

*City of Agoura Hills*

# **Tentative Parcel Map 73033**

*Draft*  
**Initial Study -  
Negative  
Declaration**



**November 2014**

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**Tentative Parcel Map 73033**

*Draft*

**Initial Study - Negative Declaration**

*Prepared by:*

**City of Agoura Hills**  
**Planning and Community Development Department**  
30001 Ladyface Court  
Agoura Hills, California 91301  
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November 2014

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## INITIAL STUDY

### PROJECT TITLE

Tentative Parcel Map 73033

### LEAD AGENCY AND CONTACT PERSON

City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301  
*Contact:* Allison Cook, Principal Planner/Environmental Analyst

### PROJECT PROPONENT

Creekside Terrace, L.P. (Site Owner)  
Symphony Development (Subdivider)

### PROJECT SITE CHARACTERISTICS

**Location:** The project site is an approximately 35-acre parcel located at the southwest corner of the Agoura Road/Kanan Road intersection in the City of Agoura Hills, Los Angeles County. Figure 1 illustrates the location of the project site in its regional context and Figure 2 shows the location of the project site within the City of Agoura Hills.

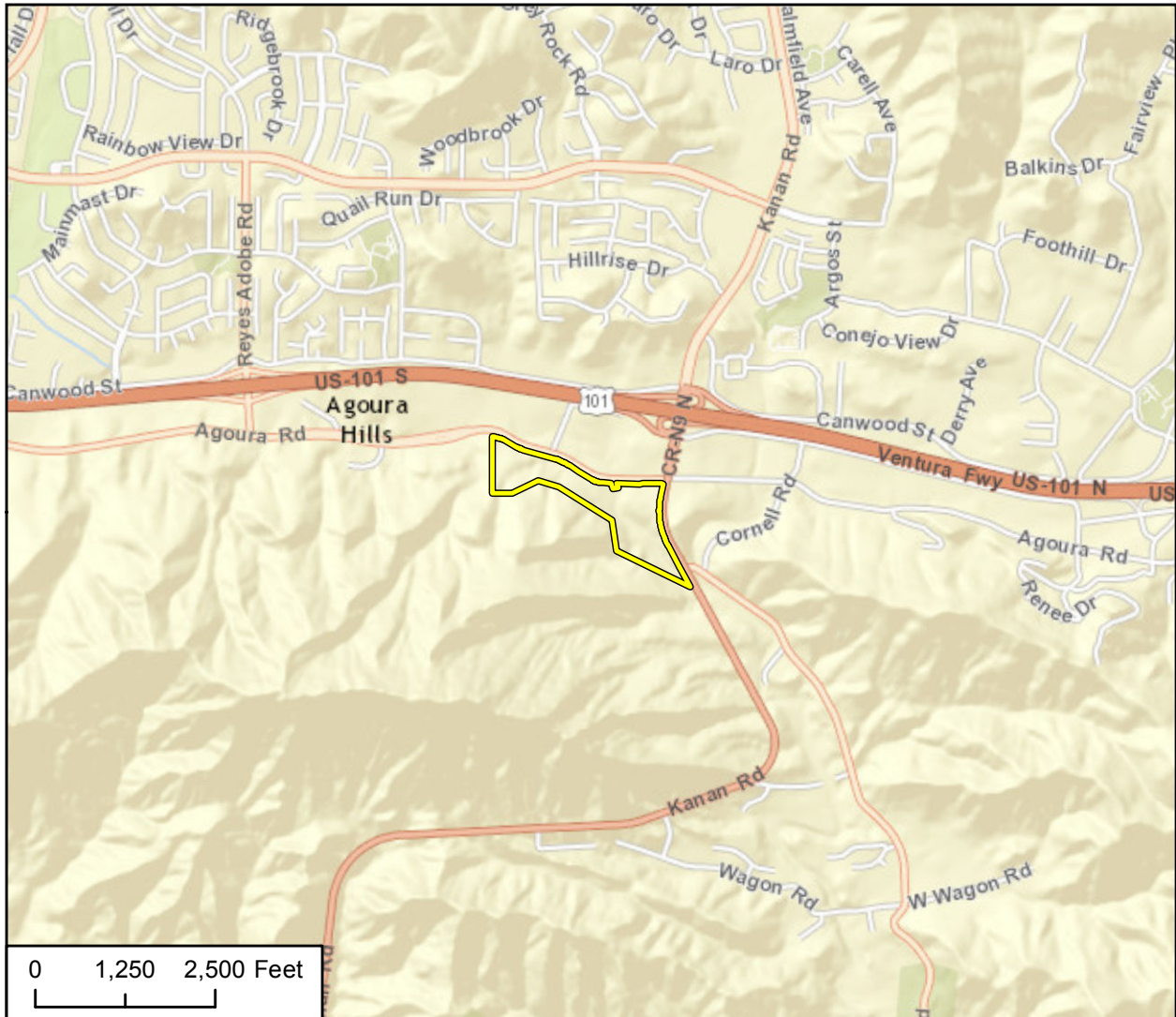
**Assessor Parcel Numbers:** 2061-033-016

**Existing General Plan Designation:** Planned Development District (PD)

**Existing Zoning:** Planned Development (PD)

#### **Surrounding Land Uses:**

The properties to the south, west and east are vacant land. Office, storage and light manufacturing uses are located north of the site across Agoura Road.



