



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: January 15, 2015

TO: Planning Commission

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NOS.: TPM 73033

LOCATION: Southwest corner of Kanan and Agoura Roads, APN 2061-033-016

REQUEST: Approve a Tentative Parcel Map for an approximately 35-acre site to be subdivided into eight parcels. The site is vacant. No development, infrastructure, land use designation change, or other policy change is proposed as part of the project.

**ENVIRONMENTAL
DETERMINATION:** Negative Declaration pursuant to CEQA and the CEQA Guidelines Section 15070 et seq.

RECOMMENDATION: That the Planning Commission adopt the attached Resolution approving Tentative Parcel Map 73033.

ZONING: Planned Development (PD) District (Agoura Village Specific Plan)

LAND USE: Planned Development (PD) (Agoura Village Specific Plan)

I. PROJECT BACKGROUND AND DESCRIPTION

The proposed project consists of a Tentative Parcel Map to subdivide a 35-acre parcel into eight parcels ranging in size from 1.79 to 10.87 acres each. Located at the southwest corner of Agoura and Kanan Roads and proceeding westerly, the parcel is within the Agoura Village Specific Plan (AVSP) area. Future access to the site would be provided via Kanan and Agoura Roads. The site

is a combination of flat and hillside areas at the base of Ladyface Mountain, and includes a portion of Lindero Canyon Creek. When the AVSP was adopted by the City Council 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 the future development of the parcel will have a great influence on the vision and future of the Village.

While the agent for the property has spoken to staff on a number of occasions over the years regarding a desire to develop the site with a mixed use project in the future per the AVSP, there is no current formal application for development. Therefore, as part of this Tentative Parcel Map project, no development, infrastructure, land use or designation or policy change is proposed. The project is solely a subdivision of land (see Attachment 1 for the parcel map). The reason why the applicant is requesting the Tentative Parcel Map is to begin planning for the future development for each parcel.

The Tentative Parcel Map shows a series of existing utility, slope, drainage, and ingress/egress easements, and identifies two permanent easements, associated with the Agoura Road Widening Project improvements, to be dedicated to the City of Agoura Hills. These new easements would be established by the City per a separate instrument.

II. POLICY CONSISTENCY

A. AVSP

Parcels #1, 2, 3, 4, and 8 in the eastern portion of the project site are in Zone B of the AVSP, which is a mixed-use zone (retail/restaurant, office and hotel) and allows residential development with a Conditional Use Permit. Parcels #5, 6, and 7 in the western portion of the project site are in Zone F, which allows professional offices/services and miscellaneous services. (See Attachment 2 for a map of the Zones). The Tentative Parcel Map would not change these designations, and, even though no development is proposed as part of this project, approval of the Tentative Parcel Map would not increase the development capacity of Zones B and F in the future. Each proposed parcel is sufficiently sized to accommodate reasonable development densities. The maximum allowable development densities in Zones B and F will be redistributed among each of these parcels. Per the AVSP, the Zone B has a full allowable buildout of 119,000 square feet of mixed-use development, including retail, offices, lodging, and restaurants, and 118 dwelling units. Zone F has a full allowable buildout of 75,250 square feet of mixed-use development, including professional offices and/or lodging.

The AVSP stipulates a minimum of 20,000 square feet (0.46 acre) lot size, which is met by the project. The eight lots are sufficient in size to develop with structures, and each contains a portion without steep hillsides.

B. General Plan

The project would be consistent with the following applicable General Plan goals and policies:

Goal LU-1: Growth and Change.

Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.2: Development Locations. Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces.

Goal LU-26: Pedestrian-Oriented Mixed-Use Village.

Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policy LU-26.4: Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and service plans, and implementation processes specified by the Agoura Village Specific Plan.

While the project proposes no development, it would result in the orderly subdivision of land for future development, consistent with the AVSP. The AVSP addresses infill development and limited development on the periphery of existing urban areas of the City. The parcel to be subdivided has already been allotted in the AVSP for mixed-use development.

III. ENVIRONMENTAL ANALYSIS

The Agoura Village Specific Plan Final Revised and Recirculated Program Environmental Impact Report (EIR) certified by the City Council in 2008 addressed the entire Agoura Village, including this particular project site, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Staff, with the assistance of a consultant, prepared an Initial Study/Negative Declaration (IS/ND) for the Tentative Parcel Map, pursuant to CEQA Guidelines Section 15070 et seq. The Final IS/ND is included as Attachment 3. Given that the project is a simple land division that involves no development, infrastructure, land use designation change, or policy change, no significant environmental impacts are expected to result from the project, and so no mitigation measures are required. The public comment period for the IS/ND ran from November

20, 2014 to December 22, 2014. Three comment letters were received, none of which necessitated changes to the IS/ND. These letters are included in the Final IS/ND.

As future development is proposed on this site, subsequent CEQA review would be required, consistent with the Agoura Village Specific Plan Final Program EIR. While no mitigation measures were found necessary in the IS/ND, any future development on the site would be required to comply with the following Final EIR mitigation measures, as well as any others that are found necessary upon additional CEQA review: AQ-1, AQ-2, and AQ-3 pertaining to air quality; BIO-1, BIO-2, BIO-3, BIO-4 and BIO-6 regarding biological resources; HA-1 for cultural resources; GEO-1 through GEO-6 pertaining to geology and soils; HYD-1 through HYD-3 for hydrology and water quality; PS-5 regarding public services; and T-2 and T-3 for transportation/traffic. The AVSP Final EIR is located in the Planning and Community Development Department, and on the City's website.

IV. RECOMMENDATION

That the Planning Commission adopt the attached Resolution (Attachment 4) approving the Initial Study/Negative Declaration prepared for Tentative Parcel Map 73033, and approving Tentative Parcel Map 73033, with conditions.

ATTACHMENTS

1. Project Plans
2. Map of Zones in AVSP
3. Initial Study/Negative Declaration
4. Planning Commission Resolution

CASE PLANNER: Allison Cook, Principal Planner

Attachment 1

TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR
SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "H" RANCHO LAS VIRGENES, IN THE CITY OF AGOURA HILLS, AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, LYING SOUTHERLY OF AGOURA ROAD (FORMERLY VENTURA BOULEVARD) 80 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED SEPTEMBER 18, 1961, AS INSTRUMENT NO. 4281, BOOK D-1358, PAGE 428 OF OFFICIAL RECORDS AND LYING WESTERLY OF KANAN ROAD, 100 FEET WIDE, DESCRIBED AS PARCEL "A" IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED AUGUST 16, 1960 AS INSTRUMENT NO. 3742, BOOK D-845, PAGE 518 AND MAY 5, 1961 AS INSTRUMENT NO. 4141, IN BOOK D-1212 PAGE 837, BOTH OF OFFICIAL RECORDS.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID KANAN ROAD, DISTANCE NORTH 30° 00' 09" WEST, 150.00 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF LOT "H" AND WESTERLY RIGHT-OF-WAY LINE OF SAID KANAN ROAD, THENCE,

1ST NORTH 64° 07' 17" WEST 1142.73 FEET; THENCE
2ND NORTH 08° 03' 30" WEST 423.90 FEET; THENCE
3RD NORTH 57° 34' 18" WEST 879.48 FEET; THENCE
4TH NORTH 73° 22' 07" WEST 294.77 FEET; THENCE
5TH SOUTH 64° 15' 32" WEST 408.08 FEET; THENCE
6TH NORTH 90° 00' 00" WEST 302.00 FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID LOT "H"

ALSO EXCEPT FROM SAID LAND THAT PORTION TAKEN BY FINAL ORDER OF CONDEMNATION BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED APRIL 05, 1974, AS INSTRUMENT NO. 5300, OFFICIAL RECORDS, DESCRIBED THEREIN AS PARCEL 24A.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBONS SAVED AND SOLD FROM SAID LAND, AS RESERVED BY ESER WIKHOLM ET UX., IN DEED RECORDED DECEMBER 30, 1953, IN BOOK 43495, PAGE 30, OFFICIAL RECORDS.

SITE ADDRESS:

VACANT LAND
SWLY CORNER OF AGOURA RD. AND KANAN RD.
CITY OF AGOURA HILLS, CA 91301

ASSESSOR'S PARCEL NUMBER:

A.P.N. 2061-033-016

THOMAS BROS. GRID:

PAGE 558 - GRID A6

SITE AREA:

GROSS AREA OF THE LAND BEING SUBDIVIDED = 1,526,018 SQ. FT. OR 35.033 ACRES

GROSS AREA OF PARCEL MAP NO. 73033 = 1,501,281 SQ. FT. OR 34.465 ACRES (EXCLUSIVE OF STREET DEDICATION. FOR DETAILS SEE EXCEPTION NO. 12 OF PRELIMINARY TITLE REPORT, PARCELS 26-FEE-1 AND 26-FEE-2.)

AREA OF PARCEL 1 = 182,842 SQ. FT. OR 4.197 ACRES
AREA OF PARCEL 2 = 138,218 SQ. FT. OR 3.173 ACRES
AREA OF PARCEL 3 = 158,016 SQ. FT. OR 3.628 ACRES
AREA OF PARCEL 4 = 99,296 SQ. FT. OR 2.280 ACRES
AREA OF PARCEL 5 = 77,786 SQ. FT. OR 1.786 ACRES
AREA OF PARCEL 6 = 182,715 SQ. FT. OR 4.175 ACRES
AREA OF PARCEL 7 = 208,858 SQ. FT. OR 4.795 ACRES
AREA OF PARCEL 8 = 473,552 SQ. FT. OR 10.871 ACRES

UTILITY NOTE:

UNDERGROUND 8" SEWER LINE AND TELEPHONE LINES IN AGOURA ROAD PLOTTED PER PRIVATE CONTRACT NO. 7742 "SANITARY SEWERS TO BE CONSTRUCTED IN AGOURA ROAD AND KANAN DRIVE" BY HOLM, TAIT AND ASSOCIATES, RECORDS OF AGOURA CITY.

SEWER TRUNK LINE "C-2" PLOTTED PER LAS VIRGENES MUNICIPAL WATER DISTRICT SHEETS 27, 28, AND 29-A OF BEWO 7028 BY BOYLE ENGINEERING.

UNDERGROUND SEWER LINES ARE ALSO SHOWN ON THE LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICT'S MAPS NO. 1066 AND 1091.

UNDERGROUND WATER LINE IN AGOURA ROAD PLOTTED PER AS VIRGENES MUNICIPAL WATER DISTRICT SHEETS 39 AND 240 OF BEWO 5639-15 BY BOYLE ENGINEERING.

UNDERGROUND STORM DRAIN AND GAS LINES IN AGOURA ROAD PLOTTED PER AS LOS ANGELES COUNTY FLOOD CONTROL DISTRICT'S STORM DRAIN PLANS M.T.D. NO. 1660 BY AMPAK ENGINEERING.

