPOSED WALL HEIGHT (FT) From Private Property	COMMENTS
RW0	95+98.65 TO 97+99.91 (Within ROW, in front of APN 2061004024)	210	8.7	1.5	3 TO 5	Wall terminus on eastside was slightly modified, total wall length increased 11' and maximum exposed wall heights were reduce from 6' to 5'.
RW1	98+23.07 TO 102+18.54 (Within ROW, in front of APN 2061004039/ 2061004027)	387	8.9	1.5 (4.5-8 at Agoura Self Storage Sign)	2 - 7 (8 at Agoura Self Storage Sign)	Wall length increased 10'. Wall was raised by 1-3' at curved segment to accommodate Agoura Self Storage Sign
RW2	102+55.18 TO 103+69.27 (Within ROW, in front of APN 2061004027)	114	6.9	1.5 (4.5-8 at Agoura Self Storage Sign)	1.5 TO 5.5 (4.5-8 at Agoura Self Storage Sign)	Total wall length increased 14' in length. Wall was raised by 2-3' at curved segment to accommodate Agoura Self Storage Sign
RW3	117+27.83 TO 120+75.73 (Within ROW, in front of APN 2061006035)	348	11.9	1.5	1 TO 8.5	Wall lengthened by 125 feet on north side to replace an existing retaining wall

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						that will be removed and replaced with this RW3. Wall height raised by 2.5'
RW4	84+74.73 TO 86+73.23 (Within ROW, in front of APN 2061004900)	217	8.8	1 TO 8.0	1 TO 8.0	New wall was added at request of private property owner - APN 2061004900 - and to protect oak trees and landscaping
RW5	87+25.24 TO 87+71.61 (Within ROW, in front of APN 2061004900)	56.2	13.2	1 TO 10.0	1 TO 10.0	New wall was added at request of private property owner - APN 2061004900 - and to protect existing oak trees.
Block Wall (RW6)	On property line of APN 2061006036	30	7.33	6.0	6.0	New block wall with split face treatment was added at request of private property owner due to noise - APN 2061006036
SOIL NAIL WALL						
SNL-1	89+25.00 TO 93+14.55 (Within ROW, in front of APN 2061033016)	401	8	1.5 TO 6.0	1	Faux rock new soil nail wall
SNL-2	89+75.00 TO 92+25.00 (On property APN 2061033016)	250	11	1.5 TO 6.0	1	Faux rock new soil nail wall

Several other modifications are proposed in select areas to minimize the project disturbance area and thereby preserve more oaks, as shown on Figure 3, Layouts 1-5. The following are the main changes. One area of landscaped median (about 200 feet long) has been reduced in width from 45 feet to 35 feet. A total of 890 linear feet of landscaped parkways has been eliminated, while another parkway area has been lengthened by 400 linear feet, although reduced in width from a range of four to nine (4-9) feet to a width of four (4) feet. Street curb alignments have been shifted and/or retaining curbs of six (6) to eight (8) inches high added. Grading has been reduced in specific areas. Road alignment has shifted by ten (10) feet in one location. Four (4) proposed parking spaces in the Agoura Village Specific Plan area of Agoura Road have been eliminated from the original design. Sidewalks have been redesigned from meandering to straight, while some have been reduced in width (in Agoura Village). All sidewalks would be a minimum four (4) feet in width, consistent with the Americans with Disabilities (ADA) Act.

Two driveway cuts were also added to the project at the far western end of Agoura Road to provide site access to private properties. Retaining walls RW4, RW5, and the block wall were added due to the request of property owners as part of more recent right-of-way acquisition agreements for the Agoura Road Widening Project, primarily for privacy and noise issues. RW1 and RW2 were adjusted as part of the right-of-way acquisition agreements for business signage issues.

Section XII. NOISE of the IS/MND indicates that the residential caretaker unit at Conejo U Stor It at 29055 Agoura Road is within ten (10) feet of the Agoura Road Widening Project. While noise impacts to the unit were not considered significant, the IS/MND nonetheless indicated that only hand-held manual equipment would be used in this location for landscape and hardscape improvements. All noise impacts were found to be less than significant in the IS/MND. Since adoption of the IS/MND, the owner of Conejo U Stor It has requested that the City build a block wall (see Table 3) near the caretaker unit and provide hotel arrangements for the caretaker during the period of construction in proximity to the unit. Given these arrangements, the use of hand tools is no longer necessary, nor is it feasible considering the addition of a wall in this area and the resulting construction methods. Therefore, the Project no longer proposes the use of hand-held manual equipment for landscape and hardscape improvements near the Conejo U Stor It caretaker unit.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed project does not meet the criteria for preparing a subsequent IS/MND under CEQA Guidelines Sections 15162 and 15164 and PRC 21166. Proposed modifications to the Agoura Road Widening Project (the "Project") are minor, result in less area of disturbance overall, and for the most part, serve to further protect oak trees. The modifications would not cause a new significant impact or substantially increase the severity of a previously identified significant impact. All impacts would be either equivalent to or less than the impacts previously analyzed in the IS/MND. The proposed project would not change existing General Plan goals and policies, the intent of the Agoura Village Specific Plan, nor the goals and purpose of the Agoura Road Widening Project. There are no proposed changes to mitigation measures; and there are no new mitigation measures or alternatives that could substantially reduce significant environmental effects. Lastly, no new information of substantial importance has been revealed that was not known prior to adoption of the IS/MND, nor have environmental conditions in the project area changed substantially since the IS/MND adoption that would result in new or substantially more severe environmental impacts.

3.1 AESTHETICS

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The IS/MND Section I. AESTHETICS identified *less than significant impacts* on scenic vistas and on creation of substantial light and glare; *no impact* with regard to substantially damaging scenic resources; and *less than significant with mitigation* impacts to substantially degrading the existing visual character or quality of the site and surrounding area.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

- AES-1 In accordance with the City Municipal Code and Architectural Design Standards and Guidelines, hillside grading shall be conducted in a manner that would preserve the existing contours to the extent feasible, and all slopes shall be revegetated in a natural fashion with trees and plants per the project's approved landscape plan and planting palette.
- AES-2 To compensate for the loss of oak tree aesthetic impacts along Agoura Road, oak trees shall be incorporated into landscape plans for the parkways and medians of Agoura Road.

PROPOSED PROJECT

The Project proposes minor modifications to the design of the Agoura Road Widening Project. These modifications include increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; and straightening sidewalk alignment in select areas, all of which would affect the area aesthetics. However, overall, the Project would improve aesthetics by retaining more oak trees and oak scrub habitat along the roadway than originally identified in the IS/MND, and by reducing the amount of slope grading in certain locations. The medians would still be planted with oak trees to the extent feasible, as identified in the IS/MND. The reduction in slope grading and retention of oaks is consistent with Mitigation Measures AES-1 and AES-2.

The height of the walls as viewed from the public right-of-way would range from one and one half (1 ½) feet to ten (10) feet. Retaining walls RW1, RW2, RW4, and RW5 would reach the highest, with some portions at 8, 8, 8, and 10 feet, respectively, and are within the public right-of-way (ROW). The remaining proposed walls are six (6) feet or lower in height, and are either in the public ROW or on private property. Please refer to Addendum Section 3.10 LAND USE AND PLANNING for further discussion of retaining wall height. The heights are necessary to minimize grading, thereby protecting more oaks. In any case, the retaining walls would be given decorative treatment to help blend with the natural environment through the use of faux rock soil nail walls and block concrete masonry unit (CMU) with a decorative “split face” rock or a rock veneer.

Therefore, the Project would not result in adverse impacts to aesthetics, and there would be no change to the conclusions of the IS/MND with regard to aesthetics. The Project would provide an overall net benefit to aesthetics with regard to oak preservation. The mitigation measures of the IS/MND would continue to apply.

3.2 AGRICULTURE AND FOREST RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

No impacts to agriculture and forest resources were found in the IS/MND.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

No mitigation measures were identified in the IS/MND.

PROPOSED PROJECT

No such resources exist in the City, or in the Project area. The Project would result in no changes to this environmental issue area. Therefore, the Project would not result in adverse impacts to agriculture and forest resources, and there would be no change to the conclusions of the IS/MND with regard to agriculture and forest resources.

3.3 AIR QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The IS/MND Section III. AIR QUALITY identified *less than significant impacts* to the following: potential conflict with or obstruction of implementation of the applicable air quality plan; violation of an air quality plan or substantial contribution to an existing or projected air quality violation; cumulatively considerable net increase of criteria pollutant for which the project region is non-attainment; exposure of sensitive receptors to substantial pollutant concentrations; and creation of objectionable odors affecting a substantial number of people. There were no items with impacts considered *less than significant with mitigation* or areas of *no impact*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

Since no significant air quality impacts were identified in the IS/MND, no mitigation is required. However, the following measures would nonetheless be implemented to reduce air quality impacts to the extent feasible, pursuant to the SCAQMD requirements for dust minimizing measures.

AQ-1 Pursuant to Rule 403 of the SCAQMD, the following dust minimizing measures shall be implemented.

- The simultaneous disturbance of the site shall be minimized to the extent feasible.
- The project proponent shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 insuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited.
- The project proponent shall comply with all SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM10 emissions.