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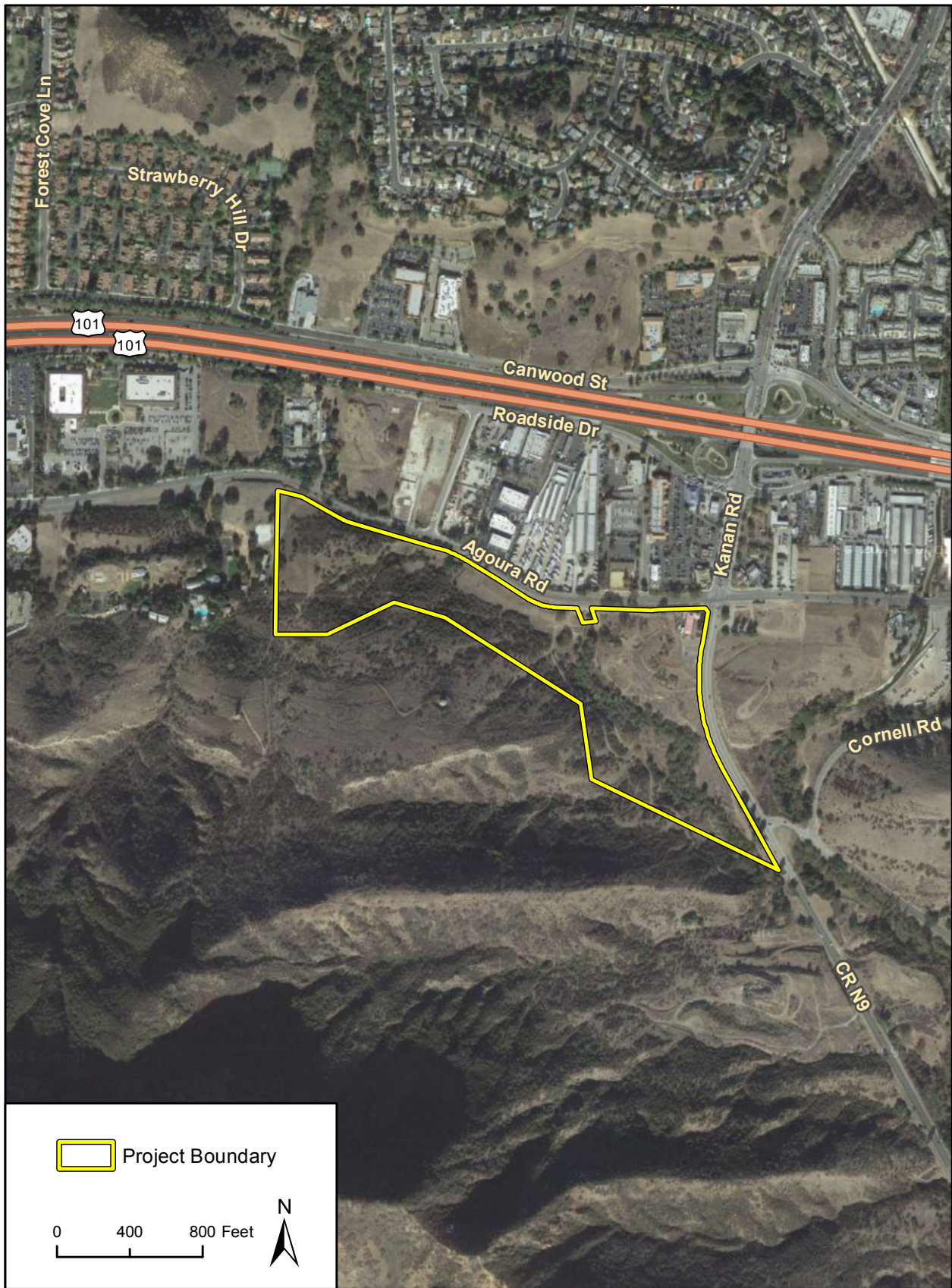


 Project Boundary



Regional Location

Figure 1



Imagery provided by Google and its licensors © 2014.

Project Location

Figure 2  
City of Agoura Hills



## DESCRIPTION OF THE PROJECT

The proposed project involves a tentative parcel map for Assessor's Parcel Number 2061-033-016, an approximately 35-acre parcel located at the southwest corner of the Agoura Road/Kanan Road intersection. The applicant is requesting an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed. The parcel map is shown in Figure 3.