SHEET INDEX:

Sheet No.	Sheet Title
1	GENERAL NOTES, LEGAL DESCRIPTION, AND CERTIFICATION.
2-3	BOUNDARY ESTABLISHMENT
4-7	SITE, TOPOGRAPHIC AND UTILITY SURVEY

SITE OWNER:

CREKESIDE TERRACE, L.P.
4458 MATILJA AVE.
SHERMAN OAKS, CA 91423
TEL. (818) 906-3119
CONTACT: BRUCE WHIZIN

SUBDIVIDER:

SYMPHONY DEVELOPMENT
10866 WILSHIRE BLVD. STE. 225
LOS ANGELES, CA 90024
TEL. (310) 474-7379
CONTACT: DAVID HILLIARD

LAND SURVEYOR:

DIAMOND WEST, INC.
24005 VENTURA BOULEVARD, SUITE 100
CALABASAS, CALIFORNIA 91302
TEL. (818) 444-1800
CONTACT: MICHAEL KAZNOCHA

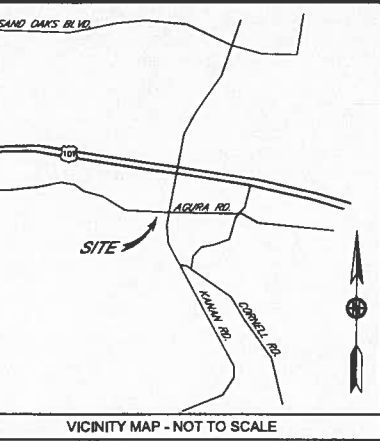
NOTES:

- VACANT LAND.
SWLY CORNER OF AGOURA ROAD AND KANAN ROAD
AGOURA HILLS, CA 91301.
- ASSESSOR'S PARCEL NUMBER (APN): 2061-033-016.
- THOMAS GUIDE: 558 - A6.
- EXISTING ZONING: PLANNED DEVELOPMENT - AGOURA VILLAGE SPECIFIC PLAN.
PROPOSED ZONING: NO CHANGE.
PROPOSED PROJECT IS A EIGHT PARCEL SUBDIVISION FOR SUBDIVISION PURPOSES.
PROPOSED ARCHITECTURAL AND CIVIL INFORMATION IS NOT A PART OF THIS SUBDIVISION.
- PROJECT AREA:
EXISTING SITE BEFORE SUBDIVISION: 1,526,018 SQ. FT. OR 35.033 ACRES
PROPOSED SITE: 1,501,281 SQ. FT. OR 34.465 ACRES
- THIS PROPERTY IS LOCATED IN A HILLSIDE AREA.
- CONTOURS ARE PER AERIAL MAP PREPARED BY ARROWHEAD MAPPING CORPORATION
PHOTOGRAPHY DATE: 5-24-2007.
SCALE 1"=40'.
CONTOUR INTERVAL = 1'
- ABOVE GROUND UTILITIES ARE SHOWN ON THE MAP BASED ON AERIAL MAP.
ANY UNDERGROUND UTILITIES ARE OBTAINED BY SEARCH OF AVAILABLE CITY AND COUNTY RECORDS. THE UTILITIES SERVICING THE SUBJECT PROPERTY APPEAR TO ENTER VIA AGOURA ROAD AND KANAN ROAD.
- PROPERTY HAS ACCESS TO PUBLIC STREET AT AGOURA ROAD AND KANAN ROAD.
- BOUNDARY LINES WERE ESTABLISHED PER FOUND MONUMENTS AND RECORD MAPS.
EASEMENTS OF RECORD ARE SHOWN PER FIRST AMERICAN TITLE INSURANCE COMPANY'S
PRELIMINARY TITLE REPORT ORDER NO. NCS-676198-LA2, DATED AS OF JUNE 11, 2014.
- IT IS PROPOSED TO DEDICATE TO THE CITY OF AGOURA HILLS THE RIGHT-OF-WAY OF AGOURA ROAD FOR PUBLIC ROAD PURPOSES AS SHOWN ON THE MAP.
WE ALSO PROPOSE TO DEDICATE EASEMENTS FOR SLOPE, GRADING PURPOSES AND FOR SLOUGH WALL, DRAINAGE, GRADING PURPOSES AS SHOWN ON THE MAP.
- THE PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "AE" PER FEMA FLOOD INSURANCE RATE MAP NO. 06037C1244F, DATED 09-26-2008.
- SITE AND TOPOGRAPHIC SURVEY DATA AS SHOWN HEREON IS FOR INFORMATION ONLY AND WAS COMPILED BASED ON AERIAL PHOTOGRAPHY DATED 5-24-2007 PREPARED BY ARROWHEAD MAPPING CORPORATION. FIELD VERIFICATION OF SITE IMPROVEMENTS AND SURFACE UTILITIES THAT ARE SHOWN HEREON AND SUPPLEMENTAL CONVENTIONAL SURVEY TO UPDATE THE SURVEY WERE NOT PERFORMED.
THE OUTLINE OF BUILDINGS AND OTHER ROOF IMPROVEMENTS MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THIS THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.
THE SITE AND TOPOGRAPHIC SURVEY AS DESCRIBED ABOVE IS MORE THAN 7 YEARS AND IT IS NOT SUFFICIENT FOR DESIGN PURPOSES. FOR FUTURE PLANNING AND CIVIL DESIGN WORK IT IS RECOMMENDED TO REQUEST CONVENTIONAL SURVEYING SERVICES FOR THE FOLLOWING ITEMS WHICH FRONT THE PROJECT: AGOURA ROAD AND KANAN ROAD CROSS-SECTION EVERY 50 FEET, INVERT ELEVATIONS OF ALL SEWER AND STORM DRAIN MANHOLES AND CATCH BASINS LOCATED ON THE SITE AND ALONG KANAN ROAD AND AGOURA ROAD.
- THERE ARE OAK TREES ON-SITE.
OAK TREES SHOWN ON THE MAP ARE FOR INFORMATION ONLY.
THE NUMBER AND LOCATION OF THE OAK TREES AS SHOWN HEREON ARE PER THE ALTA/ACSM LAND TITLE SURVEY COMPILED BY DIAMOND WEST IN JULY 2006 AND DESIGNATED AS DWEI JOB NO. 466.

LAND SURVEYOR'S CERTIFICATION:

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 7 SHEETS, REPRESENTS A TENTATIVE PARCEL MAP PREPARED UNDER MY SUPERVISION.

Michael H. Kaznocha 11/06/2014 DATE
MICHAEL H. KAZNOCHA, PLS
PROFESSIONAL LAND SURVEYOR
PLS-8330 EXP. 12-31-15
FOR & ON BEHALF OF
DIAMOND WEST INC.



DATUM NOTES:

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983 CSRC EPOCH 2004.00 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (COPS) ADA1 (PID A14468) AND ROCK (PID A14502) BEING NORTH 58°58'15" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

REFERENCED BEARINGS FROM OTHER DOCUMENTS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE BEARING OF NORTH 87°52'05" EAST OF THE CENTERLINE OF AGOURA ROAD IS SHOWN AS NORTH 87°41'11" EAST (THE LINE BETWEEN PROPOSED POINTS OF INTERSECTION #199 AND #198) ON COUNTY SURVEYOR'S MAP NO. CSB-3018-2, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND VALUES UNLESS OTHERWISE SPECIFIED. THE GROUND VALUES WERE CALCULATED BASED ON GRID COORDINATES OF ALL MEASURED POINTS UTILIZING RAPID STATIC AND RTK GPS TECHNIQUES AND ADJUSTED TO CSRC CONTINUOUS OPERATING REFERENCE STATIONS ADA1 (PID A14468), CBHS (PID A11846), AND ROCK (PID A14502). LATITUDE, LONGITUDE AND ELLIPSOIDAL HEIGHT OF SAID REFERENCE STATIONS ARE PUBLISHED (RECORDED) IN THE HORIZONTAL CONTROL NETWORK ADJUSTED BY CALIFORNIA SPATIAL REFERENCE CENTER, EPOCH 2004.00 NAD83 COORDINATES COMPUTED BY SOPAC/CSRC. THE AVERAGE COMBINED SCALE FACTOR OF 0.99994175662 WAS USED TO OBTAIN GROUND DISTANCES.
(GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR).

FOR REFERENCE SEE COORDINATE TABLE AND GPS VECTOR LOCATION DIAGRAM.

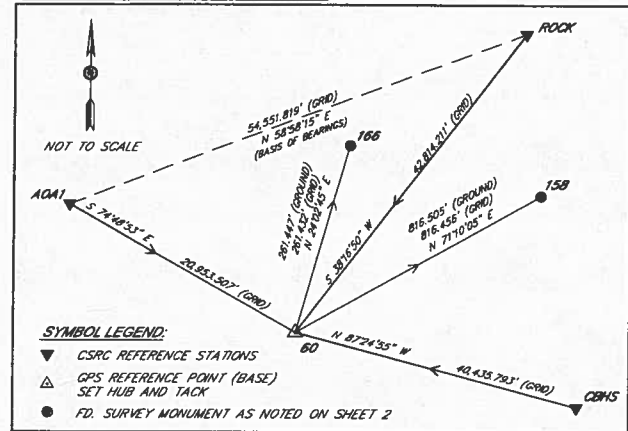
BENCH MARK DATA:

LOS ANGELES COUNTY PUBLIC WORKS DATA
NAVD 88 DATUM
QUAD/YEAR - MALIBU 2003

ID	BM ID	REC. ELEV. (FEET)	POINT #
1	Y 10004	877.369	202

RDBM TAG IN W CB 0.8M N OF BCR AT NW COR. KANAN RD. AND AGOURA RD. 19.5M N AND 13M W OF CL INTERSECTION.

GPS VECTOR LOCATION DIAGRAM:



COORDINATE TABLE:

POINT NO.	NORTHING [FEET]	EASTING [FEET]	GROUND NORTHING [FEET]	GROUND EASTING [FEET]	ELIP. ELEV. [FEET]	ORTH. ELEV. [FEET]
60	1875226.025	6330698.905	1875226.025	6330698.905	752.014	866.620
158	1875489.571	6331471.656	1875489.586	6331471.702	767.796	882.383
166	1875484.710	6330805.430	1875484.784	6330805.437	742.991	857.588
ADA1	1880214.649	6310171.024	1880214.969	6310171.046	912.231	926.039
CBHS	1873402.508	6371091.559	1873402.402	6371091.913	916.083	1050.428
ROCK	1908034.668	6357222.777	1908036.625	6357224.322	1817.890	1931.351

HORIZONTAL DATA: CCS 83, ZONE 5, CSRC EPOCH 2004.00
MAPPING ANGLE γ FOR POINT NO. 60 = -0°25'17"
VERTICAL DATA: ORTHOMETRIC HEIGHTS CALCULATED BASED ON
GEIOD 2003 AND ELLIPSOIDAL HEIGHTS (ELLIPSOID
GRS-80) OBTAINED PER GPS OBSERVATIONS

DIGEST OF TITLE ITEMS PER FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE REPORT NO. NCS-676198-LA2, DATED AS OF JUNE 11, 2014.

△ = DENOTES PLOTTED ITEM (SEE SHEETS 2 TO 7 INCLUSIVE)

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA	REMARKS
1	GENERAL AND SPECIAL TAXES				
2	LIEN OF SUPPLEMENTAL TAXES				
3	WATER RIGHTS				
4	EASEMENT	RIGHT OF WAY FOR ROAD, WATER, ETC.		BK. 1212 PG. 14, DEEDS	CANNOT BE DETERMINED FROM RECORD INFORMATION DOCUMENT IS ILLEGIBLE
5	EASEMENT	PUBLIC UTILITIES	THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY	11-16-1948, INST. NO. 2843 BK. 28720 PG. 358, O.R.	DOES NOT AFFECT THE PROPERTY IN QUESTION
△ 6	EASEMENT	PUBLIC UTILITIES	SOUTHERN CALIFORNIA EDISON	03-18-1950, INST. NO. 2094 BK. 13280 PG. 29, O.R.	SHOWN HEREON
△ 7	EASEMENT	SLOPES AND DRAINAGE	COUNTY OF LOS ANGELES	08-16-1960, INST. NO. 3472 BK. D-546 PG. 518 O.R. AND 03-05-1961, INST. NO. 4141, BK. D-1212 PG. 837, O.R.	SHOWN HEREON
△ 8	EASEMENT	LINE OR LINES OF PIPE OF WHATEVER NATURE	LAS VIRGENES MUNICIPAL WATER DISTRICT	12-18-1964, INST. NO. 941, BK. D-2737 PG. 47, O.R.	PLOTTED PER LHMND BEWO 7028 PLAN
△ 9	EASEMENT	INGRESS AND EGRESS	COUNTY OF LOS ANGELES	04-03-1976, INST. NO. 3000, BK. D-5228 PG. 138, O.R.	SHOWN HEREON
10	DEED OF TRUST				
11	MEMORANDUM OF PURCHASE AGREEMENT			11-27-2006, INST. NO. 20062608938, O.R.	SHOWN HEREON
12	NOTICE OF PENDENCY			10-29-2013, INST. NO. 20131542374, O.R.	
△ 12A	PROPOSED ROAD DEDICATION			PARCEL 26-FEE-1	SHOWN HEREON
△ 12B	PROPOSED ROAD DEDICATION			PARCEL 26-FEE-2	SHOWN HEREON
△ 12C	PROPOSED PERMANENT EASEMENT	SLOPE, GRADING, ETC.		PARCEL 26-PE-1	SHOWN HEREON
△ 12D	PROPOSED PERMANENT EASEMENT	SLOUGH WALL, DRAINAGE, GRADING, ETC.		PARCEL 26-PE-2	SHOWN HEREON
13	RIGHTS OF PARTIES OF POSSESSION				

plot date: 11/06/14 2:23pm-P12ZMNCX
img name: P:\14-1008 - west village subdivision - agoura hills\125 - tentative parcel map\dw-survey\dw\14-1008-125-plm-01.dwg