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- **Adequate water techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be dewatered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Site watering shall be performed as necessary to mitigate blowing dust.**
- **Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.**
- **Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned up after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph.**
- **Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.**
- **Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and four-degree retard.**
- **Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through traffic lanes.**
- **The engines of idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes.**
- **On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive.**
- **All haul trucks leaving or entering the site shall be covered or have at least two feet of freeboard.**
- **Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.**
- **Any site access points within 30 minutes of any visible dirt deposition on any public roadway shall be swept or washed.**

PROPOSED PROJECT

The Project involves minor modifications to the previously proposed design of the Agoura Road Widening Project, including: increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments. These modifications would likely have negligible change on the long term air quality environment from that identified in the IS/MND, since the roadway capacity and type and number of lanes would not be altered and the same vehicle volumes are expected. The modifications would also likely have negligible change from the IS/MND on the short term environment during construction. The length and extent of construction would be very similar to that identified in the IS/MND. If any change in effects, there may be slightly less air quality impacts with the Project during construction, as there would be less grading in some areas.

Therefore, the Project would not result in new or more severe impacts to air quality beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to air quality. The recommended Mitigation Measure AQ-1 would still apply.

3.4 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The IS/MND Section IV. BIOLOGICAL RESOURCES found the following *less than significant* impact: substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The conclusion of *no impact* was found for potential conflict with a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. The following impacts were identified as *less than significant with mitigation*: substantial adverse effect 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 Wildlife or U.S. Fish and Wildlife Service; 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 Wildlife or U.S. Fish and Wildlife Service; substantial adverse effect on federally protected wetlands; and conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

BIO-1 A qualified biologist approved by the City's Environmental Analyst shall be present at the pre-construction meeting to provide an overview of required avoidance, minimization, and mitigation measures, and to explain the correct reporting requirements during construction activities.

BIO-2 Environmentally sensitive habitat areas, including wetlands, waters of the U.S., open water, and riparian habitat adjacent to construction areas but not proposed for disturbance, shall be fenced off using high visibility tape with wooden stakes, or similar methods, (including the use of silt fencing as necessary) to prevent entry of personnel and equipment, but allow continued movement of wildlife.

A biologist approved by the City's Environmental Analyst shall be on site during installation to ensure that the fences are correctly placed. The City or appointed staff shall also monitor to ensure that this fencing is properly maintained throughout the construction period.

If silt fencing is required for erosion control measures, contractor-grade silt fence shall be used and shall be installed securely, without gaps. Fencing shall be monitored daily by a qualified biologist throughout the construction period to ensure it is in good condition and functioning properly. Further inspection shall be conducted after rain events to ensure that any animals attempting to disperse are not restricted by the fencing.

Cover boards may be provided for reptiles and amphibians along the inside of the fence line for individuals to take shelter from desiccation or predation if necessary. If used, the cover boards shall be low to the ground and secured in such a way that individuals potentially using them are not accessible to predatory species, such as raccoons and coyotes.

BIO-3 To compensate for permanent loss of an estimated 0.07 acre of willow riparian scrub habitat, the City shall follow all requirements, including identified mitigation, in the CDFG 1602 SAA. At a minimum, the City shall restore the same or similar habitat along an existing degraded portion of the same drainage or water feature, or a similar one in the general area of the project, for permanent impacts at a ratio of 1:1 (restoration: loss). If a location in the general area of the project is not feasible, then the City shall restore another area acceptable to CDFG and the City (consideration existing habitat and likelihood of restoration success) within the City limits as close to the disturbed area as possible.

A restoration plan, including maintenance and monitoring (with periodic status reports and documentation), shall be submitted to the City's Environmental Analyst for approval prior to issuance of a grading permit, or start of construction, whichever is sooner. The restoration plan shall be implemented prior to completion of the project.

- BIO-4 To compensate for temporary impacts on an estimated 0.06 acre of non-wetland waters of the U.S. and an estimated 0.22 acre of waters of the state, the City shall follow all requirements, including identified mitigation, of the appropriate regulatory agencies, including CDFG, ACOE, and RWQCB.**

At a minimum, the City shall be responsible for restoring the same or similar habitat in the same location that is disturbed for temporary impacts at a ratio of 1:1 (restoration: loss). If restoration in the same area is not feasible, then restoration shall be completed as close to the impact area as possible.

To compensate for the permanent loss of an estimated 0.24 acre of non-wetland waters of the U.S. and an estimated 0.88 acre of areas under CDFG jurisdiction, the City shall follow all requirements, including identified mitigation, of the appropriate regulatory agencies, including CDFG, ACOE, and RWQCB.

At a minimum, the City shall be responsible for restoring the same or similar habitat in an existing degraded portion of the same drainage or water feature, or a similar one in the general area of the project, at a ratio of 1:1 (restoration: loss). If a location in the general area of the project is not feasible, then the City shall restore another appropriate area within the City limits as close to the impacted area as possible.

For each mitigation, a restoration plan outlining methods of restoration; planting sizes, quantities, and receiver sites; and performance standards, including maintenance and monitoring (with periodic status reports and documentation), shall be submitted to the City's Environmental Analyst for approval prior to issuance of a grading permit, or start of construction, whichever is sooner. The restoration plan shall be implemented prior to completion of the project.

- BIO-5 To avoid potentially adverse impacts on the burrowing owl, pre-construction surveys for the burrowing owl shall be conducted by a qualified biologist approved by the City's Environmental Analyst. The surveys shall be conducted not more than two weeks prior to ground or vegetation disturbing activities, and shall be repeated as necessary as construction moves into new, previously undisturbed areas. Such surveys shall include a**

thorough examination of all suitable habitat within the project area and vicinity for burrowing owl or its sign.

The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If burrowing owl or its sign is detected, then the CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the burrowing owl shall be followed.

- BIO-6** To avoid potentially adverse impacts on the least Bell's vireo, pre-construction surveys for the least Bell's vireo shall be conducted within 300 feet of suitable habitat by a qualified biologist/ornithologist approved by the City's Environmental Analyst. The surveys shall be conducted not more than two weeks prior to ground or vegetation disturbing activities, and shall be repeated as necessary as construction moves into new, previously undisturbed areas. Such surveys shall include a thorough examination of all suitable habitat within the project area and vicinity for least Bell's vireo or its sign.

The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If the least Bell's vireo or its sign is detected, then the USFWS and CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the least Bell's vireo shall be followed.

- BIO-7** To avoid the accidental take of any migratory bird species, the removal of trees and any other bird habitat shall be conducted between September 1 and February 1, outside of the typical breeding season, as feasible. If avoidance of the nesting season is not feasible, a qualified biologist/ornithologist, approved by the City's Environmental Analyst, shall conduct a pre-construction nesting bird survey.

Once the pre-construction bird surveys are conducted during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the City's Environmental Analyst and CDFG for review and approval. No construction shall begin prior to this approval.

In the event that a nesting special status or migratory bird species is observed in habitat/trees to be removed or within 200 feet of the construction work areas, the City shall either delay all construction work in the suitable habitat area or within 200 feet 300 feet (birds) or 500 feet (raptors) of the nesting activity until after September 15, or continue focused surveys in order to determine when nesting activity has ceased.

If an active nest is found, clearing and construction within 300 feet (birds) or 500 feet (raptors) 200 feet of the nest shall be postponed until the nest is vacant and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area.

BIO-8 To avoid or minimize potentially adverse impacts on rare plants, prior to construction and during the appropriate blooming season, rare plant surveys shall be conducted by a qualified botanist along the full length of Agoura Road in the project area to determine the presence or absence of the round-leaved filaree (March through May) and Lyon's pentachaeta (March through August), Braunton's milk-vetch (March through July), the San Fernando spineflower (April through June), as well as other special-status plants. If no special-status plants are found within the project area, then no additional mitigation is required. If a sensitive species is found, it shall be avoided wherever feasible. Avoidance measures shall be determined based on recommendations of a botanist, and in coordination with USFWS and/or CDFG for state or federally listed threatened or endangered plants. If avoidance is not feasible, mitigation shall be accomplished, in consultation with USFWS and/or CDFG for plants that are listed as state or federally threatened or endangered.

A restoration plan shall be prepared, acceptable to the City and CDFG and/or USFWS as applicable. The plan shall be approved by the City's Environmental Analyst and other applicable agencies prior to issuance of a grading permit or start of construction, whichever comes first. The restoration plan shall be implemented prior to completion of the project. The plan shall identify the receiver locations, number of plants to be replanted and the methods of replanting, as well as maintenance and monitoring requirements. The plan shall include the measures necessary for the establishment of self-sustaining populations in suitable open space areas designated by the City to ensure the long-term survivability of the species in the vicinity.

Salvage and relocation activities shall include seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate open space habitats. Seed salvage shall only be used as a last resort and shall only be used as a means to protect the genetic record in a herbarium for the onsite population that would be destroyed. Annual monitoring for at least five (5) years shall also be required to ensure no-net-loss of acres of habitat for this species. The acreage ratio of lost special-status plant species

habitat to habitat replaced shall be at the discretion of the USFWS and/or CDFG, where applicable, but shall be no less than 1:1.