The parcel is included in the Agoura Village Specific Plan (AVSP), which was adopted in October 2008. The Agoura Village Specific Plan is intended to lead to the revitalization, the appropriate use, and the beautification of Agoura Village. The Specific Plan area is located about half way between Westlake Village and Calabasas just off of Highway 101 within the City of Agoura Hills. The Specific Plan identifies the vision for the planning area, and provides regulations and guidelines for new development and redevelopment, traffic, regulatory, and physical design issues. The Specific Plan allows for more flexibility than the City zoning regulations and in any instance where the Specific Plan and the City of Agoura Hills Municipal Code conflict, the Specific Plan provisions take precedence.

Under the Specific Plan, the parcel is designated for mixed-use development to include retail, office, hotel, specialty shops, and residential. The eastern portion of the project site is in Zone B, which is a mixed-use zone and allows residential development; the western portion of the project site is in Zone F, which allows professional offices/services and miscellaneous services. The Tentative Parcel Map would not change these designations and, therefore, would not increase the development capacity of the project site. The Zone B portion has a full allowable buildout of 122,500 square feet (sf) of mixed-use development including retail, offices, lodging, and restaurants, and 90 (112 with AVSP density bonus) dwelling units. The Zone F portion has a full allowable buildout of 75,250 sf of mixed-use development including professional offices and/or lodging. When the Specific Plan was adopted in 2008, 29 parcels within the project area, consisting of 66 total acres, were vacant. The project site is one of the two largest of these vacant parcels, and, according to the Specific Plan, the future development of the parcel will have a great impact on the vision and future of the Village.

The Program Environmental Impact Report (EIR) prepared for the Agoura Village Specific Plan includes analysis of the entire Specific Plan area, including the proposed project site. The Final EIR was certified in 2008. Impacts to Air Quality and Traffic were found to be significant and unavoidable for the entire Specific Plan, and future development on the project site would contribute to those impacts through construction emissions and increased traffic. Mitigation measures that would apply to all development throughout the EIR would be required for all future development on the project site. These mitigation measures are discussed throughout this document.



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

None other than the City of Agoura Hills, which would have approval authority over the  
Tentative Parcel Map any future development proposal on the project site.





## ENVIRONMENTAL FACTORS AFFECTED


The environmental factors checked below would be potentially affected by the proposed project, involving at least one impact that will require further discussion in an EIR, or could be reduced to a less-than-significant level through incorporation of mitigation.

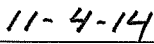
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality               |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology / Soils           |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                     |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems   |  |

## DETERMINATION

On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Allison Cook  
Principal Planner/Environmental Analyst  
City of Agoura Hills

  
\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>I. AESTHETICS</u> – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The project site is visually characterized as a vacant, largely undisturbed landscape, including gently sloping grassland areas with scattered oak trees and brush, and portions that are steeper in slope with brush and scrub oak. To the south of the project site, gradually steepening foothills increase abruptly in slope, as distinguished by rugged dark-colored volcanic rock formations (see Figure 4 for existing site conditions). Ladyface Mountain is located south of the site and provides a dramatic backdrop from the site. There are no historic buildings, scenic rock outcroppings or state scenic highways in the area.

The proposed project is a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. The Zone B portion has a full allowable buildout of 122,500 square feet (sf) of mixed-use development including retail, offices, lodging, and restaurants, and 90-112 dwelling units. The Zone F portion has a full allowable buildout of 75,250 sf of mixed-use development including professional offices and/or lodging. No development, infrastructure, or land use designation change is proposed at this time and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, the project would have **no impact** on scenic vistas or resources and would not alter the visual character of the site or its surroundings.





**Photo 1:** View West Across Site.



**Photo 2:** View South from Agoura Road.



**Photo 3:** View Northwest from Kanan Road.

Existing Site Photos

Figure 4



**II. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-e) The project area is not located on or near farmland, forest land, or timberland, and would involve no other changes in the existing environment that would result in the conversion of farmland to non-agricultural use. The project would have <b>no impact</b> on agriculture or forest resources.				

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is within the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether or not the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” The South Coast Air Basin is in nonattainment for both the federal and state standards for ozone and PM<sub>2.5</sub> as well as the state standard for PM<sub>10</sub> (California Air Resources Board, 2014). Thus, the Basin currently exceeds several state and federal ambient air quality standards and is required to implement strategies to reduce pollutant levels to recognized acceptable standards. This non-attainment status is a result of several factors, including the naturally adverse meteorological conditions that limit the dispersion and diffusion of pollutants, the limited capacity of the local air shed to eliminate pollutants from the air, and the number, type, and density of emission sources within the South Coast Air Basin.