CITY OF
AGOURA HILLS
30001 Ladyface Court
Agoura Hills, CA 91301
phone: 818.897.7899
fax: 818.597.7882
www.ci.agoura-hills.ca.us

PREPARED BY:
DW
civil engineering • land surveying • land planning
24005 Ventura Boulevard, Suite 100
Calabasas, California 91302
Voice: (818) 444-1800
Facsimile: (818) 223-9215
www.diamondwest.net

PREPARED FOR:
SYMPHONY DEVELOPMENT
10866 Wilshire Boulevard
Los Angeles, CA 90024
phone: 310.474.7379
fax: 310.474.8580

SURVEYED BY: KKH	DATE: 11/06/2014
CHECKED BY: MHK	
DRAWN BY: TCE	
DWG JOB NO. 14-1008	
SCALE: N/A	
SHEET NO. 1	OF 7

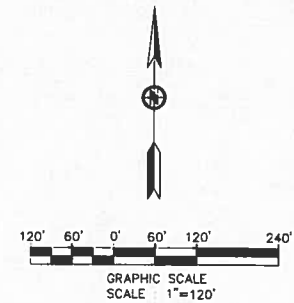
TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
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BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
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IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BOUNDARY ESTABLISHMENT



LEGEND:

- BOUNDARY LINES OF THE LAND BEING SUBDIVIDED
- BOUNDARY LINES FOR THIS SUBDIVISION
- PROPOSED PARCEL LINES FOR THIS SUBDIVISION
- EXISTING STREET RIGHT-OF-WAY LINES
- EXISTING STREET CENTERLINES PER SCB-3018-2
- PROPOSED CENTERLINES PER SCB-3018-2
- LAND TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.

ABBREVIATIONS:

- DESC. - DESCRIBED
- INST. - INSTITUTION
- NO. - NUMBER
- O.R. - OFFICIAL RECORDS
- PTR - PRELIMINARY TITLE REPORT
- REC. - RECORDED

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTION FOR THE EASTERLY PORTION OF PAR. 26-PE-1 LOCATED WITHIN PARCEL 1 PER THIS MAP IS INCORRECT. THE PAR. 26-PE-1 DOES NOT FOLLOW THE EXISTING RIGHT-OF-WAY AS DESCRIBED IN THE DEED TO LOS ANGELES COUNTY REC. 8/18/1981 AS INST. NO. 4281 IN BK. D1358 PG. 42B, O.R. THE PAR. 26-PE-1 FOLLOWS THE PROPOSED RIGHT-OF-WAY AS SHOWN ON SCB-3018-2.
2. THE LEGAL DESCRIPTION FOR THE EASTERLY PORTION OF PAR. 26-PE-2 LOCATED WITHIN PARCEL 1 PER THIS MAP IS INCORRECT. THE POINT OF BEGINNING FOR THE LEGAL DESCRIPTION IS INCORRECTLY DESCRIBED.
3. THE LEGAL DESCRIPTION FOR THE WESTERLY PORTION OF PAR. 26-PE-2 LOCATED WITHIN PARCEL 3 PER THIS MAP IS INCORRECT. THE FOLLOWING COURSES ARE INCORRECT:
 - A. SOUTH 22° 11' 56" WEST 14.38' SHOULD BE CORRECTED TO SOUTH 22° 11' 56" EAST 14.38'
 - B. NORTH 89° 43' 12" WEST 7.44' SHOULD BE CORRECTED TO NORTH 89° 43' 12" WEST 7.74'
4. THE LEGAL DESCRIPTION FOR THE WESTERLY PORTION OF PAR. 26-PE-2 LOCATED WITHIN PARCELS 3 TO 7 INCLUSIVE PER THIS MAP IS INCORRECT. THE PAR. 26-PE-2 CANNOT BE CLOSED.

STREET DEDICATION LEGEND:

- △12A - STREET DEDICATION (ITEM 12A PER PTR)
PARCEL 26-FEE-1 AREA = 21,209.73 S.F. OR 0.487 ACRES
- △12B - STREET DEDICATION (ITEM 12B PER PTR)
PARCEL 26-FEE-2 AREA = 3,526.57 S.F. OR 0.081 ACRES

EXISTING EASEMENT LEGEND:

- △6 - EASEMENT FOR PUBLIC UTILITIES (ITEM 6 PER PTR)
- △7 - EASEMENT FOR SLOPE AND DRAINAGE (ITEM 7 PER PTR)
- △8 - EASEMENT FOR MISCELLANEOUS PIPES (ITEM 8 PER PTR)
- △9 - EASEMENT FOR INGRESS/EGRESS (ITEM 9 PER PTR)

PROPOSED EASEMENT LEGEND:

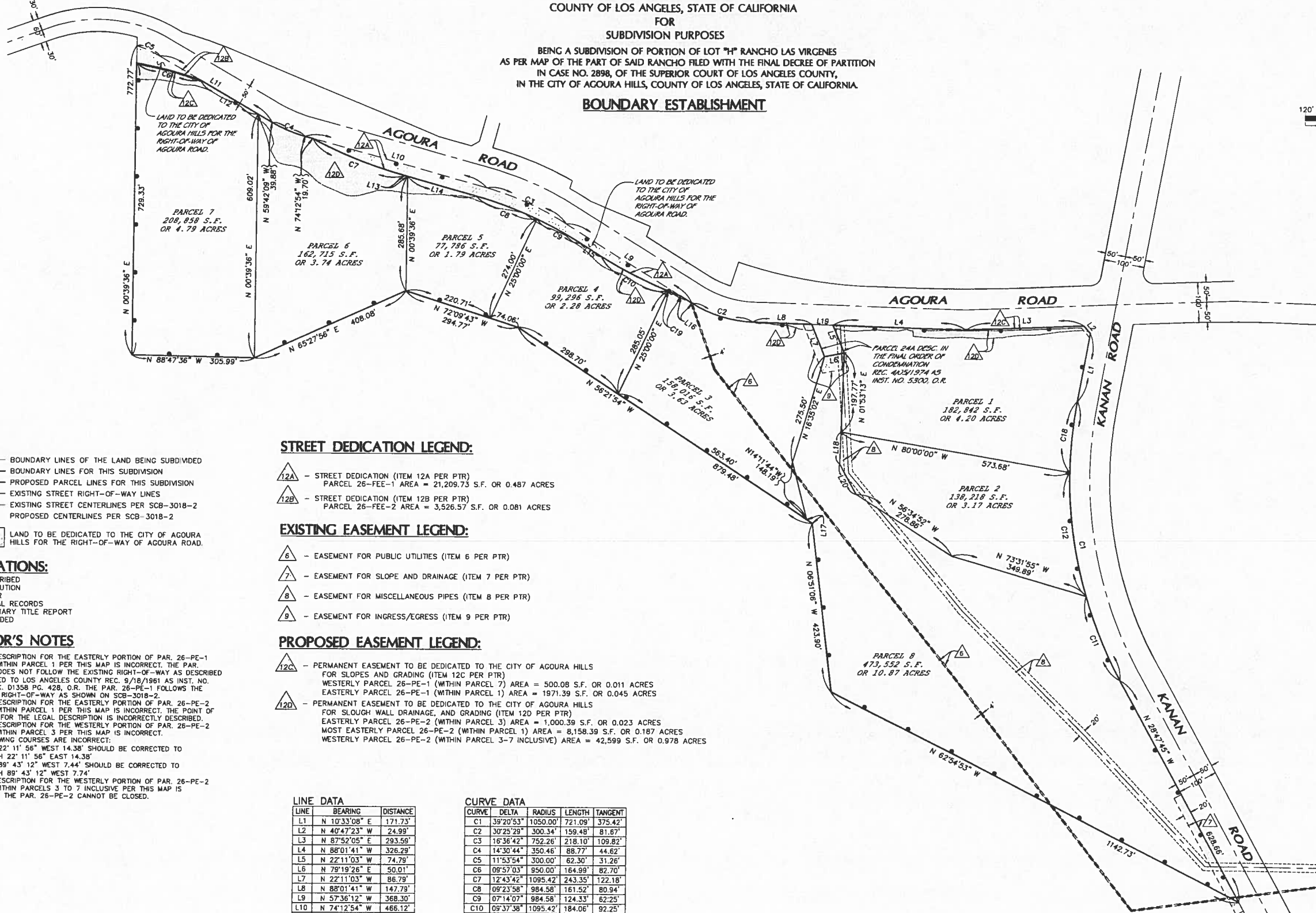
- △12C - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR SLOPES AND GRADING (ITEM 12C PER PTR)
WESTERLY PARCEL 26-PE-1 (WITHIN PARCEL 7) AREA = 500.08 S.F. OR 0.011 ACRES
EASTERLY PARCEL 26-PE-1 (WITHIN PARCEL 1) AREA = 1971.39 S.F. OR 0.045 ACRES
- △12D - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR SLOUGH WALL DRAINAGE, AND GRADING (ITEM 12D PER PTR)
EASTERLY PARCEL 26-PE-2 (WITHIN PARCEL 3) AREA = 1,000.39 S.F. OR 0.023 ACRES
MOST EASTERLY PARCEL 26-PE-2 (WITHIN PARCEL 1) AREA = 8,158.39 S.F. OR 0.187 ACRES
WESTERLY PARCEL 26-PE-2 (WITHIN PARCEL 3-7 INCLUSIVE) AREA = 42,599 S.F. OR 0.978 ACRES

LINE DATA

LINE	BEARING	DISTANCE
L1	N 10°33'08" E	171.73'
L2	N 40°47'23" W	24.99'
L3	N 87°52'05" E	293.59'
L4	N 88°01'41" W	326.29'
L5	N 22°11'03" W	74.79'
L6	N 79°19'26" E	50.01'
L7	N 22°11'03" W	86.79'
L8	N 88°01'41" W	147.79'
L9	N 57°36'12" W	368.30'
L10	N 74°12'54" W	466.12'
L11	N 59°42'09" W	326.39'
L12	N 59°42'09" W	168.13'
L13	N 74°12'54" W	8.03'
L14	N 74°12'54" W	178.19'
L15	N 57°34'49" W	61.69'
L16	N 57°36'12" W	33.69'
L17	N 56°21'54" W	17.38'
L18	S 01°51'13" W	79.90'
L19	N 88°01'41" W	53.70'
L20	S 28°38'13" W	86.84'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	39°20'53"	1050.00'	721.09'	375.42'
C2	30°25'29"	300.34'	159.48'	81.67'
C3	16°36'42"	752.26'	218.10'	109.82'
C4	14°30'44"	350.46'	88.77'	44.62'
C5	11°53'54"	300.00'	62.30'	31.26'
C6	09°57'03"	950.00'	164.99'	82.70'
C7	12°43'42"	1095.42'	243.35'	122.18'
C8	09°23'58"	984.58'	161.52'	80.94'
C9	07°14'07"	984.58'	124.33'	62.25'
C10	09°37'38"	1095.42'	184.06'	92.25'
C11	12°27'15"	1050.00'	228.24'	114.57'
C12	17°05'40"	1050.00'	313.27'	157.81'
C13	39°20'53"	1000.00'	686.76'	357.54'
C14	30°25'29"	250.34'	132.93'	68.07'
C15	16°36'42"	802.26'	232.60'	117.12'
C16	14°30'45"	300.46'	76.10'	38.26'
C17	49°56'03"	350.00'	305.03'	162.96'
C18	09°47'58"	1050.00'	179.58'	90.01'
C19	01°46'11"	1095.42'	33.64'	16.92'



plot date: 11/06/14 14:18pm - P:\Z\AMK\...
 map name: P:\11-1006 - west slope subdivision - agoura hills\125 - tentative parcel map\del-survey\14-1006-125-plm-c3.dwg
 user: rkh