BIO-9 To compensate for the loss of 82 coast live oak and 66 valley oak trees (including 1 landmark oak tree), and the loss of 44,406 square feet of scrub oak, the City shall replant trees according to the following:

Mitigation Ratio. Compensation for the loss of coast live oak and valley oak trees shall be at a ratio of 4:1, with at least two (2) 24-inch box specimens and one (1) 36-inch box specimen, with the remaining tree diameter dependent on the size of the individual tree to be removed, pursuant to the City's Oak Tree Ordinance and Oak Tree Preservation Guidelines. Compensation for the loss of one (1) landmark oak tree shall be two (2) container grown 60-inch box size trees. Compensation for the loss of scrub oaks shall be at a ratio of 1:1 (square footage to square footage).

Scrub Oaks. For the scrub oak mitigation, the City shall replant at least 44,406 square feet of scrub oaks on land owned by the City or other entity within the City or its vicinity, which is retained for preservation.

Coast Live Oaks and Valley Oaks. Coast live and valley oak trees shall be incorporated into the landscaped medians and parkways along the roadways impacted. If it is determined that there is insufficient land available in the medians and parkways to plant the full number of mitigation trees, the City shall then replant the remainder of oak trees on land owned by the City or other entity within the City or its vicinity, which is retained for preservation. If sufficient lands are not available for oak tree restoration to complete the remainder of the plantings on available land, the City may pay an in-lieu fee for the remainder of the mitigation requirement. The exact amount of the fee is to be determined by the City's Oak Tree Consultant, based on the appraised value of the trees and/or the cost that would be normally associated with planting mitigation trees, and approved by the City Planning and Community Development Director. The in-lieu fee shall be paid to the City's Oak Tree Mitigation Fund prior to issuance of a grading permit or commencement of project construction, whichever occurs sooner. The City's Oak Tree Mitigation Fund is used to purchase open space land and plant oak trees.

An Oak Tree Mitigation Plan shall be prepared by a qualified professional, satisfactory to the Director of Planning and Community Development, which complies with the tree replanting requirements listed herein, and which shall identify at least the following:

- Specific sites to be replanted, methods of planting and spacing, and quantities and sizes to be planted. For the median and parkways plantings, the final

landscape and irrigation plans for the roadway widening project may be sufficient.

- Maintenance requirements, including weeding, watering, and replanting, as necessary.
- Monitoring requirements for at least a three (3) year period following installation, including required documentation to be submitted to the City's Environmental Analyst and City Oak Tree Consultant.
- Performance criteria and measures of success.

Mitigation sites shall be selected such that no sensitive species or habitat would be displaced or impacted by the restoration of oaks.

The Oak Tree Mitigation Plan shall be submitted to the City's Environmental Analyst and City Oak Tree Consultant for review, and approved by the City Planning and Community Development Director, prior to issuance of a grading permit and/or initiation of project construction, whichever occurs first. Completion of the mitigation shall occur no later than one (1) year after the completion of the Agoura Road Widening and Canwood Street Improvements Project.

BIO-10 To prevent the loss of additional oak trees due to encroachment into the protected zones of an anticipated 11 coast live oaks and 6 valley, construction activities within the vicinity of these identified trees shall follow the Oak Tree Preservation Program Items 1-6 in the project oak tree report (L. Newman Design Group, September 2012), and the Oak Tree Guidelines in Appendix A of the Zoning Ordinance, including, but not limited to, measures related to the use of tools, fencing and supervision of work by the City's Oak Tree Consultant.

BIO-11 **Pre-Construction Meeting.** The developer, appropriate City staff, and contractors shall attend a pre-construction conference meeting with the City's Oak Tree Consultant prior to construction activities along Agoura Road to review procedures during project construction to ensure the protection of the oak trees to remain.

BIO-12 Protocol level surveys for this for the California gnatcatcher shall be conducted within 300 feet of suitable habitat by a qualified biologist/ornithologist approved by the City's Environmental Analyst. The surveys shall be conducted in the year prior to construction in accordance with USFWS protocol. Such surveys shall include a thorough examination of all suitable habitat within the project area and vicinity for the California gnatcatcher or its sign.

The surveys shall be summarized in a report submitted to the City's Environmental Analyst for review. If the gnatcatcher or its sign is detected, then the USFWS and CDFG and other relevant regulatory agencies shall be consulted. Additional surveys shall be conducted, if required by these agencies, prior to any construction activities, and requirements of the regulatory agencies regarding protection of the California gnatcatcher shall be followed. If evidence of the gnatcatcher is found during surveys, then consultation with the USFWS would be conducted as appropriate, and requirements of the regulatory agencies regarding protection of the species shall be followed to avoid impacts.

- BIO-13** To the extent feasible, tree removal shall be scheduled during the non-breeding season for bats (typically October 1 through February 28). During the non-breeding season, surveys will be conducted by a qualified bat specialist to identify any active or potential bat-roosting cavities. If there are any bats roosting in cavities the area, either in trees or in structures, they shall be safely evicted under the direction of a bat specialist and under consultation with the CDFW.

Once it has been determined that all roosting bats have been safely evicted from roosting cavities, exclusionary devices approved by the CDFG shall be installed and maintained to prevent bats from roosting in these cavities prior to and during construction. A summary report will be prepared upon completion of these activities. This report shall be submitted to the City's Environmental Analyst and CDFG.

If tree removal is required during the breeding season for bats (typically March 1 through September 30), bat surveys shall be conducted by a qualified bat specialist no more than seven days prior to the removal of any trees or work on the bridge structures within the project BSA. If no roosting bats are detected, then no further surveys are required provided the tree removal is conducted within seven days. If removal is delayed more than 7 days, additional surveys shall be conducted no more than seven days prior to tree removal to ensure that no bats have moved into the area.

If bats are found roosting in tree branches within the BSA, then the following measures would be implemented to reduce the potential for disturbance:

- Non-breeding bats shall be safely evicted under the direction of a bat specialist and under consultation with the CDFG. No tree demolition shall be conducted until bats have been safely evicted from the tree.

- The bat specialist shall monitor and document all tree demolition, bridge work, and implementation of avoidance measures, and shall prepare a summary report upon completion of these activities. This report shall be submitted to the City's Environmental Analyst and CDFW.
- Exclusionary measures are anticipated to prevent maternal colonies from becoming established in the project area. However, if a maternal colony of bats is found in the construction area, no work shall be conducted within 100 feet of the roosting site until the maternal season is over or the bats have left the site. The site shall be designated as a sensitive area, and shall be protected as such until the bats have left the site. No clearing and grubbing shall occur adjacent to the site. Combustion equipment, such as generators, pumps, and vehicles, shall not be parked nor operated under or adjacent to the roosting site. Construction personnel shall not enter into areas beneath the colony, especially during the evening exodus.

BIO-14 No more than seven days prior to the start of construction, a qualified biologist would conduct general wildlife surveys of the entire BSA to ensure that no sensitive species are present within the construction area. If any species are found in this area, necessary avoidance measures would be developed in coordination with the biologist and appropriate agencies, if necessary. No work would be authorized until these surveys have been conducted.

PROPOSED PROJECT

The Project involves minor modifications to the previously proposed design of the Agoura Road Widening Project, involving: increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments. As discussed in Section 2.0 PROJECT DESCRIPTION, one of the main purposes of the Project is to reduce impacts to oak trees identified in the IS/MND. Impacts to oaks would be reduced as follows:

TABLE 3 – OAK TREE IMPACTS				
	REMOVAL		ENCROACH¹	
	IS/MND	Addendum	IS/MND	Addendum
Valley	66	60	17	35
Coast Live	82	59		
Scrub	44,406 SF	13,462 SF	NA	NA

¹ In an effort to minimize removals of oaks, the limits of construction have been lessened in some locations; here, oaks would no longer be removed, but would now be encroached upon, which is less of an impact.

The number of valley oaks to be removed would decrease by six (6) , and the number of coast live oaks removed would decrease by 23. Scrub oak removal would decrease by 30,944 square feet. Note that this is a conservative estimate of tree loss; in some case, the trees identified in Table 3 may be retained, but it cannot yet be determined with certainty. As a result, the oaks would be considered a loss for the purposes of impact analysis.

Therefore, the Project would result in less adverse impacts to oaks compared with what was originally proposed in the IS/MND. Remaining impacts to oak trees would be treated and mitigated for as identified in Mitigation Measures BIO-9, BIO-10 and BIO-11. No changes to these mitigation measures are necessary.

The Project modifications would take place in the same areas and project work limits identified for disturbance in the IS/MND. Most of the modifications would occur in areas already developed with pavement. Therefore, the potential for impacts to sensitive habitat, plants and wildlife are expected to be the same as identified in the IS/MND, and not result in more severe or additional impacts than previously anticipated. It is possible that reduced grading in select areas, as proposed with the Project, may further minimize impacts identified in the IS/MND, as less vacant areas are disturbed.

In summary, the Project would not result in new or more severe impacts to biological resources beyond what was addressed in the IS/MND, and less impacts are expected to oak trees and oak scrub habitat. There would be no change to the conclusions of the IS/MND with regard to biological resources. Mitigation Measures BIO-1 through BIO-14 would still apply.