The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards. The SCAQMD has adopted the following regional thresholds for temporary construction-related pollutant emissions:

- 75 pounds per day of reactive organic gases (ROG)
- 100 pounds per day nitrogen oxides (NO<sub>x</sub>)
- 550 pounds per day carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO<sub>x</sub>)
- 150 pounds per day of particulate matter less than 10 microns in diameter (PM<sub>10</sub>)
- 55 pounds per day of particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>)

The SCAQMD also has established the following regional significance thresholds for project operations within the South Coast Air Basin:





- 55 pounds per day of ROG
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day of PM<sub>2.5</sub>

a) According to SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the City’s projected population growth forecast. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the AQMP if it would generate population, housing or employment growth exceeding the forecasts used in the development of the AQMP. The proposed project is a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed at this time and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. The AVSP is consistent with the General Plan. Therefore, the project would have **no impact** with respect to conflicts with an air quality plan.

b-e) The project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, the project would have no construction or operational air quality emissions and **no impact** on temporary or long-term air quality, including odors. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures AQ-1(a-d), AQ-2, and AQ-3(a-d) from the Agoura Village Specific Plan FEIR. These measures include fugitive dust and other construction-related pollutant control measures, reduced emissions of construction equipment, and reduction of emissions from operation of mixed-use development.

<u>IV. BIOLOGICAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b> – Would the project:				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Envicom Corporation prepared a biological survey of the project site in spring 2014 (Envicom 2014). The survey found three plant species considered to be rare, threatened or endangered at the project site: Agoura Hills dudleya (*Dudleya cymosa* spp. *agourensis*), Lyon’s pentachaeta (*Pentachaeta lyonii*), and Ojai navarretia (*Navarretia ojaiensis*). Agoura hills dudleya is listed as Threatened under the Federal Endangered Species Act. Lyon’s pentachaeta is listed as Endangered under the Federal and California Endangered Species Acts. Ojai navarretia has a California Rare Plant Rank (CRPR) of 1B.1, indicating that it is seriously threatened in California with over 80% of occurrences threatened and a high degree and immediacy of threat. The non-special-status but locally rare linear-leaf goldenbush (*Ericameria linearifolia*) also occurs at this site.

a-e) The proposed project is a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Any potential impacts from development of the project site would not be affected by the proposed project and there would be no impacts to biological resources. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures BIO-1(a-c), BIO-2(a-c), BIO-3(a-d), BIO-4(a-f), and BIO-6(a-b) from the Agoura Village Specific Plan FEIR. These measures include development of a restoration plan for sensitive plants, biological resource surveys, reducing impacts to sensitive communities, protection of oaks trees, protection of wetlands, and protection of Coastal Sage Scrub habitat.

f) The project site is not subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan (City of Agoura Hills General Plan, March 2010). No such plans are located within or adjacent to the City of Agoura Hills. **No impact** would occur.



V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The project site is currently vacant, and is not known to have any historical resources present. The project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, **no impact** to historical resources would occur.

b-d) The project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed. There would be **no impact**. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures HA-1(a-c) from the Agoura Village Specific Plan FEIR. These measures include protection of known cultural resources, to be determined by a qualified archaeologist and Native American monitor, as well as construction monitoring and requirements for actions if human remains are found during construction. Multiple studies that were conducted within the Agoura Village Specific Plan boundary found evidence of prehistoric archaeological resources. Four of these sites are located in the vicinity of the proposed project site and three of these sites (CA-LAN-1436, CA-LAN-1352, and CA-LAN-41) were identified as significant under CEQA guidelines and would require the mitigation measures, as listed, to reduce proposed impacts to a less than significant level. While previously unknown archaeological and paleontological resources, as well as human remains, could potentially be discovered during construction, no construction is included in the proposed project that would be different from that included in the Agoura Village Specific Plan and assessed in the EIR.



<u>VI. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, c, d) No faults traverse the project site and no active faults have been mapped within the City of Agoura Hills (USGS mapping system, 2010). The site is not within an Alquist-Priolo active fault zone. Active faults that could potentially cause ground-shaking in Agoura Hills are at a distance of seven miles or greater from the City, and include the San Andreas, Oak Ridge, Malibu Coast, San Cayetano, and the Simi-Santa Ana faults. In addition, the Thousand Oaks area contains segments of the potentially active Sycamore Canyon-Boney Mountain fault zone, which lies no closer than five miles from the City of Agoura Hills. The most likely earthquake-generating faults in the geographic region are the San Andreas, San Jacinto, Elsinore-Whittier, and the Newport-Inglewood faults (City of Agoura Hills, General Plan 2035 EIR, 2010).

The California Building Code (CBC) and City Building Code control building design and construction. The City of Agoura Hills, along with all of Southern California and the Central Coast, is within Seismic Zone 4, the area of greatest risk and subject to the strictest building standards. New development would conform to the CBC as required by law, as well as the City of Agoura Hills Building Code, and preparation of a geotechnical analysis to investigate the potential for landslide, lateral spreading, subsidence, collapse, expansive soil, and liquefaction



would be required prior to project approval for future construction of structures or infrastructure.