<p>AGOURA HILLS</p>	<p>AGOURA HILLS 3000 Ladyface Court Agoura Hills, CA 91301 phone: 818.597.7309 fax: 818.597.7352 www.ci.agoura-hills.ca.us</p>	<p>PREPARED BY:</p> <p>DWM 11000 W. 15th St. Agoura Hills, CA 91301</p>	<p>PREPARED FOR:</p> <p>SYMPHONY DEVELOPMENT 10866 Wilshire Boulevard Los Angeles, CA 90024 phone: 310.474.7379 fax: 310.474.8580</p>	<p>SURVEYED BY: KRH</p>
				<p>CHECKED BY: MHK</p>
<p>DATE: 11/06/2014</p>				<p>SCALE: 1"=120'</p>
<p>SHEET NO. 3 OF 7</p>				

TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR
 SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
 AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
 IN CASE NO. 2998, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SITE, TOPOGRAPHIC AND UTILITY SURVEY

LINETYPE LEGEND:

- BOUNDARY LINES OF THE LAND BEING SUBDIVIDED
- BOUNDARY LINES FOR THIS SUBDIVISION
- PROPOSED PARCEL LINES FOR THIS SUBDIVISION
- EXISTING STREET RIGHT-OF-WAY LINES
- EXISTING STREET CENTERLINES PER SCB-3018-2
- PROPOSED CENTERLINES PER SCB-3018-2
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE (ALSO RECLAIMED WATER)
- ASPHALT CONCRETE LINES
- BUILDING LINES
- CHAIN LINK FENCE LINES
- GUY WIRE LINES
- OH WIRE LINES
- PATIO LINES
- TOP/BOTTOM SLOPE LINES
- WETLAND LINES

□ LAND TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.

STREET DEDICATION LEGEND:

- △12A - STREET DEDICATION (ITEM 12A PER PTR)
 PARCEL 26-FEE-1 AREA = 21,209.73 S.F. OR 0.487 ACRES
- △12B - STREET DEDICATION (ITEM 12B PER PTR)
 PARCEL 26-FEE-2 AREA = 3,526.57 S.F. OR 0.081 ACRES

EXISTING EASEMENT LEGEND:

- △6 - EASEMENT FOR PUBLIC UTILITIES (ITEM 6 PER PTR)
- △7 - EASEMENT FOR SLOPE AND DRAINAGE (ITEM 7 PER PTR)
- △8 - EASEMENT FOR MISCELLANEOUS PIPES (ITEM 8 PER PTR)
- △9 - EASEMENT FOR INGRESS/EGRESS (ITEM 9 PER PTR)

PROPOSED EASEMENT LEGEND:

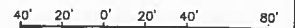
- △12C - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR SLOPES AND GRADING (ITEM 12C PER PTR)
 WESTERLY PARCEL 26-PE-1 AREA = 500.08 S.F. OR 0.011 ACRES
 EASTERLY PARCEL 26-PE-1 AREA = 1971.39 S.F. OR 0.045 ACRES
- △12D - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR SLOUGH WALL DRAINAGE, AND GRADING (ITEM 12D PER PTR)
 EASTERLY PARCEL 26-PE-2 AREA = 1,000.39 S.F. OR 0.023 ACRES
 MOST EASTERLY PARCEL 26-PE-2 AREA = 8,158.39 S.F. OR 0.187 ACRES
 WESTERLY PARCEL 26-PE-2 AREA = 42,599 S.F. OR 0.978 ACRES

SYMBOL LEGEND:

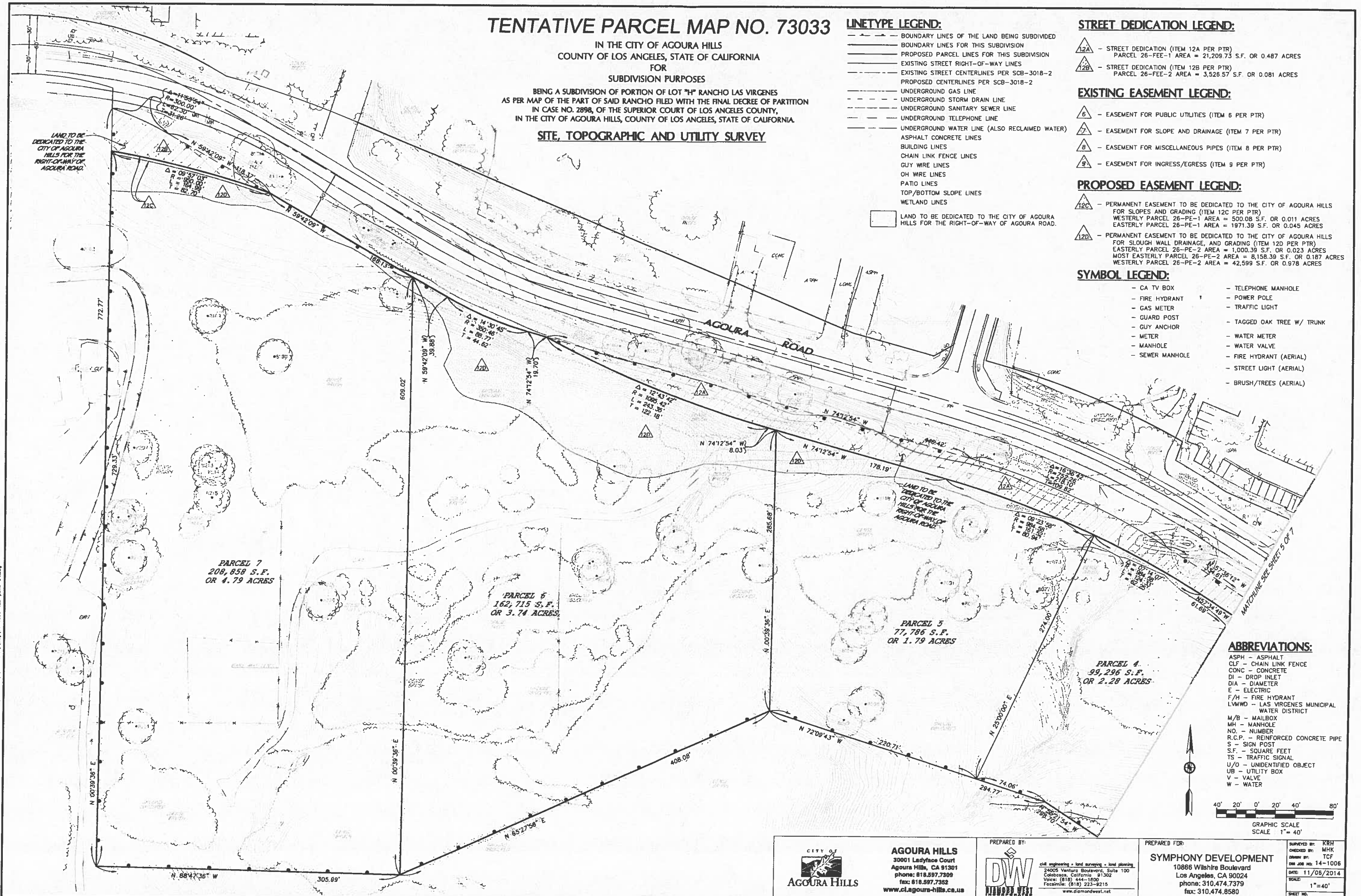
- CA TV BOX
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY ANCHOR
- METER
- MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- POWER POLE
- TRAFFIC LIGHT
- TAGGED OAK TREE W/ TRUNK
- WATER METER
- WATER VALVE
- FIRE HYDRANT (AERIAL)
- STREET LIGHT (AERIAL)
- BRUSH/TREES (AERIAL)

ABBREVIATIONS:

- ASPH - ASPHALT
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- DI - DROP INLET
- DIA - DIAMETER
- E - ELECTRIC
- F/H - FIRE HYDRANT
- LVMWD - LAS VIRGENES MUNICIPAL WATER DISTRICT
- M/B - MAILBOX
- MH - MANHOLE
- NO. - NUMBER
- R.C.P. - REINFORCED CONCRETE PIPE
- S - SIGN POST
- S.F. - SQUARE FEET
- TS - TRAFFIC SIGNAL
- U/O - UNIDENTIFIED OBJECT
- UB - UTILITY BOX
- V - VALVE
- W - WATER



GRAPHIC SCALE
 SCALE 1" = 40'



PARCEL 7
 208,858 S.F.
 OR 4.79 ACRES

PARCEL 6
 162,715 S.F.
 OR 3.74 ACRES

PARCEL 5
 77,786 S.F.
 OR 1.79 ACRES

PARCEL 4
 99,296 S.F.
 OR 2.28 ACRES

FILED: 11/05/14 1:28pm - HIC/ANICK
 FILED: 11/05/14 1:00pm - east agoura subdivision - agoura hills, ca - 14-1008-125-plans-04.dwg



AGOURA HILLS
 30001 Ladyface Court
 Agoura Hills, CA 91301
 phone: 818.597.7309
 fax: 818.597.7352
 www.ci.agoura-hills.ca.us

PREPARED BY:



civil engineering • land surveying • land planning
 24005 Ventura Boulevard, Suite 100
 Calabasas, California 91302
 phone: (818) 444-1800
 facsimile: (818) 223-8215
 www.diamondwest.net

PREPARED FOR:

SYMPHONY DEVELOPMENT
 10866 Wshire Boulevard
 Los Angeles, CA 90024
 phone: 310.474.7379
 fax: 310.474.8580

SUBMITTED BY:

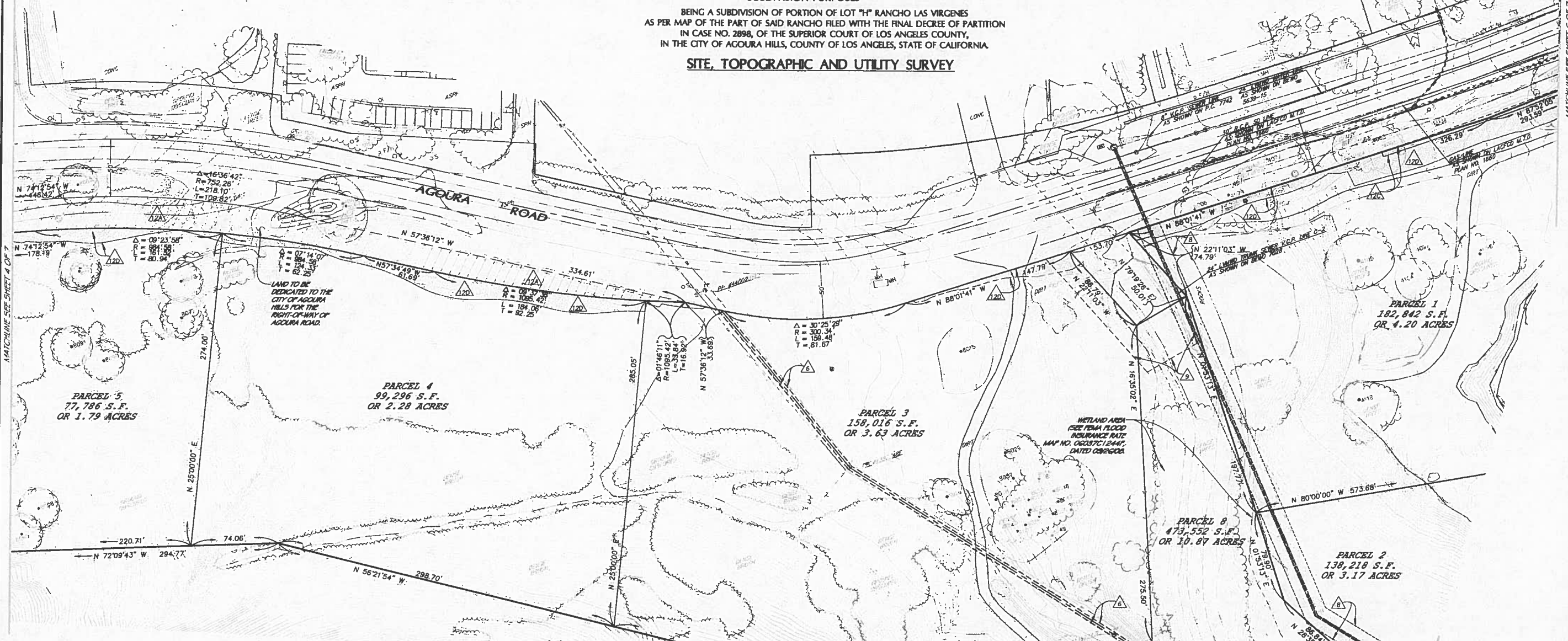
KRH
 CHECKED BY: MHK
 DRAWN BY: TCF
 DATE: 11/05/2014
 SCALE: 1" = 40'
 SHEET NO. 4 OF 7

TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR
 SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
 AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
 IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SITE, TOPOGRAPHIC AND UTILITY SURVEY



LINETYPE LEGEND:

- BOUNDARY LINES OF THE LAND BEING SUBDIVIDED
- BOUNDARY LINES FOR THIS SUBDIVISION
- PROPOSED PARCEL LINES FOR THIS SUBDIVISION
- EXISTING STREET RIGHT-OF-WAY LINES
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- PROPOSED CENTERLINES PER SCB-3018-2
- UNDERGROUND GAS LINE
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- CHAIN LINK FENCE LINES
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- OH WIRE LINES
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- WETLAND LINES

STREET DEDICATION LEGEND:

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 PARCEL 26-FEE-1 AREA = 21,209.73 S.F. OR 0.487 ACRES
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EXISTING EASEMENT LEGEND:

- 6 - EASEMENT FOR PUBLIC UTILITIES (ITEM 6 PER PTR)
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- 8 - EASEMENT FOR MISCELLANEOUS PIPES (ITEM 8 PER PTR)
- 9 - EASEMENT FOR INGRESS/EGRESS (ITEM 9 PER PTR)

PROPOSED EASEMENT LEGEND:

- 12C - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR SLOPES AND GRADING (ITEM 12C PER PTR)
 WESTERLY PARCEL 26-PE-1 AREA = 500.08 S.F. OR 0.011 ACRES
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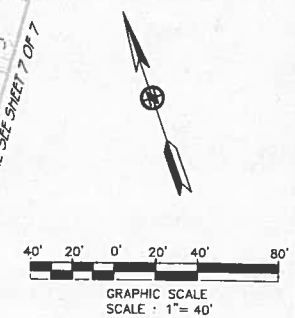
SYMBOL LEGEND:

- CA TV BOX
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY ANCHOR
- METER
- MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- POWER POLE
- TRAFFIC LIGHT
- TAGGED OAK TREE W/ TRUNK
- WATER METER
- WATER VALVE
- FIRE HYDRANT (AERIAL)
- STREET LIGHT (AERIAL)
- BRUSH/TREES (AERIAL)

ABBREVIATIONS:

- ASPH - ASPHALT
- CLF - CHAIN LINK FENCE
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- E - ELECTRIC
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- S - SIGN POST
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- TS - TRAFFIC SIGNAL
- U/O - UNIDENTIFIED OBJECT
- UB - UTILITY BOX
- V - VALVE
- W - WATER

plot date: 11/06/14 1:48pm-11:02am
 dwg name: 14-1006 - west village subdivision - agoura hills 123 - tentative parcel map (sub-survey) (dwg) 14-1006-123-plm-05.dwg



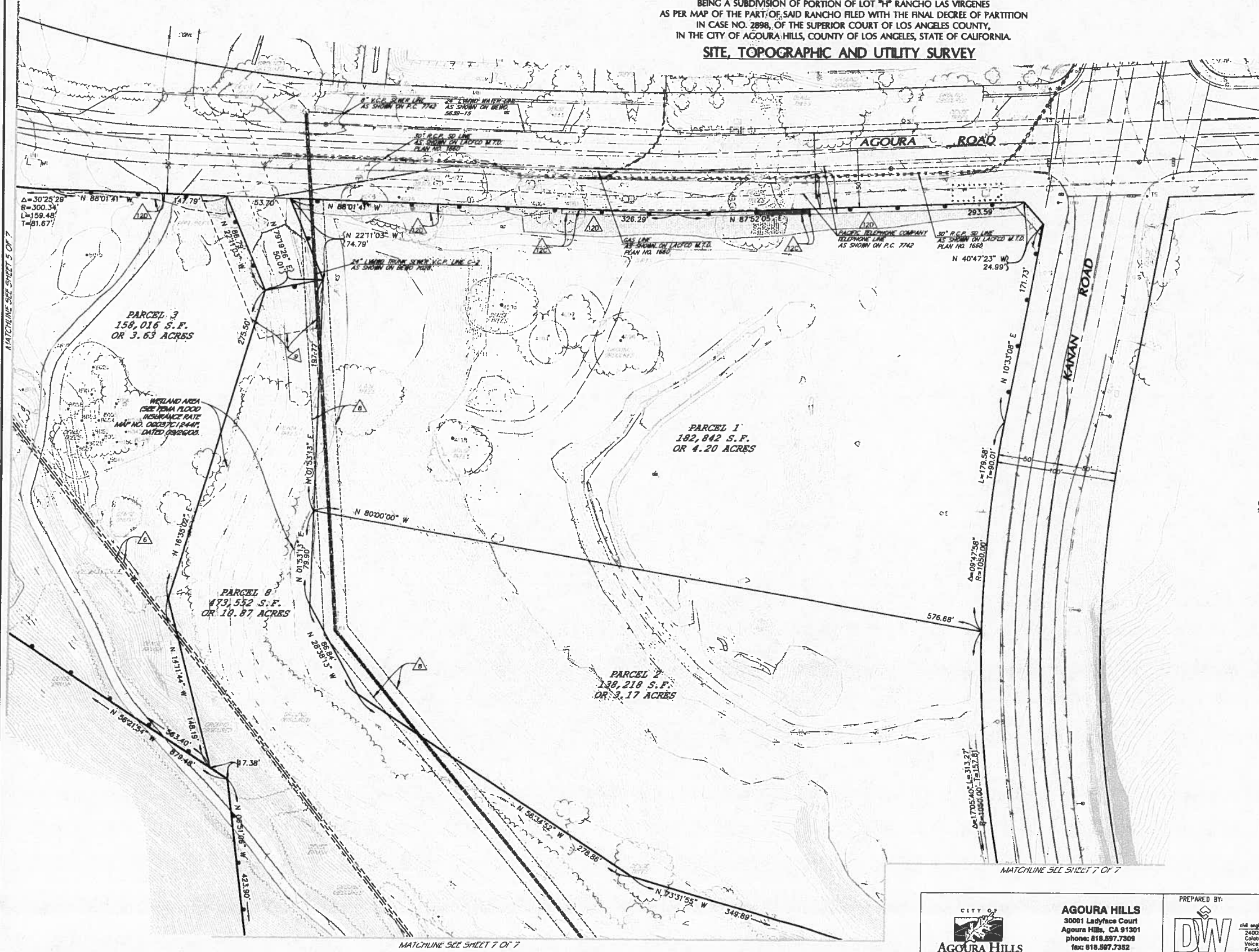
<p>AGOURA HILLS</p>	<p>AGOURA HILLS 3001 Ladyface Court Agoura Hills, CA 91301 phone: 818.597.7309 fax: 818.597.7352 www.ci.agoura-hills.ca.us</p>	<p>PREPARED BY: DW civil engineering • land surveying • land planning 24005 Ventura Boulevard, Suite 100 Culver City, California 91502 phone: (818) 444-1800 fax: (818) 223-9215 www.dwdonaldwest.net</p>	<p>PREPARED FOR: SYMPHONY DEVELOPMENT 10866 Wilshire Boulevard Los Angeles, CA 90024 phone: 310.474.7379 fax: 310.474.8580</p>
<p> SURVEYED BY: KRH CHECKED BY: MHK DRAWN BY: TCF DATE: 11/06/2014 SCALE: 1"=40' SHEET NO. 5 OF 7 </p>			

TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR
 SUBDIVISION PURPOSES

BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
 AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
 IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SITE, TOPOGRAPHIC AND UTILITY SURVEY



LINETYPE LEGEND:

- BOUNDARY LINES OF THE LAND BEING SUBDIVIDED
 - BOUNDARY LINES FOR THIS SUBDIVISION
 - PROPOSED PARCEL LINES FOR THIS SUBDIVISION
 - EXISTING STREET RIGHT-OF-WAY LINES
 - EXISTING STREET CENTERLINES PER SCB-3018-2
 - PROPOSED CENTERLINES PER SCB-3018-2
 - UNDERGROUND GAS LINE
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 - UNDERGROUND SANITARY SEWER LINE
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 - GUY WIRE LINES
 - OH WIRE LINES
 - PATIO LINES
 - TOP/BOTTOM SLOPE LINES
 - WETLAND LINES
- LAND TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.

STREET DEDICATION LEGEND:

- △12A - STREET DEDICATION (ITEM 12A PER PTR)
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PROPOSED EASEMENT LEGEND:

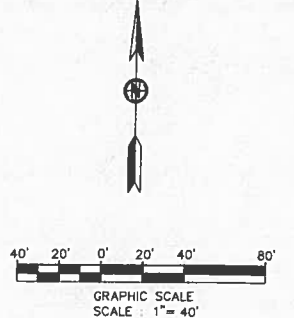
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 WESTERLY PARCEL 26-PE-2 AREA = 42,599 S.F. OR 0.978 ACRES

SYMBOL LEGEND:

- CA TV BOX
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY ANCHOR
- METER
- MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- POWER POLE
- TRAFFIC LIGHT
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- W - WATER



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 print date: 11/06/14 2:02pm - HILZ/BLACK

<p>CITY OF AGOURA HILLS</p>	<p>AGOURA HILLS 30001 Ladyface Court Agoura Hills, CA 91301 phone: 818.597.7309 fax: 818.597.7352 www.ci.agoura-hills.ca.us</p>	<p>PREPARED BY:</p> <p>civil engineering • land surveying • land planning 24005 Ventura Boulevard, Suite 100 Calabasas, California 91302 phone: (818) 444-1800 facsimile: (818) 223-9215 www.diamondwest.net</p>	<p>PREPARED FOR:</p> <p>SYMPHONY DEVELOPMENT 10866 Wilshire Boulevard Los Angeles, CA 90024 phone: 310.474.7379 fax: 310.474.8580</p>	<p>SURVEYED BY: KRH CHECKED BY: MHK DRAWN BY: TCF DATE: 11/06/2014 SCALE: 1" = 40' SHEET NO. 6 OF 7</p>
		<p>AGOURA HILLS</p>		

TENTATIVE PARCEL MAP NO. 73033

IN THE CITY OF AGOURA HILLS
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR
 SUBDIVISION PURPOSES
 BEING A SUBDIVISION OF PORTION OF LOT "H" RANCHO LAS VIRGENES
 AS PER MAP OF THE PART OF SAID RANCHO FILED WITH THE FINAL DECREE OF PARTITION
 IN CASE NO. 2898, OF THE SUPERIOR COURT OF LOS ANGELES COUNTY,
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SITE, TOPOGRAPHIC AND UTILITY SURVEY