3.5 CULTURAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In Section V. CULTURAL RESOURCES of the IS/MND, the following issue area was found to have *no impact*: substantial adverse change in the significance of an historical resource. The following impacts were found to be *less than significant with mitigation*: substantial adverse changes in the significance of a historical resource; destruction of a unique paleontological resource of site of unique geologic feature; and disturbance to human remains, including those interred outside of formal cemeteries. There were no *less than significant* impacts.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

CR-1 Phase III data recovery and/or Phase IV construction monitoring shall be conducted for the following sites, as indicated below in Table 12 [see IS/MND], during construction activities. Where the table indicates that a site is to be avoided, the project plans show no construction activity to occur in this area, however construction monitoring would still be required.

CR-2 Where avoidance of known archaeological sites is not possible, a written Treatment Plan (TP), in accordance with CEQA Guidelines Sections 15064.5 and 15126.4, shall be prepared for Phase III (data recovery), and Phase IV (archaeological monitoring and data recovery) activities. Phase III and Phase IV activities are required if the site has been previously determined to be a unique resource, a historical resource, or an important resource, or if Phase II testing has indicated the same. A TP and Phase III data recovery shall be required for the following sites: #19-000041, #19-001069, and #19-001352. A TP and Phase IV construction monitoring shall be required for the following sites: #19-000041, #19-000462, #19-000463, #19-000467, #19-000842, #19-001069, #19-001352, #19-100209, and #19-100210.

The TP shall outline the data requirements and appropriate field and laboratory methods to test and evaluate (Phase II) sites for significance per the criteria set forth in Sections 15064.5 and 21083.2 of the CEQA, and shall outline the data requirements and appropriate field and laboratory methods necessary to mitigate impacts to a site via data recovery (Phase III) to a less than significant level. The TP shall identify the protocol for recovery, reporting, and curation of artifacts uncovered and recovered during construction. The TP shall be approved by the City of Agoura Hills' (City) Environmental Analyst, prior to issuance of a grading permit or beginning of project construction, whichever comes first.

Phase III work shall occur prior to project construction activities for accessible (not paved over) sites. Otherwise, Phase III work shall be conducted during project construction. Phase IV work shall be conducted during construction.

- CR-3 Because of the high sensitivity of the general area for archaeological resources, and to ensure their protection, all areas where construction is to occur shall be monitored by a qualified archaeologist and a Native American monitor, acceptable to the City's Environmental Analyst, during all construction-related earth-moving activities. This would ensure protection of known archaeological resources within the project area, and those outside, but within 50 feet of, the project area, such as sites #19-000314, #19-001027, #19-001236, #19-100207, #19-100208, as well as potential sites yet unknown.

If artifacts are discovered, the City's Environmental Analyst shall be notified immediately, and construction activities shall cease until the archaeologist has examined the find. If a Native American site is uncovered, construction in that area shall be suspended until the monitor, along with the project archaeologist, can properly assess the resource(s) and identify the appropriate measures to ensure that the resource(s) would not be adversely affected.

Equipment stoppages prescribed by the archaeologist shall involve only construction work that will damage the archaeological deposits, as prescribed by the archaeological monitor (or lead project archaeologist) and the Native American monitor. Other construction work may continue outside the area of the find, at a distance determined by the archaeological monitor (or lead project archaeologist) and the Native American monitor, if that outside area is being monitored by an archaeological monitor and a Native American monitor. The purpose of stopping the equipment is to protect cultural resources that would otherwise be impacted, and said equipment may undertake work in other areas of the project away from discovered resources.

If a Secretary of the Interior Professional Qualification Standards-qualified archaeologist determines that archaeological resource may be unique resource, as defined by Section 21083.2 of the PRC, or a historical resource, as defined by Section 21084.1, or an important resource, as defined by the previous Appendix K of the CEQA guidelines, Phase II testing or surface evaluation (if determined adequate by the qualified archaeologist) of the find shall be conducted. According to City's General Plan Policy HR 3.2, excavation of deposits of Native American origin will be coordinated with and monitored by recognized Chumash representatives.

The site shall be treated in accordance with the provisions of Section 21083.2, Section 21084.1, or the previous CEQA Guidelines Appendix K, with mitigation as appropriate.

Depending on the nature of the find, such mitigation may include, but would not be limited to, avoidance, documentation, data collection, or other appropriate actions to be determined by the Secretary of the Interior Professional Qualification Standards-qualified archaeologist and the Native American monitor.

If unique archaeological resources, historical resources, or important archaeological resources cannot be avoided, impacts may be reduced by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of the sites.

Curation of the excavated artifacts or samples shall occur as specified by the archaeologist. If the find is determined not to be a unique, significant, or important archaeological resource, no further archaeological action is necessary, and construction may continue.

- CR-4 A written TP shall be required and shall address the data requirements and appropriate field and laboratory methods that need to be implemented to avoid impacts to paleontological resources through avoidance of discovered localities or to mitigate impacts to paleontological resources through data recovery. The TP shall be approved by the City's Environmental Analyst prior to issuance of a grading permit or beginning of project construction, whichever occurs first.

During project construction, a qualified paleontologist, acceptable to the City's Environmental Analyst, shall be retained by the City to monitor excavation occurring in native non-volcanic sediments. If fossils are uncovered during construction, the paleontologist shall notify the City's Environmental Analyst, and construction activities in that area shall cease until the paleontologist can assess the resource(s) and identify appropriate measures to ensure that the resources will not be adversely affected.

The paleontologist shall take the necessary precautions to avoid potential destruction of the site or shall implement the appropriate mitigation measures. If significant resources cannot be avoided, any recovered fossil remains shall be cleaned, analyzed, and catalogued so that they can be accepted for curation at a legal repository by the qualified paleontologist. Equipment operation shall cease while the paleontologist collects samples fossils or samples of matrix to test for fossils, so that adequate data recovery is conducted. Collection protocols shall be determined in the TP. The purpose of stopping the equipment is to protect paleontological resources that would otherwise be impacted, and said equipment may undertake work in other areas of the Project

away from discovered resources. A final report of the findings shall be completed upon laboratory analysis, and submitted to the City's Environmental Analyst.

- CR-5 Project construction activities within the vicinity of known or possible human remains shall be monitored by an archaeological monitor and a Native American monitor during construction. In situ preservation of human remains is preferred. In accordance with HSC Section 7050.5, PRC Section 5097.98, and City's General Plan Policy HR-3.3, if human remains are uncovered, the County Coroner must be notified of the find immediately, and no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. The location and nature of the find will be kept confidential on a need-to-know basis. The City's Environmental Analyst shall be notified. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify the MLD or MLDs. The MLD or MLDs shall complete inspection and make recommendations within 48 hours of notification by the NAHC.

PROPOSED PROJECT

The Project consists of minor modifications to the previously proposed design of the Agoura Road Widening Project. The modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project modifications would take place in the same areas and project work limits identified for disturbance in the IS/MND. Most of the modifications would occur in areas already developed with pavement, like the original project that was analyzed in the IS/MND. The IS/MND analysis for cultural resources did not take into account specific depths of excavation along different segments and areas of the project alignment based on particular construction methods, but made a conservative estimate of potential impact based on location of the improvements in relation to known or probable cultural resource sites. Therefore, the previous analysis is adequate for the proposed Project as well.

The originally proposed retaining wall footing depths ranged from one to four (1-4) feet. The Project may result in slightly deeper excavation, an additional one-half (½) foot, for retaining wall footings in some areas where such walls are to be increased in height. This is a minor increase and only in select areas. Similarly, there would likely be less depth in other excavation areas, compared to the original Agoura Road Widening Project; it is possible that reduced

grading in select areas, as proposed with the Project, may further minimize impacts identified in the IS/MND, as less vacant areas are disturbed.

In summary, the Project is not expected to result in new or more severe impacts to cultural resources beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to cultural resources. Mitigation Measures CR-1 through CR-4 would continue to apply.

3.6 GEOLOGY AND SOILS

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In the IS/MND, the following Section VI. GEOLOGY AND SOILS issue area was found to have *less than significant* impacts: located on expansive soil, creating substantial risks to life or property. The following *less than significant with mitigation* impacts were determined: expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death; and 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. There were no issue areas found to have *no impact*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

GEO-1 All design recommendations made in the Geotechnical Report (Kleinfelder Inc., 2012) shall be incorporated into the project.

GEO-2 Rock fall catchment structures shall be installed, per the Federal Highway Administration (FHWA) Catchment Design Guide, at the appropriate locations to minimize rock fall to the extent feasible. The final location and size of catchment areas shall be identified during final design, and approved by the City's project engineer.

PROPOSED PROJECT

As described previously, the Project consists of minor modifications to the originally proposed design of the Agoura Road Widening Project. Some of these modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project modifications would take place in the same areas and project work limits identified for disturbance in the IS/MND. As part of the design of the soil nail walls, geotechnical analysis (Kleinfelder, 12/9/13) was conducted to ensure the safety and stability of these improvements. All recommendations of the analysis have been incorporated into the design of the soil nail walls. No other proposed modifications warranted further geotechnical analysis.

The Project is not expected to result in new or more severe impacts to geology and soils beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to geology and soils. Mitigation Measures GEO-1 and GEO-2 would continue to apply.