The project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, **no impact** associated with these geologic issues would occur. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures GEO-1(a, b), GEO-2, GEO-3(a-c), GEO-4(a), GEO-5(a, b), and GEO-6(a, b) from the Agoura Village Specific Plan FEIR. These measures include building design to reduce potential impacts from seismic hazards, liquefaction studies and measures to reduce liquefaction, reduction of slope stability hazards, blasting and vibration plans, soils and foundation reporting, and settlement related mitigation.

b) The currently proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. There would be **no impact** associated with soil erosion as a result of the proposed project. Standard dust control measures (AQMD Rule 403) and a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the Regional Water Quality Control Board, would be required for future development of the project site (refer to sections II, *Air Quality*, and IX, *Hydrology and Water Quality*), as would Mitigation Measure GEO-3(b) from the Agoura Village Specific Plan FEIR, which requires an erosion control plan.

e) The City and County provide sanitary sewer service in Agoura Hills, with the Las Virgenes Municipal Water District providing the major sewer trunk lines (City of Agoura Hills, General Plan 2035 Final EIR, 2010). Any future development on the site would connect to existing sewer service, and would not require the use of septic tanks or alternative wastewater disposal systems. The project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, **no impact** would occur.

<u>VII. GREENHOUSE GAS EMISSIONS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a) Greenhouse gases (GHGs) are emitted by both natural processes and human activities. Of these gases, carbon dioxide (CO<sub>2</sub>) and methane (CH<sub>4</sub>) are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, whereas CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21<sup>st</sup> century than were observed during the 20<sup>th</sup> century. Different types of GHGs have varying global warming potentials. The global warming potential of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as “carbon dioxide equivalent” (CO<sub>2</sub>E), and is the amount of a GHG emitted multiplied by its global warming potential.

According to the CalEPA’s 2010 Climate Action Team Biennial Report, potential impacts of climate change in California may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (CalEPA, April 2010). While these potential impacts identify the possible effects of climate change at a global and potentially statewide level, in general, scientific modeling tools are currently unable to precisely predict what impacts would occur locally.

The City of Agoura Hills is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has not adopted GHG emissions thresholds that apply to land use projects where the SCAQMD is not the lead agency and the City has not adopted any specific GHG emissions reduction plan or GHG emissions thresholds. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As such, there would be no GHG emissions associated with the project and **no impact** would occur.

b) CalEPA’s Climate Action Team (CAT) published the 2006 CAT Report, which includes GHG emissions reduction strategies intended for projects emitting less than 10,000 tons CO<sub>2</sub>E/year. In addition, the California Attorney General’s Office has developed Global Warming Measures (2010) and the State Office of Planning and Research’s (OPR) 2008 technical advisory CEQA and Climate Change document includes GHG reduction measures intended to reduce GHG emissions in order to achieve statewide emissions reduction goals. These measures aim to curb the GHG emissions through suggestions pertaining to land use, transportation, renewable energy, and energy efficiency. Several of these actions are already required by California regulations, such as:

- *AB 1493 (Pauley) requires the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks.*
- *In 2004, the California Air Resources Board (ARB) adopted a measure to limit diesel-fueled commercial motor vehicle idling.*
- *The Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989) established a 50% waste diversion mandate for California.*



- *Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).*
- *California’s Renewable Portfolio Standard (RPS), established in 2002, requires that all load serving entities achieve a goal of 33 percent of retail electricity sales from renewable energy sources by 2020, within certain cost constraints.*
- *Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.*
- *The Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Communities Strategy which integrates land use and transportation strategies that will achieve ARB emissions reduction targets.*

The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, there would be no GHG emissions associated with the project and **no impact** would occur. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures relating to emissions and air quality as discussed in Section III, *Air Quality*. These measures would also reduce emissions of greenhouse gases that may result from future development of the project site.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed at this time and the Tentative Parcel Map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As such, the project would not have the potential to release substantial quantities of hazardous materials into the environment. There would be **no impact**.

c) The closest school is Agoura High School, located at 28545 W Driver Ave., 0.8 miles northeast of the project site. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed at this time and neither the tentative parcel map nor expected future development on the project site would involve the use, generation, storage, or transport of large quantities of hazardous materials, substances, or waste. Therefore, there would be **no impact**.

d) The following databases were checked on October 24, 2014 for known hazardous materials contamination at the project site (these are the databases which compile hazardous material sites pursuant to Government Code Section 65962.5):

- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database;*
- *Environmental Protection Agency EnviroMapper database;*
- *California State Water Quality Control Board GeoTracker database; and*
- *California Department of Toxic Substances Control EnviroStor database*

The project site is not included on a list of hazardous materials sites and would not create a hazard to the public. The databases indicate that the project site is in the vicinity of commercial uses that report information related to hazardous wastes generated or used by their operation. No spills have been reported from any of these facilities.