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EXISTING EASEMENT LEGEND:

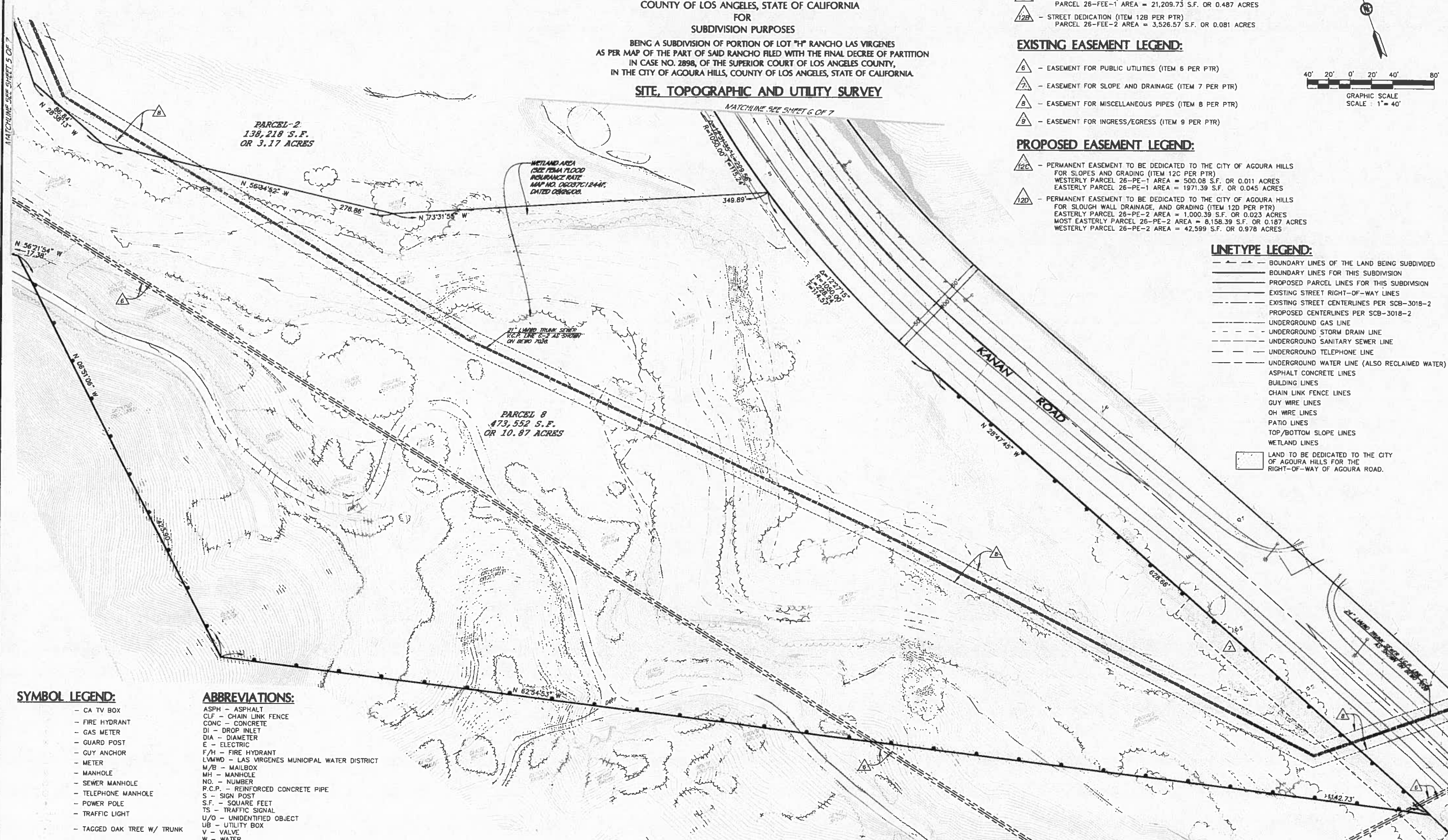
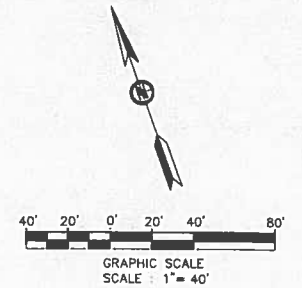
- △6 - EASEMENT FOR PUBLIC UTILITIES (ITEM 6 PER PTR)
- △7 - EASEMENT FOR SLOPE AND DRAINAGE (ITEM 7 PER PTR)
- △8 - EASEMENT FOR MISCELLANEOUS PIPES (ITEM 8 PER PTR)
- △9 - EASEMENT FOR INGRESS/EGRESS (ITEM 9 PER PTR)

PROPOSED EASEMENT LEGEND:

- △12C - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS
 FOR SLOPES AND GRADING (ITEM 12C PER PTR)
 WESTERLY PARCEL 26-PE-1 AREA = 500.08 S.F. OR 0.011 ACRES
 EASTERLY PARCEL 26-PE-1 AREA = 1971.39 S.F. OR 0.045 ACRES
- △12D - PERMANENT EASEMENT TO BE DEDICATED TO THE CITY OF AGOURA HILLS
 FOR SLOUGH WALL DRAINAGE, AND GRADING (ITEM 12D PER PTR)
 EASTERLY PARCEL 26-PE-2 AREA = 1,000.39 S.F. OR 0.023 ACRES
 MOST EASTERLY PARCEL 26-PE-2 AREA = 8,158.39 S.F. OR 0.187 ACRES
 WESTERLY PARCEL 26-PE-2 AREA = 42,599 S.F. OR 0.978 ACRES

LINETYPE LEGEND:

- BOUNDARY LINES OF THE LAND BEING SUBDIVIDED
- BOUNDARY LINES FOR THIS SUBDIVISION
- PROPOSED PARCEL LINES FOR THIS SUBDIVISION
- EXISTING STREET RIGHT-OF-WAY LINES
- EXISTING STREET CENTERLINES PER SCB-3018-2
- PROPOSED CENTERLINES PER SCB-3018-2
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE (ALSO RECLAIMED WATER)
- ASPHALT CONCRETE LINES
- BUILDING LINES
- CHAIN LINK FENCE LINES
- GUY WIRE LINES
- OH WIRE LINES
- PATIO LINES
- TOP/BOTTOM SLOPE LINES
- WETLAND LINES
- LAND TO BE DEDICATED TO THE CITY OF AGOURA HILLS FOR THE RIGHT-OF-WAY OF AGOURA ROAD.



SYMBOL LEGEND:

- CA TV BOX
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY ANCHOR
- METER
- MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- POWER POLE
- TRAFFIC LIGHT
- TAGGED OAK TREE W/ TRUNK
- WATER METER
- WATER VALVE
- FIRE HYDRANT (AERIAL)
- STREET LIGHT (AERIAL)
- BRUSH/TREES (AERIAL)

ABBREVIATIONS:

- ASPH - ASPHALT
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- DI - DROP INLET
- DIA - DIAMETER
- E - ELECTRIC
- F/H - FIRE HYDRANT
- LMMWD - LAS VIRGENES MUNICIPAL WATER DISTRICT
- M/B - MAILBOX
- MH - MANHOLE
- NO - NUMBER
- R.C.P. - REINFORCED CONCRETE PIPE
- S - SIGN POST
- S.F. - SQUARE FEET
- TS - TRAFFIC SIGNAL
- U/O - UNIDENTIFIED OBJECT
- UB - UTILITY BOX
- V - VALVE
- W - WATER

plot date: 11/06/14 2:10pm-TITZATRICK
 dwg name: A:\14-1006 - west village subdivision - agoura hills\123 - tentative parcel map\util-utility.dwg\14-1006-123-plm-07.dwg

<p>AGOURA HILLS 30001 Ladyface Court Agoura Hills, CA 91301 phone: 818.597.7309 fax: 818.597.7382 www.ci.agoura-hills.ca.us</p>	<p>PREPARED BY:</p> <p>DW diamondwest.net</p>	<p>PREPARED FOR:</p> <p>SYMPHONY DEVELOPMENT 10866 Wilshire Boulevard Los Angeles, CA 90024 phone: 310.474.7379 fax: 310.474.8580</p>	<p>SURVEYED BY: KRM CHECKED BY: MHK DRAWN BY: TCF DATE: 11/06/2014 SCALE: 1" = 40' SHEET NO: 7 OF 7</p>
			<p>AGOURA HILLS</p>

Attachment 2



Agoura Village Specific Plan
Zoning Map



Figure 4.8 Development Zone Map

Attachment 3

City of Agoura Hills

Tentative Parcel Map 73033

Final
Initial Study



January 2015

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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)

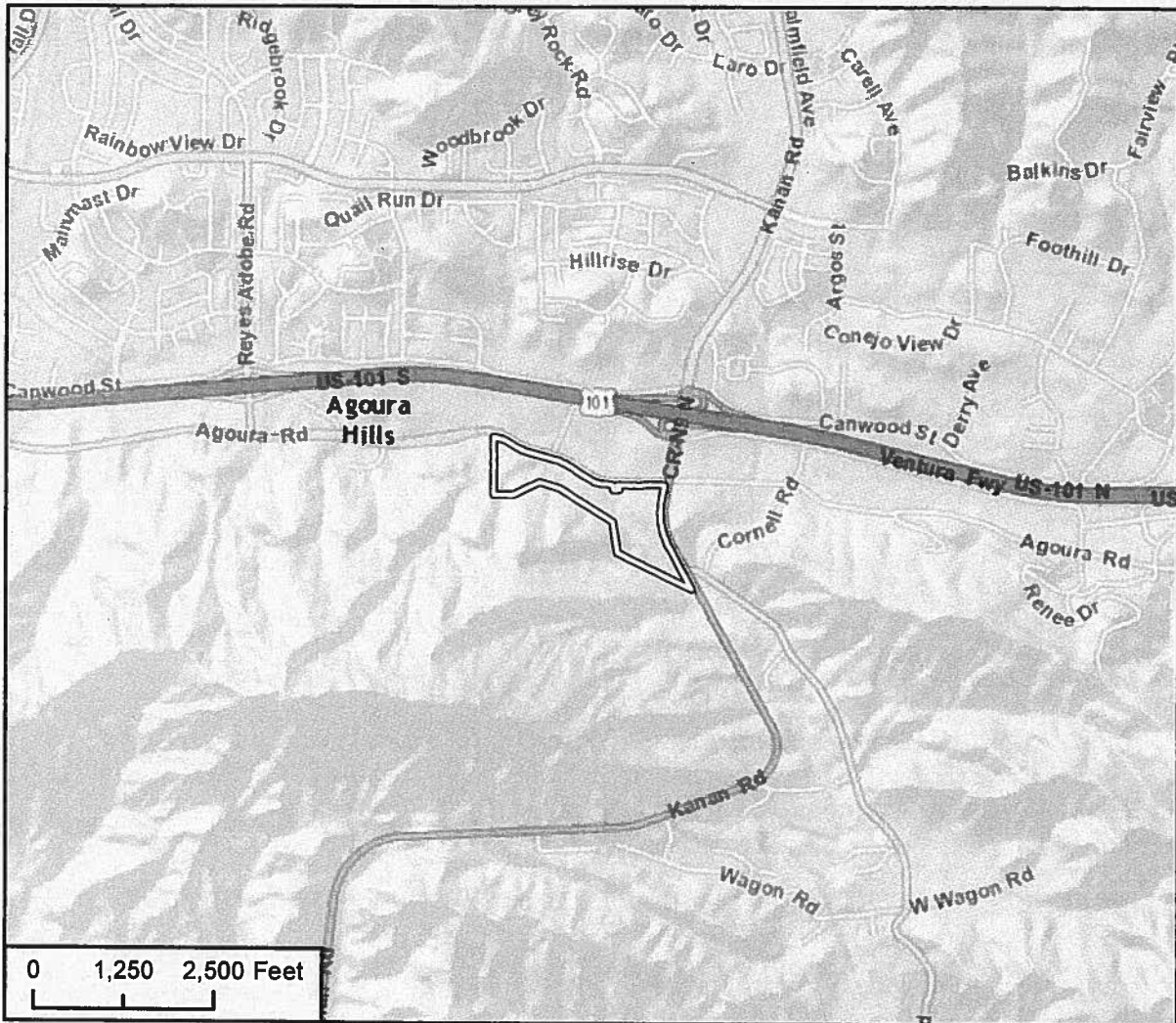
Existing Zoning: Planned Development (PD)

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.