3.7 GREENHOUSE GAS EMISSIONS

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In Section VII. GREENHOUSE GAS EMISSIONS of the IS/MND, the following issue areas were found to have *no impact/beneficial impacts*: generate greenhouse gas emissions that may have a significant impact on the environment; and conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No *less than significant impacts* or *less than significant with mitigation impacts* were determined.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

The Project consists of minor modifications to the previously proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The IS/MND indicates that the Agoura Road Widening Project would decrease greenhouse gases (GHG) by decreasing congestion on the roadway and thereby vehicle idling and acceleration, which contribute to GHGs. The minor modifications that are part of the Project would not affect the roadway capacity design, and vehicles would continue to flow as previously analyzed. GHGs generated during construction would continue to be nominal,

considering that the Project would employ the same construction methods; contain a nearly identical scope of work; and be located within the same project limits as previously identified. Therefore, the Project would not change the GHG conclusions of the IS/MND.

3.8 HAZARDS AND HAZARDOUS MATERIALS

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following *less than significant* impacts were identified in IS/MND Section VIII. **HAZARDS AND HAZARDOUS MATERIALS:** create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and 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 wildlands. A *Less than significant with mitigation* impact was determined for the following: create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The following issue areas were determined to have *no impact*: hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; located on a site that is included on a list of hazardous materials sites and so would create a significant hazard to the public or the environment; for a project located within an airport land use plan or within two miles of a public or public use airport, result in a safety hazard for people residing or working in the project area; and, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

HAZ-1 Potential for groundwater contamination and required contingency measures shall be included in the project Storm Water Pollution Prevention Plan (SWPPP), prepared according to National Pollutant Discharge Elimination System (NPDES) requirements. If contaminated water is encountered, appropriate steps shall be followed in accordance with the SWPPP. Depending on the nature of the contamination, additional testing, coordination with the RWQCB and/or other regulatory agencies, may be required to determine the appropriate method of disposal, Water may need to be treated on site, or transported off site and treated, and construction and/or maintenance monitoring may be required.

HAZ-2 If signs of potential contamination (odors, discolored soil, etc.) are observed during construction activity, construction shall cease in the immediate area and sampling and analysis shall be conducted to determine if there is contamination. If there is

contamination, appropriate measures shall be developed in coordination with regulatory agencies to ensure the safe and appropriate handling, transport, and disposal of hazardous waste. These measures may include developing a hazardous waste removal plan, utilizing specially trained workers to handle contaminated materials, requiring workers to use personal protective equipment, restricting public access to the area, providing containment structures to store hazardous waste prior to treatment or disposal, controlling run-off through the use of berms, moats, or other physical barriers, maintaining records and manifests for hazardous waste disposal, and obtaining a temporary U.S. EPA identification number, as required. Construction shall not commence in the area until these measures have been approved and implemented.

HAZ-3 If yellow traffic markings are removed separately from the adjacent pavement, the levels of lead and chromium shall be assessed either prior to or during construction. If appropriate, yellow traffic markings removed separately from the adjacent pavement shall be managed as hazardous waste, and handled and disposed of according to applicable regulations.

HAZ-4 If transformer removal is required as part of the proposed project, the City shall contact the appropriate utility company prior to the handling or removal of electric transformers to ensure that removal and disposal of the transformer meets applicable federal and state standards.

PROPOSED PROJECT

The Project consists of minor modifications to the previously proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The modifications are minor changes to the Agoura Road Widening Project design, and would involve the same type of construction methodology and be in the same locations as the project originally analyzed in the IS/MND. None of the modifications involve using hazardous materials or would change the environment pertaining to hazards. The Project is not expected to result in new or more severe hazard impacts beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to hazards and hazardous materials. Mitigation Measures HAZ-1 through HAZ-4 would continue to apply.

3.9 HYDROLOGY AND WATER QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following *less than significant* impacts to hydrology and water quality were found: violate water quality standards; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of pollutant runoff; place within a 100-year flood hazard area structures that would impede or redirect flood flows; and increase the risk of inundation by seiche, tsunami, or mudflow. The following issue areas were found to have *no impact*: substantially deplete groundwater or interfere substantially with recharge; substantially degrade water quality; place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; and expose people or structures to a significant risk of loss, injury or death involving flooding. There were no impacts considered *less than significant with mitigation*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

No mitigation measures were required.

PROPOSED PROJECT

The Project consists of minor modifications to the previously proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The modifications are minor changes to the Agoura Road Widening Project design, and would involve the same type of construction methodology and be in the same locations as the project originally analyzed in the IS/MND. Drainages and other water resources identified in the IS/MND would not be altered with the Project. The Project is not expected to result in new or more severe hydrology and water quality impacts beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to hydrology and water quality. The original Agoura Road Widening Project and the current Project have built in

measures to protect water quality and water resources, such as standard Best Management Practices (BMPs), and would not result in significant impacts.

3.10 LAND USE AND PLANNING

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following issue areas were determined to be *no impact* in Section X. LAND USE AND PLANNING of the IS/MND: physically divide an established community; conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project; and conflict with any applicable habitat conservation plan or natural community conservation plan. There were no issues identified as *less than significant* or *less than significant with mitigation*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

The Project consists of minor modifications to the previously proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The modifications are minor changes to the Agoura Road Widening Project design, and would occur in the same locations as the project originally analyzed in the IS/MND. Therefore, as with the original Agoura Road Widening Project, the Project would not divide an established community. The modifications would be consistent with the General Plan and Agoura Village Specific Plan goals and policies and implementation measures. The Project would continue to implement the General Plan Mobility section of the Infrastructure and Community Services Element, which identifies the road widening as a planned project, and would continue to be consistent with the “complete streets” provisions of the General Plan, which emphasize vehicle, pedestrian and cyclist amenities in the right-of-way (ROW). The Project would reduce on-street parking spaces proposed on Agoura Road in Agoura Village by four (4) to minimize oak impacts. Some particular locations of sidewalks on Agoura Road in Agoura Village would be narrowed to minimize oak tree impacts as well; however, all sidewalks would be at least four (4) feet wide (and often greater). As particular development projects are proposed in the future in Agoura

Village that front Agoura Road, those projects would be required to implement and complete the Agoura Village Specific Plan along the street frontage of their private property, including additional sidewalks or sidewalk width, and other hardscape features in front of the proposed buildings.

Section 9606.2(D) of the Agoura Hills Municipal Code (AHMC) states that retaining walls over six (6) feet in height are not allowed in any yard setbacks from property lines. With the Project, all retaining walls over six (6) feet tall would be located outside of yard setbacks. These include retaining walls RW1, RW2, RW4 and RW5, which are all within the public ROW. Therefore, the Project would be consistent with this AHMC provision.

The Project is not expected to result in new or more severe land use and planning impacts beyond what was addressed in the IS/MND, and there would be no change to the conclusions of the IS/MND with regard to land use and planning.

3.11 MINERAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following issue areas were found to have no impact in Section XI. MINERAL RESOURCES of the IS/MND: loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts considered *less than significant* or *less than significant with mitigation* were identified.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

As described previously, the Project consists of minor modifications to the originally proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimizing grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project modifications would take place in the same areas and project work limits identified for disturbance in the IS/MND. No new areas of potential mineral resources would be affected with the Project. No such mineral rich areas are located in the project area or its environs. The IS/MND indicated no impacts to mineral resources, and the Project would not change the conclusions of the IS/MND with regard to mineral resources.

3.12 NOISE

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In Section XII. NOISE of the IS/MND, the following *less than significant* impacts were found: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; and substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There were no *less than significant with mitigation* impacts. The following issue areas were found to have *no impact*: within the vicinity of a private airstrip, whether the project would expose people residing or working in the project area to excessive noise levels; and for a project located within an airport land use plan, or within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

The Project consists of minor modifications to the originally proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimizing grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would take place in the same areas and project work limits identified for disturbance in the IS/MND. Given the modifications listed above, the Project would not change the lane configuration on Agoura Road from the original project to increase traffic capacity

volumes which could increase traffic noise; would not involve a change in construction methods that could result in an increase in noise above that identified in the IS/MND either during construction or during long-term operations of the roadway; and would not bring noise closer to sensitive receptors, such as the apartments near the western end of the project area. The Project would not increase noise in the project area in excess of that analyzed in the IS/MND. The IS/MND indicated no impacts to noise, and the Project would not change the conclusions of the IS/MND with regard to noise.

As previously noted in this Addendum in Section 2.0 PROJECT DESCRIPTION, the residential caretaker unit at Conejo U Stor It at 29055 Agoura Road is within ten feet of the Agoura Road Widening Project. Noise impacts to the unit were not considered significant, yet the IS/MND indicated that the project scope included only hand-held manual equipment being used in this location for landscape and hardscape improvements. Since adoption of the IS/MND, the owner of Conejo U Stor It has requested that the City build a block wall (RW6) near the caretaker unit and provide hotel arrangements for the caretaker during the period of construction in proximity to the unit. Due to these arrangements, the use of hand tools is no longer necessary, nor is it feasible considering the addition of a wall in this area and the resulting type of construction, similar to the other proposed retaining walls. Therefore, the Project no longer proposes the use of hand-held manual equipment for landscape and hardscape improvements near the Conejo U Stor It caretaker unit. The Project would not pose a significant impact to noise, as temporary construction noise for the additional block wall is not considered significant. Moreover, the project has already incorporated minimizing any adverse impacts to the caretaker unit by providing an alternate location for residency during the construction of the wall at this location, at the request of the property owner.