The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change





is proposed at this time and the Tentative Parcel Map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. There would be **no impact**. Any development that occurs on the proposed project site in the future would be required to comply with Mitigation Measure HAZ-3, preparation of a Phase I Environmental Site Assessment, from the Agoura Village Specific Plan FEIR.

e, f) There are no airports or airstrips located within the project site vicinity. The closest airport is Van Nuys Airport, situated about 16 miles east of the project site. The site is not within an area covered by an airport land use plan, nor is it located in the vicinity of a private air strip. Therefore, **no impact** would occur.

g) Neither the tentative parcel map nor any expected future onsite development would interfere with existing emergency evacuation plans or emergency response plans in the area. There are no known such plans in the vicinity of the project site. There would be **no impact**.

h) The City of Agoura Hills General Plan and Municipal Code classify the City as a “Very High Fire Hazard Severity Zone” (formerly Fire Zone 4). The City of Agoura Hills Uniform Fire Code, found in Section 8200 of the City of Agoura Hills Municipal Code, includes modifications to the California Building Code (CBC) that intend to prevent loss during a wildland fire, including design and installation standards. “Where required by the fire code official, a fuel modification plan, a landscape plan and an irrigation plan prepared by a registered landscape architect, landscape designer, landscape contractor, or an individual with expertise acceptable to the building official shall be submitted ... prior to any new construction.” (Agoura Hills Municipal Code Section 704A.6). The proposed tentative parcel map does not include any structures that would require preparation of a fuel modification plan, nor would it increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Consequently, there would be **no impact** related to wildland fire.

<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-f) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, there would be **no impact** associated with water quality and hydrology. Future development on the site would continue to be required to submit a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the Regional Water Quality Control Board as detailed in the Agoura Village Specific Plan FEIR. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures HYD-2 and HYD-3(a, b) from the Agoura Village Specific Plan FEIR, which require approval of final drainage plans, hydrology studies, and public facilities flood protection for all trunk sewer manholes adjacent to Medea Creek and Lindero Canyon Creek.

g-i) A portion of the project site is located within floodway Zone AE according to FEMA Flood Insurance Rate Map Panel 06037C1244F. This portion is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood (100-year flood) can be carried without substantial increased in flood heights. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures HYD-3(a, b) from the Agoura Village Specific Plan FEIR, which require hydrology studies and public facilities flood protection for all trunk sewer manholes



adjacent to Medea Creek and Lindero Canyon Creek. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, there would be **no impact** associated with flooding hazards.

j) There are no mapped active faults crossing the area to be developed; thus, the likelihood of fault induced ground rupture is low. Tsunamis and seiches are associated with ocean surges and inland water bodies, respectively. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Since no development or infrastructure is proposed, there would be **no impact** associated with seiches or tsunamis.

<u>X. LAND USE AND PLANNING</u> - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The project site is bounded by Agoura Road on the north, Kanan Road on the east, open space to the south and west, and commercial-retail uses on the north. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the Tentative Parcel Map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, the project would not physically divide an established community. **No impact** would occur.

b) The site is located within the boundary of the Agoura Hills Specific Plan area, on the western border, and has a General Plan designation of Planned Development. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. There would be **no impact** related to land use and planning. As such, the project would be consistent with the AVSP and the City of Agoura Hills General Plan 2035 (General Plan), and does not propose any items that would conflict with the either plan.



c) The project site is not subject to, or near, an adopted habitat conservation plan (HCP), natural community conservation plan (NCCP), or any other approved local, regional, or state habitat conservation plans (City of Agoura Hills, General Plan 2035 Final EIR, February 2010). The project would not interfere with an adopted HCP or NCCP, as there are none in, or near, the City of Agoura Hills. There would be **no impact**.

<u>XI. MINERAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) According to the California Division of Mines and Geology (DMG), no significant mineral deposits are present within the City of Agoura Hills (City of Agoura Hills, General Plan March 2010). The majority of the City south of Agoura Road, including the project site, is classified as MRZ-3. This classification is used to delineate areas where there may be mineral deposits, but the significance of such deposits cannot be evaluated from available data. Due to the nature of the proposed project, which does not include any development, and the surrounding land uses, conversion of the project site to mining is unlikely.

According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) mapping application, there have been no new locations of drill, rework and plugging and abandonment notices received by the Division in the last 365 days in and around the proposed project area. The proposed tentative parcel map involves no development, infrastructure, or land use designation change and would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. There would be **no impact**.

<u>XII. NOISE</u> - Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XII. NOISE</u> – Would the project result in:				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). For the most sensitive uses, such as single-family residential, 60 dBA Day-Night average level (Ldn) is the maximum normally acceptable exterior level. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dBA upward adjustment added to those noise levels occurring between 10:00 p.m. and 7:00 a.m. to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds five additional dBA to evening noise levels (7:00 p.m. to 10:00 p.m.). The City of Agoura Hills utilizes the CNEL for measuring noise levels.

a-d) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. No construction or operational noise would be associated with the proposed project and there would be **no impact**. Any development that occurs on the proposed project site in the future would be required to comply with Mitigation Measures N-1, N-2(a, b), and N-3(a-g) from the Agoura Village Specific Plan FEIR. These measures include construction hour limitations, reduction of traffic noise, and methods to ensure that new residences would not be exposed to noise in excess of interior and exterior thresholds.

e, f) The project site is not located within the vicinity of an airport or private airstrip. The closest airport is the Van Nuys Airport, about 16 miles east of the site. **No impact** would occur.