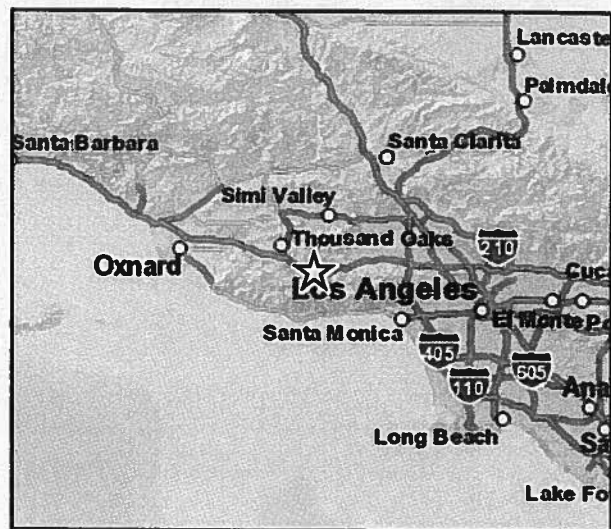
Tentative Parcel Map 73033
 Initial Study - Negative Declaration



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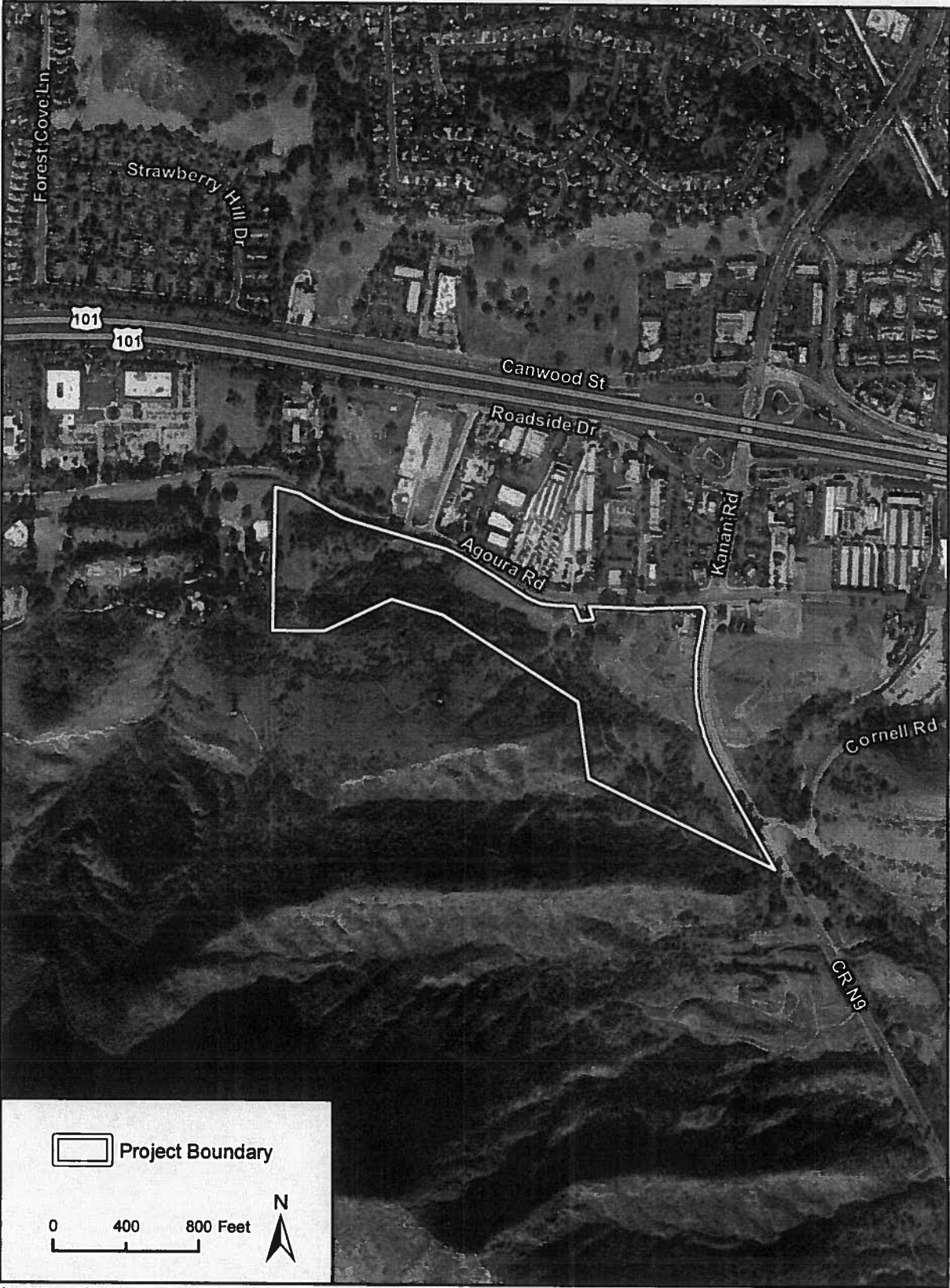


 Project Boundary



Regional Location

Figure 1
 City of Agoura Hills



Imagery provided by Google and its licensors © 2014.

Project Location

Figure 2
City of Agoura Hills

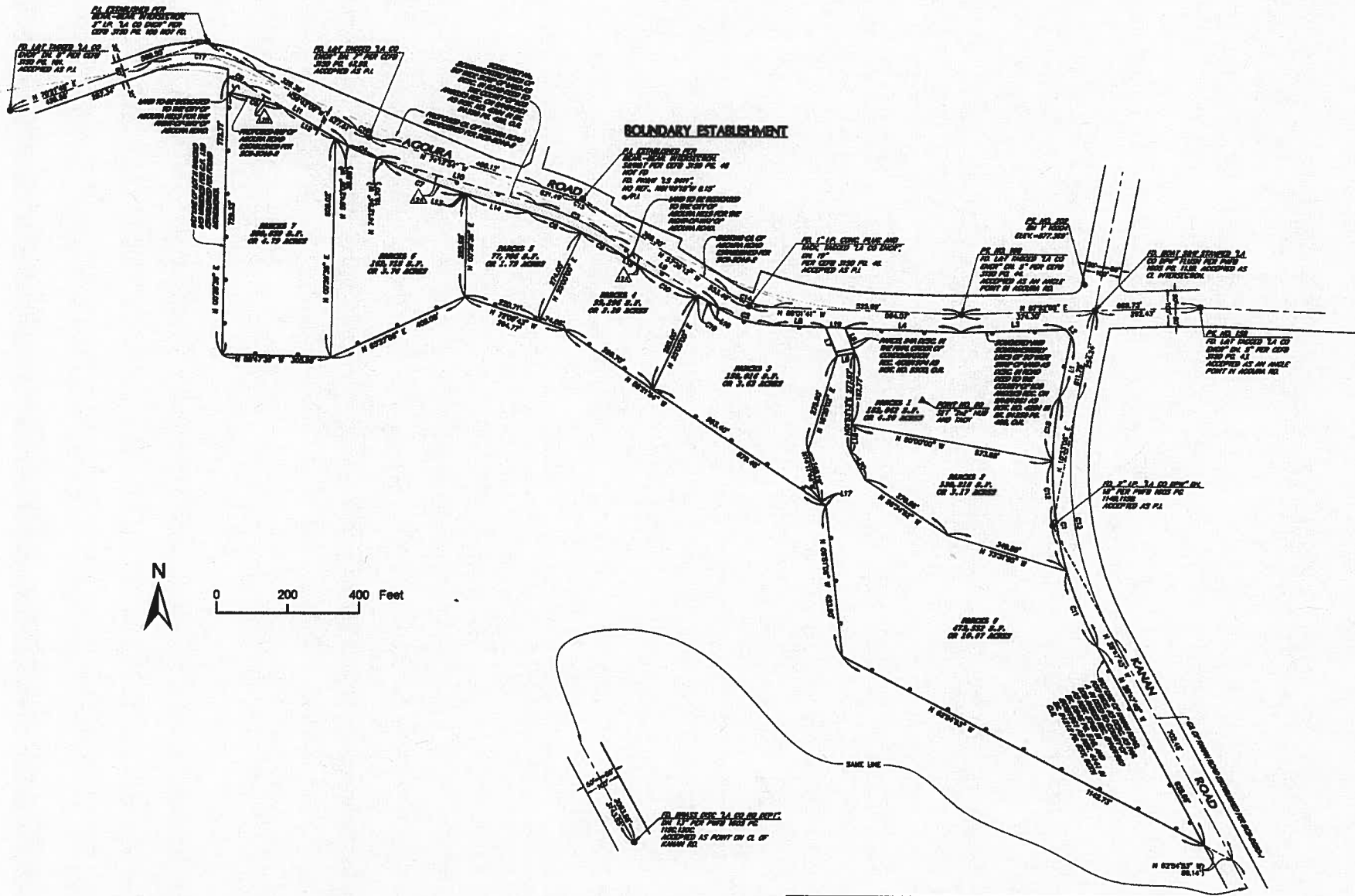
DESCRIPTION OF THE PROJECT

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 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.



Source: Diamond West, Inc., July 2014

Tentative Parcel Map

Figure 3
 City of Agoura Hills

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

12-29-14
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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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:</p>				
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"/>
<p>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 no impact on agriculture or forest resources.</p>				



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
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"/>
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_{2.5} as well as the state standard for PM₁₀ (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_x)
- 550 pounds per day carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO_x)



- 150 pounds per day of particulate matter less than 10 microns in diameter (PM_{10})
- 55 pounds per day of particulate matter less than 2.5 microns in diameter ($PM_{2.5}$)

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_x
- 550 pounds per day of CO
- 150 pounds per day of SO_x
- 150 pounds per day of PM_{10}
- 55 pounds per day of $PM_{2.5}$

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.



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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>V. CULTURAL RESOURCES</u> – Would the project:				
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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
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.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
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 (CO₂) and methane (CH₄) are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th 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 (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as “carbon dioxide equivalent” (CO₂E), and is the amount of a GHG emitted multiplied by its 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 CO₂E/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 (Pavley) 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VIII. HAZARDS AND HAZARDOUS MATERIALS –</u> Would the project:				
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"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS –				
Would the project:				
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"/>
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.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:				
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"/>
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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
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**.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES -- Would the project

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"/>
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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"/>
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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**.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
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 checked="" type="checkbox"/>
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?	<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 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

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"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
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 #8965, located at 4206 N. Cornell Road in unincorporated Agoura, approximately 0.6 miles southeast 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.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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
XVI. TRANSPORTATION/TRAFFIC – 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"/>
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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVII. UTILITIES AND SERVICE SYSTEMS</u> – Would the project:				
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"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
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.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</u>				
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

Zhao, John. Principal Engineer, Las Virgenes Water District. November 4, 2014.



Tentative Parcel Map 73033

Final
Initial Study

Prepared by:

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

Prepared with the assistance of:

Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura, California 93003

January 2015

This report is printed on 50% recycled paper with 50% post-consumer content.