3.13 POPULATION AND HOUSING

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In Section XIII. POPULATION AND HOUSING of the IS/MND, the following issue areas were found to have *no impact*: induce substantial population growth in the area; displace substantial numbers of existing housing, necessitating the construction of housing elsewhere; and displace substantial numbers of people, necessitating the construction of housing elsewhere. There were no *less than significant* impacts or *less than significant with mitigation* identified.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

As described previously, the Project consists of minor modifications to the originally proposed design of the Agoura Road Widening Project. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would occur in the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project. None of the proposed modifications, like the original Agoura Road Widening Project, would affect population and housing. As such, the Project would not result in any impacts to population and housing, and so the conclusions of the IS/MND with regard to this issue area would not change.

3.14 PUBLIC SERVICES

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following *less than significant* impact was identified in the IS/MND in Section XIV. PUBLIC SERVICES: result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services. No *less than significant with mitigation* impacts were found, nor were any issue areas found to have *no impact*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

Minor modifications to the originally proposed design of the Agoura Road Widening Project are proposed. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would occur within the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project. As such, the Project, like the original Agoura Road Widening Project, would not result in any impacts to public services, such as fire protection, police protection, schools, and parks. Therefore, the conclusions of the IS/MND with regard to this issue area would not change.

3.15 RECREATION

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

The following *less than significant* impacts were identified in the IS/MND in Section XV. RECREATION: increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. No *less than significant with mitigation* impacts were found, nor were any issue areas found to have *no impact*.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

Minor modifications to the originally proposed design of the Agoura Road Widening Project are proposed. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would occur within the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project. As such, the Project, like the original Agoura Road Widening Project, would not result in any impacts to recreation. No such facilities are proposed or would be affected by the Project. Therefore, the conclusions of the IS/MND with regard to this issue area would not change.

3.16 TRANSPORTATION/TRAFFIC

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

No *less than significant with mitigation* impacts were determined in Section XVI. TRANSPORTATION/TRAFFIC of the IS/MND. However the following *less than significant* impacts were identified: cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system; temporary street or lane closures that would result in either a change of traffic patterns or capacity of the street system during construction activities; exceed a level of service standard established by the county congestion management agency for designated roads or highways; substantially increase hazards related to existing intersections or roadway design features; result in inadequate access; and result in inadequate parking capacity. The one issue area found to have *no impact* was the project resulting in a change in air traffic patterns.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

Minor modifications to the originally proposed design of the Agoura Road Widening Project are proposed. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

For the most part, the Agoura Road Widening Project improves transportation/traffic in the area, and so would be a benefit to mobility and circulation in the City. The Project would occur within the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project, none of which would substantially affect the movement of vehicles and other transportation users from what was assessed in the IS/MND. Effects of the project on circulation are limited to slightly shifting the roadway alignment to avoid oak trees; reducing the size of medians and parkways in certain areas to avoid oak tree impacts; creating driveway cuts; and removing some parking spaces along the street to minimize oak impacts. These elements would not adversely affect circulation. As such, the Project, like the original Agoura Road Widening Project, would not result in any adverse impacts to

transportation/traffic. Therefore, the conclusions of the IS/MND with regard to this issue area would not change.

3.17 UTILITIES AND SERVICE SYSTEMS

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In the IS/MND, Section XVII. UTILITIES AND SERVICE SYSTEMS determined that the following would result in *less than significant* impacts: require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; and sufficient water supplies available to serve the project from existing entitlements and resources, or need for expanded entitlements. The issue areas found to have *no impact* were whether the project would result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's expected demand in addition to the provider's existing commitments; whether the project would comply with federal, state, and local statutes and regulations related to solid waste; and whether the project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. There were no *less than significant with mitigation* impacts.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

Minor modifications to the originally proposed design of the Agoura Road Widening Project are proposed. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would occur within the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project. With slightly decreased landscaped medians and parkways, there may be less water used in comparison to the original project, but the savings are expected to be minor. The use of and demand upon other systems, such as wastewater, landfills, and storm water are expected to be the same. As such, the Project, like

the original Agoura Road Widening Project, would not result in any significant impacts to utilities and service systems, such as wastewater facilities, storm water facilities, water supply, and landfills. Therefore, the conclusions of the IS/MND with regard to this issue area would not change.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

PREVIOUSLY IDENTIFIED IMPACTS IN THE IS/MND

In the IS/MND, Section XVIII. MANDATORY FINDINGS OF SIGNIFICANCE determined the following *less than significant with mitigation* impacts: 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, substantially 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; have impacts that are individually limited, but cumulatively considerable; and have environmental effects that would cause substantial adverse impacts on human beings. There were no *no impact or less than significant* impacts concluded.

PREVIOUSLY IDENTIFIED MITIGATION MEASURES IN THE IS/MND

None required.

PROPOSED PROJECT

As discussed throughout this document, minor modifications to the originally proposed design of the Agoura Road Widening Project are proposed. These modifications involve increasing the length and height of retaining walls; decreasing the size of landscaped medians in select areas; eliminating or reducing the size of landscaped parkways in select areas; minimized grading in certain locations; straightening sidewalk alignment in select areas; adding driveway cuts; shifting the road alignment in select areas; removal of street parking spaces in a certain location; and curb adjustments.

The Project would occur within the same area and project limits previously identified in the IS/MND. The scope of work of the Agoura Road Widening Project is roughly the same, with just minor alterations and additions proposed by the Project. As discussed throughout the environmental issue sections of this Addendum, the Project would not increase adverse impacts previously assessed in the IS/MND, nor would it create new adverse impacts not previously identified; therefore, no mitigation measures are required for the proposed Project beyond those identified in the IS/MND. Likewise, the conclusion of mandatory findings of

**City of Agoura Hills – Agoura Road Widening and Canwood Street Improvements Final IS/MND (2012)
Addendum**

significance would be the same as the IS/MND, with no such findings occurring. The mitigation measures found in Sections I. AESTHETICS, IV. BIOLOGICAL RESOURCES; V. CULTURAL REOURCES, VI. GEOLOGY AND SOILS, AND VIII. HAZARDS of the IS/MND would still apply and would address the mandatory findings section.

SECTION 4.0 – LIST OF PREPARERS AND REFERENCES

This document was prepared by Allison Cook, Principal Planner/Environmental Analyst, Planning and Community Development Department, City of Agoura Hills.

The following materials were referenced in the preparation of this Addendum:

Agoura Hills, City of. *Agoura Road Widening and Canwood Street Improvements Final Initial Study and Mitigated Negative Declaration*. November 2012.

Agoura Hills, City of. *Agoura Village Specific Plan*. October 2008.

Agoura Hills, City of. *City of Agoura Hills Municipal Code*. Supplement No. 42, February 26, 2014.

Agoura Hills, City of. *General Plan 2035 Environmental Impact Report Volumes 1 and II*. February 2010.

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

Kleinfelder. *Preliminary Geotechnical Recommendations Proposed Soil Nail Walls City of Agoura Hills*. December 9, 2013

* * * * *

Figure 1

Project Location

Figure 1: Project Location



Base Map Courtesy of Kimley-Horn Associates



Project Location:
Agoura Hills,
Los Angeles
County

PROJECT NAME:
Agoura Road Widening

LOCATION:
Agoura and Kanan Rd intersection, and Agoura Rd between
the westerly city limits and Cornell Rd
Agoura Hills, CA 91301

MAP NOT TO SCALE

Figure 2
Project Layout



REV	SYMBOL	DESCRIPTION OF CHANGE	DATE
1		ISSUED	08/01
2		REVISION	08/02
3		REVISION	08/03
4		REVISION	08/04
5		REVISION	08/05

PREPARED BY

Kimley»Horn

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 600 South Pioneer Street, Suite 1000, Los Angeles, CA 90071
 TEL: (213) 700-4000