<u>XIII. POPULATION AND HOUSING</u> - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. The Zone B portion has a full allowable buildout of 122,500 square feet (sf) of mixed-use development including retail, offices, lodging, and restaurants, and 90-112 dwelling units. The Zone F portion has a full allowable buildout of 75,250 sf of mixed-use development including professional offices and/or lodging. The 112 dwelling unit allowable buildout would not occur with the proposed project or be affected by the proposed project. Therefore, **no impact** associated with an increase in population or displacement of housing or people would occur.

<u>.XIV. PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i) The City of Agoura Hills is served by the Los Angeles County Fire Department (LACFD). Fire Station #89, located at 29575 Canwood Street in Agoura Hills, approximately 0.3 miles



northwest of the project site, serves the project site and surrounding areas. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As a result, the project would not require any new or expanded fire protection facilities, and there would be **no impact** to fire protection services.

a (ii) The Los Angeles County Sheriff's Department (LACSD) provides police protection in the City of Agoura Hills. The Malibu/Lost Hills Station, located at 27050 Agoura Road in the City of Calabasas, approximately three miles east of the project site, serves the project site and surrounding areas. The station patrols the cities of Agoura Hills, Calabasas, Hidden Hills, Westlake Village, and Malibu, as well as adjacent unincorporated areas. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As a result, the project would not require any new or expanded police protection facilities, and there would be **no impact** to police protection services.

a (iii) The Las Virgenes Unified School District (LVUSD) provides primary and secondary public education services to the project site. LVUSD manages four schools located within the attendance area of the project site: Agoura High School, Lindero Canyon Middle School, Willow Elementary, and Sumac Elementary School. The proposed project would not create a demand for school facilities, as it does not include any development, infrastructure, or land use designation change and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Thus, there would be **no impact** related to schools. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures PS-5(a) and PS-5(b), from the Agoura Village Specific Plan FEIR, which require payment of fees and school district noticing.

a (iv) Given the nature of the currently proposed project and that it would not increase population, it would not contribute to a demand for parks. It does not include any development, infrastructure, or land use designation change, and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. The proposed project would not cause adverse impacts to parks and there would be **no impact**.

Any future developer of a project at the site would be required to pay Quimby Act fees (Section 10800 of the Agoura Hills Municipal Code), and provide park space or an in-lieu fee.

a (v) Other public services include library services. Library services in the City of Agoura Hills are provided by the County of Los Angeles Public Library System. The Agoura Hills Library is located at the City Hall Civic Center, 30001 Ladyface Court, Agoura Hills, CA 91301. According to the City's General Plan Final EIR, no new library facilities are expected to be necessary to accommodate the growth proposed under the General Plan Update (Agoura Hills General Plan



EIR, Section 4.11.15, Project Impacts and Mitigation). As stated in this document, Section X. Land Use and Planning, the proposed project is consistent with the General Plan. The project would not increase population and it would not contribute to a demand for other public services, including libraries, as it does not include any development, infrastructure, or land use designation change. Therefore, **no impact** to other public facilities would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XV. RECREATION</u>				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a,b) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Given that no development is proposed, the project neither proposes or would affect recreation facilities. Therefore, **no impact** would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVI. TRANSPORTATION/TRAFFIC</u> - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





<u>XVI. TRANSPORTATION/TRAFFIC</u> - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Based upon the City of Agoura Hills impact criteria, a proposed project would have a significant impact if it results in any of the following:

- Degrades the LOS at an unsignalized intersection to an unacceptable level of D or worse, unless special circumstances justify otherwise; or
- Results in satisfying the most recent California Manual on Uniform Traffic Control Devices (CAMUTCD) peak-hour volume warrant or other warrants for traffic signal installation at the intersection; or
- Increases delay at an unsignalized intersection operating at an unacceptable level by five or more seconds; or
- Increases the volume-to-capacity ratio on a roadway segment operating at an unacceptable level by 0.05 or more; or
- The project is inconsistent with planned bicycle/pedestrian/transit facilities within the study area.

The Los Angeles County Congestion Management Program (CMP) was developed in response to California Proposition 111, approved June 1990, and is intended to address regional congestion by linking land use, transportation, and air quality decisions. The CMP document identifies the County's CMP Highway System, and requires that Level of Service E or better be maintained on this network. Highway 101 is the nearest CMP facility in the study area.

a-c) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. No roadways or traffic would be associated with the proposed project and it is not located within the vicinity of an airport. The project, a tentative parcel map, would not conflict with the General Plan Mobility Element, the City Capital Improvements Program, or the AVSP with regard to transportation and circulation. Therefore, **no** impact would occur. Any development that occurs on the proposed project site in the future would be required to comply with mitigation measures T-2(a-h) and T-3(a-f), from the Agoura Village Specific Plan FEIR, which require intersection improvements and circulation engineering improvements.



d, e) The proposed project does not involve any design features or changes to road alignments that would create traffic-related hazards or adversely affect emergency access, nor would the project generate an increase in traffic that would exceed City significance thresholds (See Item a-c, above). There would be **no impact**.

f) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Because there is no proposed development or change in allowed use, this action would not adversely affect the operation of any existing transit, bicycle, or pedestrian facilities or conflict with City plans or policies related to these facilities. **No impact** would occur.