RINCON

Appendix

Response to Comments

RESPONSES to COMMENTS on the DRAFT IS-ND

This section includes comments received during the circulation of the Draft Initial Study and Negative Declaration (IS-ND) for Tentative Parcel Map 73033 (SCH# 2014111042) and responses to those comments.

The IS-ND was circulated for a 33-day public review period that began on November 20, 2014 and concluded on December 22, 2014. The City received three (3) comment letters on the IS-ND. The commenter and the page number on which each commenter's letter appears are listed below.

<u>Letter No. and Commenter</u>	<u>Page No.</u>
1. State Clearinghouse - Office of Planning Research	2
2. California Department of Transportation	5
3. County of Los Angeles Fire Department	7

The comment letters and responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1). Revisions to the IS-ND are shown in this section and in the final IS-ND. Redactions to the IS-ND are shown with strikeouts and additional information is underlined.

Letter 1



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

December 17, 2014

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

Subject: Tentative Parcel map 73033
SCH#: 2014111042

Dear Allison Cook:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on December 16, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

Letter 1

COMMENTER: State Clearinghouse - Office of Planning and Research

DATE: December 17, 2014

Response 1

The commenter confirms that the IS-ND was circulated and the public review period ended on December 26, 2014. No public agency comment letters were received during the circulation period. This comment is noted and no response is necessary.



DEPARTMENT OF TRANSPORTATION
DISTRICT 7—OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov



*Serious drought.
Help save water!*

Letter 2

December 18, 2014

Ms. Allison Cook
City of Agoura Hills
Planning Department
30001 Ladyface Ct.
Agoura Hills, CA. 91301

RE: Tentative Parcel Map No. 73033

Dear Ms. Cook:

Thank you for including the California Department of Transportation (Caltrans) in the review process for Parcel Map No. 73033 in the City of Agoura Hills.

Based on the submitted Parcel Map 73033 request for review, Caltrans does not object to the recording of Parcel Map 73033, as submitted.

If you have any additional questions, please contact Rick Holland, Associate Transportation Planner, at (213) 897-4230.

Sincerely,

A handwritten signature in cursive script that reads "Dianna Watson".

DIANNA WATSON
Branch Chief
Community Planning & LD IGR Review

Letter 2

COMMENTER: California Department of Transportation (Caltrans)

DATE: December 18, 2014

Response 2

The commenter states that Caltrans does not object to the proposed project. This comment is noted and no response is necessary.





COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

2014 DEC 15 AM 11:37
CITY CLERK

Letter 3

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

December 8, 2014

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

Dear Ms. Cook:

NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION, CASE NO. PM73033, A TENTATIVE PARCEL MAP FOR AN APPROXIMATELY 35-ACRE PARCEL TO BE SUBDIVIDED INTO EIGHT PARCELS, SITE IS VACANT, NO DEVELOPMENT, INFRASTRUCTURE, LAND USE DESIGNATION CHANGE OR OTHER POLICY CHANGE, SOUTHWESTERN CORNER OF KANAN AND AGOURA ROAD, AGOURA HILLS (FFER 201400221)

The Notice of Availability and Notice of Intent to Adopt a Initial Study/Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION

XIV. PUBLIC SERVICES

The second sentence of paragraph a (i) should be corrected as follows:

1. ~~Fire Station #89, located at 29575 Canwood Street in Agoura Hills, approximately 0.3 miles northwest #85, located at 4206 N. Cornell Road in unincorporated~~

3.1

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Agoura, approximately 0.6 miles southeast of the project site, serves the project site and surrounding areas.

3.1

LAND DEVELOPMENT UNIT

1. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are to review and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division which may create a potentially significant impact to the environment.
2. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.
3. The County of Los Angeles Fire Department's Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
4. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department's Land Development Unit.
5. Although at this time the project proposes no development, infrastructure, land use designation change, or other policy changes, future development will be required to meet all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.
6. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

3.2

7. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and fuel modification plans must be met.
8. Every building constructed shall be accessible to the Fire Department's apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
9. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
10. The maximum allowable grade for private fire apparatus' access roads shall not exceed 15%. Where grades exceeding 15% are necessary due to topographical conditions, a grade percentage of 15% - 20% is allowed for a maximum length of 150 feet, the overall average grade shall not exceed 17%. Private fire apparatus' access roads with a grade percentage of 15.1% - 20% and greater in length than 150 feet shall provide a 100 lineal foot grade break area that does not exceed a 10% differential for each 150 foot length. The overall average grade shall not exceed 17%. When determining the average grade the entry apron, fire apparatus turnaround area, garage driveway area, etc. shall not be considered in the percentage calculation.
11. The maximum fire apparatus' access road cross slope shall not exceed 2%. The maximum cross slope within any change of direction of the road shall not exceed 5%.
12. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, the Fire Department's requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
13. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce

3.2

potential fire and life losses. Systems are now technically and economically feasible for residential use.

14. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Actual fire flows are determined utilizing Appendix B, Table B105.1 of the County of Los Angeles Fire Code.
15. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and midblock.
 - e) A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
16. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. The Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
17. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure.
18. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

3.2

- a) Provide 34 feet in-width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width when parallel parking is allowed on each side of the access roadway/driveway.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with the Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for the Fire Department use.
19. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.
20. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
21. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit at (323) 890-4243.

3.2

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

3.3

HEALTH HAZARDOUS MATERIALS DIVISION

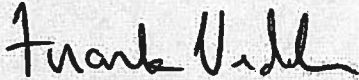
1. The Health Hazardous Materials Division has no objection to the proposed project.

3.4

Allison Cook, Principal Planner
December 8, 2014
Page 6

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in black ink, appearing to read "Frank Vidales". The signature is written in a cursive, slightly slanted style.

FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV: ad

Letter 3

COMMENTER: County of Los Angeles Fire Department

DATE: December 8, 2014

Response 3.1

The commenter requests minor changes to the Public Services Section of the IS-ND (Section XIV(a),i) to correct the location of the fire station serving the project site. In response to this comment, the analysis contained within Section XIV (a),i. has been revised as follows:

a (i) The City of Agoura Hills is served by the Los Angeles County Fire Department (LACFD). Fire Station #8965, located at 4206 N. Cornell Road in unincorporated Agoura, approximately 0.6 miles southeast ~~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.

Response 3.2

The commenter lists the statutory responsibilities of the Los Angeles County Fire Department, Land Development Unit. This comment is noted. Section VIII of the IS-ND confirms the statement and states the following:

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."

Response 3.3

The commenter lists the statutory responsibilities of the Los Angeles County Fire Department's Forestry Division. This comment is noted and is consistent with the analysis contained in IS-ND Section VIII, *Hazards and Hazardous Materials*.



Response 3.4

The commenter indicates that Health Hazardous Materials Division has no objection to the proposed project. This comment is noted and is consistent with the analysis contained in IS-ND Section VIII, *Hazards and Hazardous Materials*.



Attachment 4

RESOLUTION NO. 15-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING TENTATIVE PARCEL MAP NO. 73033

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

Section I. An application was duly filed by Symphony Development, with respect to the real property located at the southwest corner of Agoura Road and Kanan Road (Assessor's Parcel No. 2061-033-016), requesting approval of a Tentative Parcel Map (No. 73033) to subdivide one parcel of 35 acres into eight individual parcels. A public hearing was duly held on January 15, 2014, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearings was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearings.

Section III. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

A. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan land use designation of PD (Planned Development) – Agoura Village Specific Plan - in that the proposed Tentative Parcel Map will provide for orderly subdivision of land consistent with the Agoura Village Specific Plan (AVSP) for ultimate development at a future unknown date of a mixed-use commercial and residential center.

B. The project is consistent with the General Plan Goals LU-26: Pedestrian-Oriented Mixed-Use Village, and LU-1: Growth and Change, and Policies LU-1.2: Development Locations, and LU-26.4: Specific Plan. While the project proposes no development, it would result in the orderly subdivision of land for future development, consistent with the AVSP. The AVSP addresses infill development and limited development on the periphery of existing urban areas of the City. The parcel to be subdivided has already been allotted in the AVSP for a future pedestrian-oriented mixed-use development, and the Tentative Parcel Map subdivision of eight lots meets the minimum 20,000-square-foot lot size required in the AVSP.

C. While no development is proposed as part of the Tentative Parcel Map, the site is physically suitable for future development on eight parcels. The individual parcels would meet the 20,000-square-foot lot size requirement, and, due to topography, at least a portion of each newly created lot would be located outside of steep hillside areas.

D. The design of the Tentative Parcel Map would not cause significant environmental damage or serious public health problems. Access to the parcels for potential future development would be provided via Agoura Road and Kanan Road.

E. The design of the Tentative Parcel Map will not conflict with easements acquired by the public at large for access through or use of property. Existing easements and proposed easements have been identified on the Tentative Parcel Map. Existing easements pertain to utilities, slope and drainage, pipes, and ingress and egress; proposed easements to the City for slopes, grading, and drainage related to the Agoura Road Widening Project, would be established by the City per separate easement.

Section IV. In accordance with the California Environmental Quality Act (CEQA), the City has provided public notice of the intent to adopt and notice of availability of an Initial Study/Negative Declaration (IS/ND) for this project. No significant environmental impacts are expected from the project, therefore no mitigation measures are proposed. The public comment period for the IS/ND started November 20, 2014 and ended December 22, 2014. Three comment letters were received, none of which necessitated changes to the text of the IS/ND. The Planning Commission has reviewed the information contained in the IS/ND in considering the application, and finds the IS/ND was prepared pursuant to CEQA. The Planning Commission hereby adopts the IS/ND for TPM 73033.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 73033, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 15th day of January 15, 2015, by the following vote to wit:

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

Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Tentative Parcel Map. 73033)

The following shall be accomplished prior to Final Map recordation.

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges relating to the approval or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Parcel Map No. 73033.
4. It is hereby declared to be the intent that if any provision of this approval is held or declared to be invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Agoura Village Specific Plan, Zoning Ordinance and of the specific zoning of the property must be complied with unless set forth on the approved Tentative Parcel Map.
7. The applicant must comply with all requirements of the City Subdivision Ordinance.
8. The applicant shall comply with all requirements of the Los Angeles County Fire Department.
9. Unless the Final Parcel Map is recorded, Tentative Parcel Map No. 73033 shall expire within two (2) years from the date of Planning Commission approval. A written request for a one-year extension may be considered prior to the expiration date.

PUBLIC WORKS DEPARTMENT CONDITIONS

10. Dedicate right-of-way locations per the approved Agoura Road Widening Project Plans.
11. Dedicate and/or reserve public utility easement(s), emergency access easement(s), and cross-lot drainage easement(s).
12. The applicant shall acquire and pay all costs of acquiring any off-site real property and/or easement(s) required in connection with this subdivision.
13. The Final Map, unless otherwise authorized in writing by the City Engineer, shall be based on a field survey, and be prepared in accordance with Article X of the City's Municipal Code and the State of California Subdivision Map Act.
14. Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
15. Provide a Monumentation bond (i.e., cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
16. Provide a preliminary title report not older than 30 days.
17. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.
18. Pursuant to Article X, Subdivisions, of the City's Municipal Code, the Final Map shall be submitted to the City, along with all necessary supporting documents including title reports, guarantees and applicable fees, for review and acceptance by the City Engineer.
19. All existing and proposed easements shall be shown on the Final Map. All proposed easements for water, sewer and storm drains shall be a minimum of fifteen feet wide. Access easements, if applicable, shall be of adequate width, as approved by the City Engineer.
20. Right-of-way and easement dedications shall conform to the City's General Plan and the Department of Public Works specifications.
21. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and be

adequate for record keeping. All lettering on the plans shall be a minimum of 1/8th inch in size. All original and reproducible plans shall be drawn in black ink.

22. All required improvement plans must be prepared by a California State Registered Civil Engineer for review and acceptance by the City Engineer prior to the Parcel Map approval.
23. All required boundary monuments shall be installed prior to recordation of the Final Map.
24. Signatures of record fee title interest holders shall appear on the Final Map.

END