REVIEWED BY

CHRISTINE YERBAO
 ASSOCIATE CHIEF ENGINEER

DATE

APPROVED BY

BARBARA JENNA

DATE



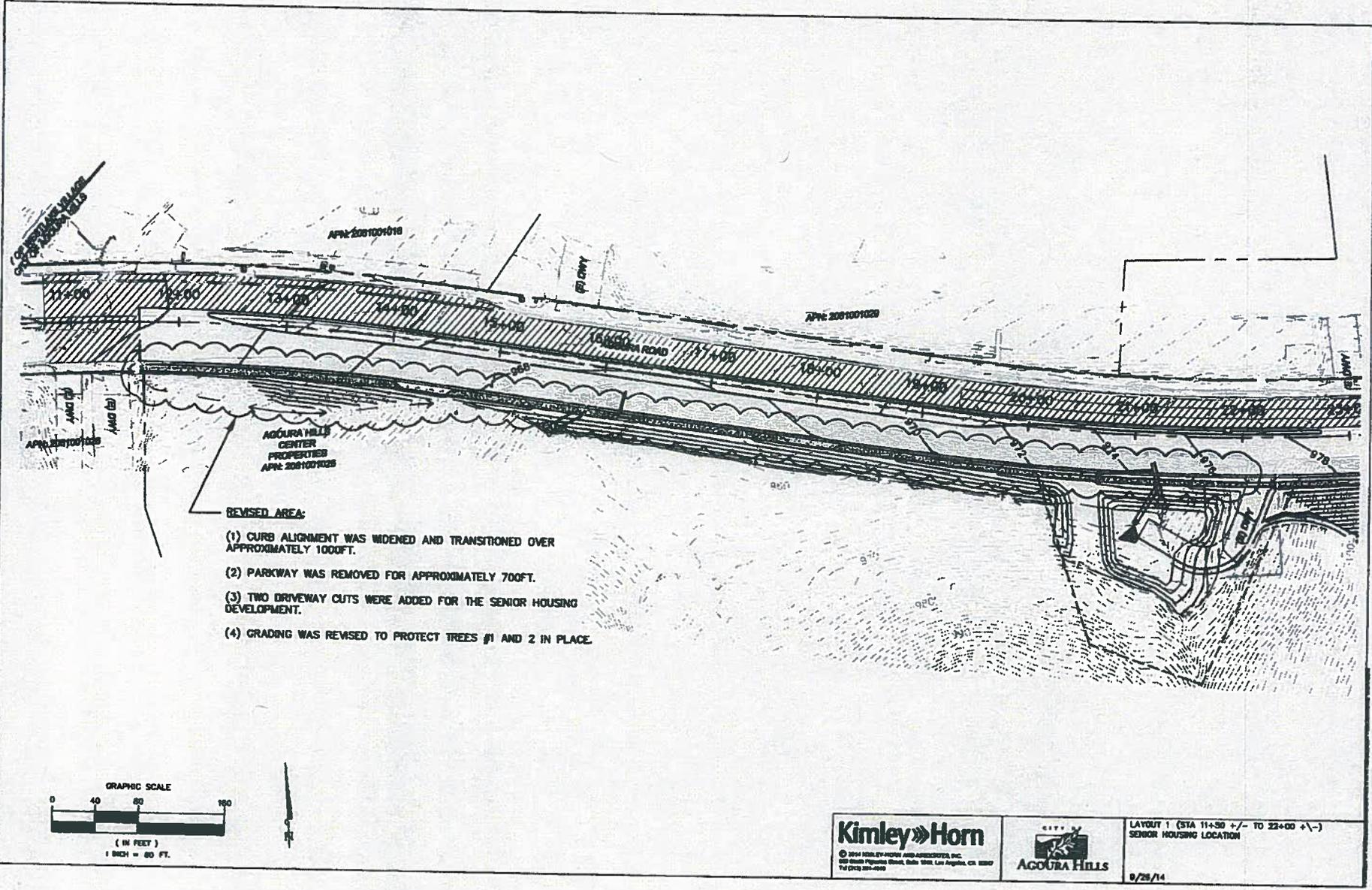
AGOURA ROAD WIDENING

FIGURE 2

PROJECT NO: 099083017

SHEET 127 OF 127

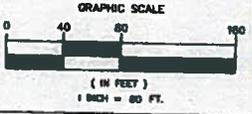
Figure 3
Detailed Project Layouts



AGOURA HILLS
CENTER
PROPERTIES
APN# 2081001028

REVISED AREA:

- (1) CURB ALIGNMENT WAS WIDENED AND TRANSITIONED OVER APPROXIMATELY 1000FT.
- (2) PARKWAY WAS REMOVED FOR APPROXIMATELY 700FT.
- (3) TWO DRIVEWAY CUTS WERE ADDED FOR THE SENIOR HOUSING DEVELOPMENT.
- (4) GRADING WAS REVISED TO PROTECT TREES #1 AND 2 IN PLACE.

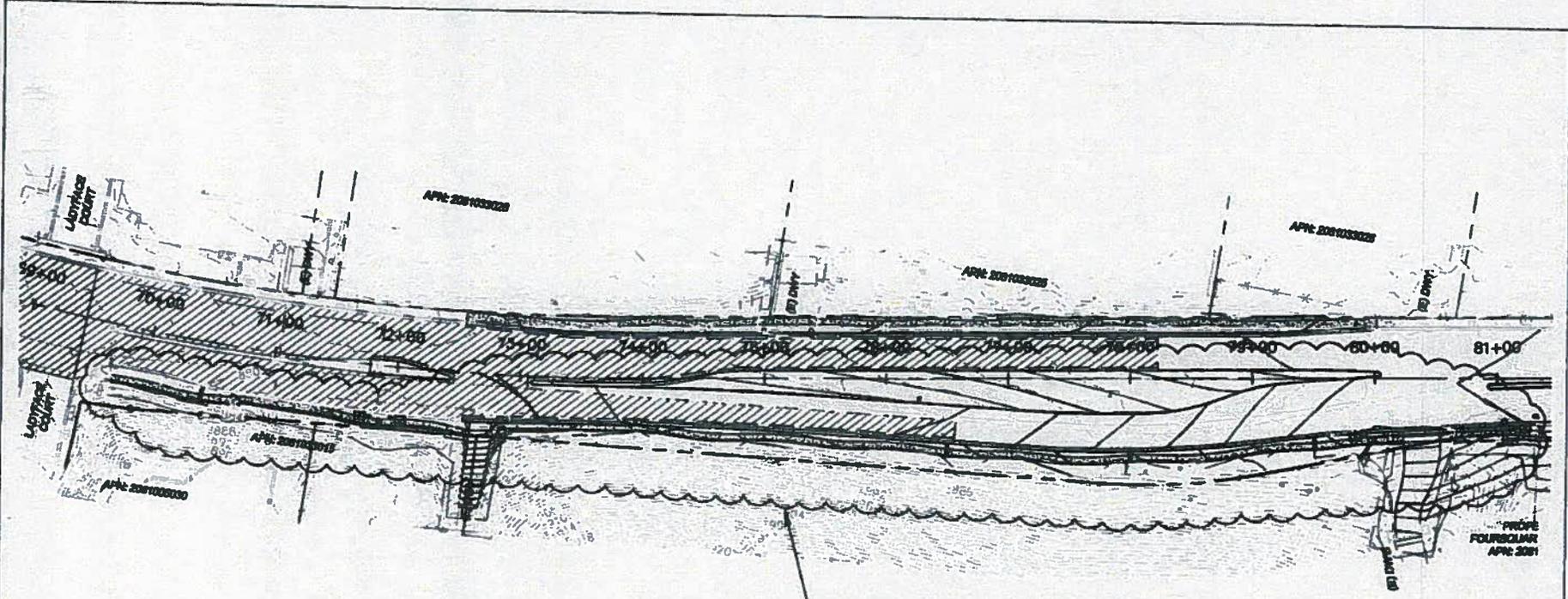


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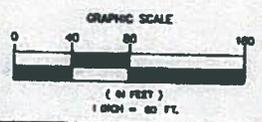
LAYOUT 1 (STA 11+50 +/- TO 22+00 +/-)
SENIOR HOUSING LOCATION

8/28/14



REVISED AREA:

- (1) CURB MEDIAN WIDTH WAS REDUCED FROM 45FT TO 35FT.
- (2) GRADING ELIMINATED ON SOUTH SIDE TO PROTECT SCRUB OAK AND OAK TREES #14, 15, 16, 17, 18, 19, 20, 21, 30, 31, AND 53 IN PLACE.
- (3) 10 TREES ON NORTH SIDE WILL REMAIN IN-PLACE.
- (4) 8" RETAINING CURB ADDED ALONG APN 2081033015.
- (5) 8" RETAINING CURB REPLACED SLOUGH WALL ALONG APN 2081033013.
- (6) ROAD REALIGNED APPROXIMATELY 10FT TO THE NORTH.