<u>XVII. UTILITIES AND SERVICE SYSTEMS</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Agoura Hills 2035 General Plan Goal LU-1 and Land Use Policy 1.1 anticipates sustainable growth and change through well-planned development, which would in turn provide for the needs of existing and future residents and businesses, ensure the effective and equitable provision of public services, and makes efficient use of land and infrastructure. Pursuant to the current standards and land use specifications contained within the City of



Agoura Hills Municipal Code, the General Plan indicates that cumulative development (assuming full buildout of the City by horizon year 2035) shall not exceed 8,319 housing units, 1,850,907 square feet of retail services, 3,341,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses.

a, b, e) Wastewater generated by the City of Agoura Hills is treated at the Tapia Water Reclamation Facility, operated by the Las Virgenes Municipal Water District (LVMWD). The Tapia Water Reclamation Facility has a capacity of 16 million gallons per day (mgd) and can meet the current standard for nutrient removal at 12 mgd. This facility treats an average of 7 mgd. Therefore, there is an available capacity of 5 mgd (John Zhao, LVMWD, November 2014).

The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As discussed in the Agoura Village Specific Plan FEIR, buildout of the Specific Plan, including future development on the project site, would not exceed wastewater system capacity at the Tapia Water Reclamation Facility. Therefore, **no impact** to wastewater treatment systems would occur.

c) The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. In any case, as described in the Agoura Village Specific Plan FEIR, compliance with the required Los Angeles County Standard Urban Storm Water Mitigation Plan (SUSUMP) would reduce potential storm water drainage impacts from buildout of the Specific Plan and possible future development on the project site to a less than significant level. Therefore, **no impact** to storm water drainage systems would occur.

d) The Las Virgenes Municipal Water District (LVMWD) supplies potable water in the City of Agoura Hills. The LVMWD has no local sources of water and obtains all of its potable water from the Metropolitan Water District of Southern California (MWD), which in turn receives water from the State Water Project.

The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. As such, the proposed project would not increase demand for water. In any case, as described in the Agoura Village Specific Plan FEIR, the LVMWD's potable water system operates with no significant deficiencies and has sufficient supply for full buildout of the Specific Plan area, including future development on the project site. Therefore, **no impact** to water supplies would occur.

f, g) There are two landfills at which waste from the proposed project could be disposed. The Calabasas Sanitary Landfill, operated by the Los Angeles County Sanitation Districts, is



located at 5300 Lost Hills Road in Calabasas. The Simi Valley Landfill, privately operated, is located at 2801 Madera Road in Simi Valley. Both landfills serve Agoura Hills, as well as other communities. The Calabasas Sanitary Landfill has a daily capacity of 3,500 tons per day and the Simi Valley Landfill has a daily capacity of 9,250 tons per day. As described in the Agoura Village Specific Plan FEIR, there is sufficient capacity to process the solid waste that would be generated by full buildout of the Specific Plan, including future development of the project site.

The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Since no development is proposed with this project and the allowed land uses would not change, **no impact** to landfills or solid waste regulations would occur.

<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) As discussed in in Section IV, *Biological Resources*, the proposed project site includes three rare, threatened, or endangered species of plants. The proposed project consists of a tentative parcel map that would divide one 35-acre parcel into an 8-parcel subdivision. No development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. Therefore, **no impact** to the quality of the environment, habitat, or plants or animal species would occur, nor would any important examples of the major periods of California history or prehistory be eliminated. All mitigation measures included in the Agoura Village Specific Plan FEIR applicable to biological resources and cultural resources, as described in Section IV, *Biological Resources* and Section V, *Cultural Resources*, would be required for future development on the project site.



b) All potential environmental impacts of the project have been determined in this Initial Study to have **no impact**. The proposed project was determined to have **no impact** for all resource areas and therefore would not contribute to cumulative impacts. Furthermore, no development, infrastructure, or land use designation change is proposed and the tentative parcel map would not increase the development capacity of the project site beyond what is already allowed under the adopted Agoura Village Specific Plan. All impacts of the Specific Plan were assessed in the FEIR and this project remains within the constraints of what was considered in the FEIR.

c) The proposed project does not have the potential for substantial adverse effects to human beings. Noise, air quality, traffic, hazards/hazardous materials, hydrology/water quality, and geology and soils were determined to have **no impact** and would therefore not cause substantial adverse effects on human beings, either directly or indirectly.



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## **Persons Contacted**

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