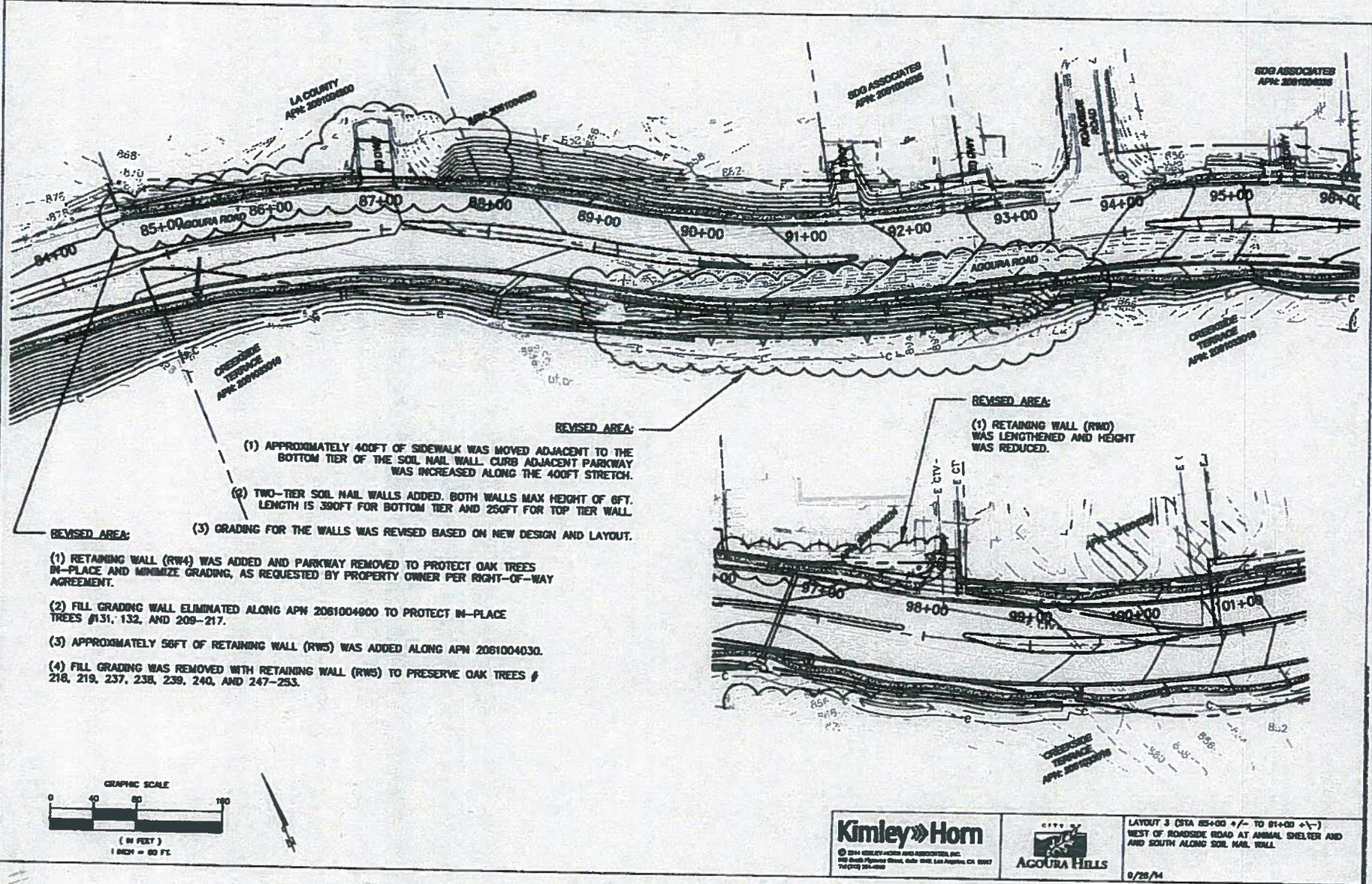


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 500 South Alhambra Street, Suite 1000, Los Angeles, CA 90007
 TEL 213.223.4800



LAYOUT 2 (STA 72+50 +/- TO 80+50 +/-)
 EAST OF LADYFACE COURT

3/25/14



REVISED AREA:

- (1) APPROXIMATELY 400FT OF SIDEWALK WAS MOVED ADJACENT TO THE BOTTOM TIER OF THE SOIL NAIL WALL CURB ADJACENT PARKWAY WAS INCREASED ALONG THE 400FT STRETCH.

- (2) TWO-TIER SOIL NAIL WALLS ADDED. BOTH WALLS MAX HEIGHT OF 6FT. LENGTH IS 390FT FOR BOTTOM TIER AND 250FT FOR TOP TIER WALL.

- (3) GRADING FOR THE WALLS WAS REVISED BASED ON NEW DESIGN AND LAYOUT.

REVISED AREA:

- (1) RETAINING WALL (RW4) WAS ADDED AND PARKWAY REMOVED TO PROTECT OAK TREES IN-PLACE AND MINIMIZE GRADING, AS REQUESTED BY PROPERTY OWNER PER RIGHT-OF-WAY AGREEMENT.

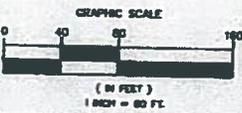
- (2) FILL GRADING WALL ELIMINATED ALONG APN 2061004900 TO PROTECT IN-PLACE TREES #131, 132, AND 209-217.

- (3) APPROXIMATELY 56FT OF RETAINING WALL (RW5) WAS ADDED ALONG APN 2061004030.

- (4) FILL GRADING WAS REMOVED WITH RETAINING WALL (RW5) TO PRESERVE OAK TREES # 218, 219, 237, 238, 239, 240, AND 247-253.

REVISED AREA:

- (1) RETAINING WALL (RW0) WAS LENGTHENED AND HEIGHT WAS REDUCED.

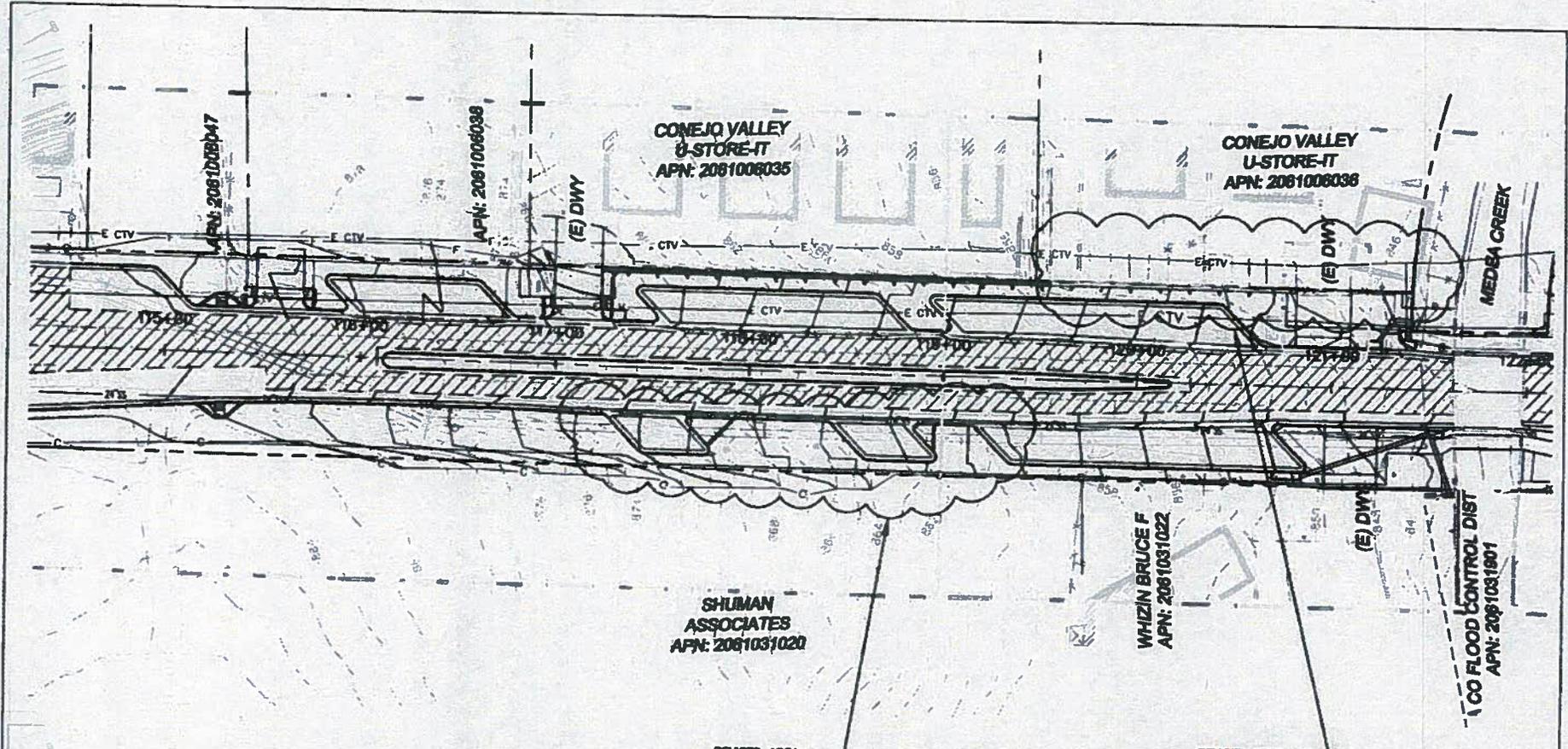


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 200 South Figueroa Street, Suite 1000, Los Angeles, CA 90077
 Tel (213) 291-2800

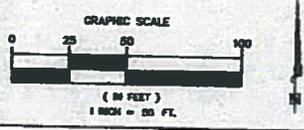


LAYOUT 3 (STA 85+00 +/- TO 91+00 +/-)
 WEST OF ROADSIDE ROAD AT ANIMAL SHELTER AND
 AND SOUTH ALONG SOIL NAIL WALL.

9/20/14



- REVISED AREA:**
- (1) LOSS OF FOUR PARKING SPACES DUE TO CURB REALIGNMENTS.
 - (2) TREES #125-127 TO BE PROTECTED IN-PLACE.
 - (3) APPROXIMATELY 450SF OF HARDSCAPE WAS REMOVED. CURB BULB OUT AT STA 117+75 WAS SHIFTED EAST APPROXIMATELY 23FT. CURB BULB OUT AT STA 119+25 WAS SHIFTED WEST APPROXIMATELY 10FT.
- REVISED AREA:**
- (1) RETAINING WALL (RW3) HEIGHT AND LENGTH WAS REVISED.
 - (2) SOUND WALL (SPLIT FACE MASONRY WALL) WAS ADDED IN FRONT OF SECURITY STAFF'S RESIDENCE.



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 400 South Foothill Street, Suite 1000, Los Angeles, CA 90007
 Tel: 310.794.4500

AGOURA HILLS

LAYOUT 5 (STA 117+00 +/- TO 119+00 +/-)
 KAMAN ROAD TO CORNELL ROAD

8/28/14