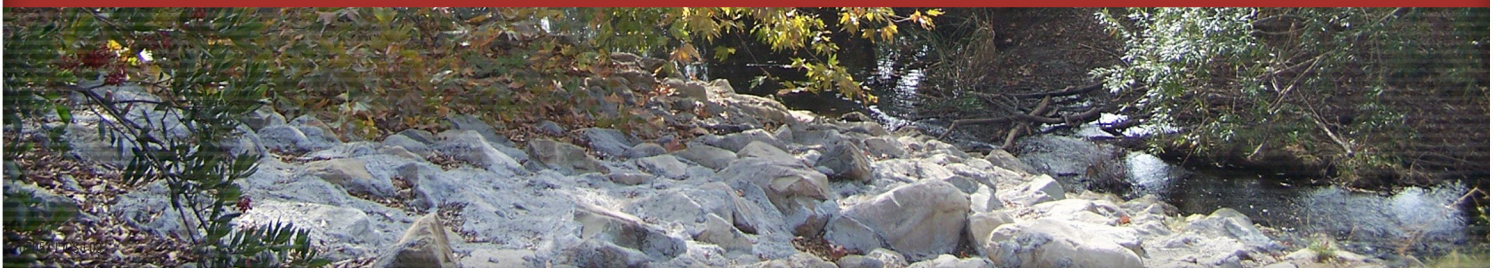
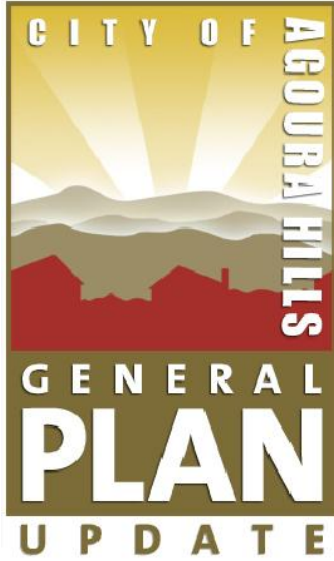


City of
AGOURA HILLS
GENERAL PLAN



MARCH 2010





CITY OF AGOURA HILLS **GENERAL PLAN**

March 2010

RESOLUTION

RESOLUTION NO. 10-1577

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE CITY OF AGOURA HILLS GENERAL PLAN 2035 AND APPROVING GENERAL PLAN AMENDMENT CASE NO. 10-GPA-001

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

Section 1. On May 12, 1993, the City Council of the City of Agoura Hills adopted the City of Agoura Hills General Plan as the guide for physical development in the City. A general plan is the general, long-range policy guide adopted by local agencies to enable coordinated, adjusted, and harmonious development, and which provides the proper framework for zoning district recommendations, pursuant to state law (Government Code Section 65300 et seq.).

Section 2. The City's General Plan is subject to amendment if study, public interest, and development policies and/or practices indicate such amendments to be in the best interests of the public health, safety and general welfare.

Section 3. The City of Agoura Hills initiated a General Plan Amendment (Case No. 10-GPA-001) to amend in its entirety the 1993 General Plan by replacing it with a new General Plan ("The City of Agoura Hills General Plan 2035"), as set forth in Exhibit A (City of Agoura Hills General Plan Draft October 2009) and Exhibit B (Additional Changes to the Draft Agoura Hills General Plan of October 2009 – City Council), each of which is incorporated herein by this reference.

Section 4. A duly noticed public hearing was held by the City of Agoura Hills Planning Commission on February 18, 2010 at 6:30 p.m. in the City Hall Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the City of Agoura Hills at the aforesaid public hearing. The Planning Commission recommended that the City Council adopt the City of Agoura Hills General Plan 2035 and approve General Plan Amendment Case No. 10-GPA-001.

Section 5. A duly noticed public hearing was held by the City of Agoura Hills City Council on March 24, 2010 at 7:00 p.m. in the City Hall Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section 6. Evidence, both written and oral, was duly presented to and considered by the City Council of the City of Agoura Hills at the aforesaid public hearing. The Members of the City Council had complete copies of the City of Agoura Hills General Plan 2035 for consideration during the public hearing.

Section 7. The City of Agoura Hills General Plan 2035 was completed in compliance with the requirements of California Government Code Section 65300 et seq.

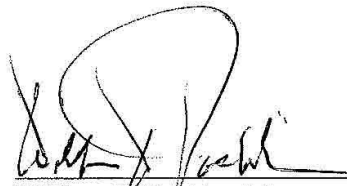
Section 8. The City of Agoura Hills General Plan 2035 sets forth the community's goals for the following as they relate to the physical development of the City: land use and community form, economic development, historic and cultural resources, mobility, utility infrastructure, community services, open space, visual resources, biological resources, water, air quality, mineral resources, energy conservation, climate change, flood hazards, geological and seismic hazards, wildland and urban fire hazards, crime prevention and protection, hazardous materials, emergency preparedness, and noise; provides a guide for decision-making processes, including decisions on development approvals; and informs citizens, developers, and decision-makers of the policies and principles that will guide development within the City.

Section 9. A Final Program Environmental Impact Report (FEIR) has been prepared to assess the potential environmental impacts from implementation of the City of Agoura Hills General Plan 2035 and related General Plan Amendment. The FEIR also describes alternatives to the project and identifies mitigation measures. The City Council has considered the FEIR as part of its deliberations and has certified the FEIR, adopted a Statement of Overriding Considerations, and adopted the Mitigation Monitoring and Reporting Program.

Section 10. The City of Agoura Hills General Plan 2035 is consistent with and reflective of the City's continuing goals, policies, actions, and intent to adopt a general plan for physical development of the City, and therefore, based on the foregoing evidence and findings, the City Council amends the existing General Plan 1993 in its entirety by replacing it with the City of Agoura Hills General Plan 2035, and adopts the City of Agoura Hills General Plan 2035.

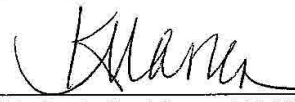
PASSED, APPROVED, AND ADOPTED this 24th day of March 2010, by the following vote to wit:

AYES: (5) Koehler, Schwarz, Edelston, Kuperberg, Weber
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)



William D. Koehler, Mayor

ATTEST:



Kimberly Rodrigues, MMC
City Clerk

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ACKNOWLEDGMENTS

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
ADA	Americans with Disabilities Act
ADT	average daily traffic
BMPs	best management practices
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CIP	Capital Improvement Program
CARB	California Air Resources Board
CIWMA	California Integrated Waste Management Act
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CPTED	Crime Prevention Through Environmental Design
CS	Community Services
dB	decibel
dB(A)	A-weighted decibel
DMG	Department of Mines and Geology (California)
DTSC	Department of Toxic Substance Control (California)
ED	Economic Development
EIR	environmental impact report
EOC	Emergency Operations Center
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GHG	Greenhouse gases
GPAC	General Plan Advisory Committee
HR	Historic and Cultural Resources
ITS	Intelligent Transportation Systems
LVUSD	Las Virgenes Unified School District
LVMWD	Las Virgenes Municipal Water District
LU	Land Use
LADOT	City of Los Angeles Department of Transportation
LEED	Leadership in Environmental and Energy Design
LOS	level of service
MTA/Metro	Los Angeles County Metropolitan Transit Agency

Acronym	Definition
MWD	Metropolitan Water District of Southern California
MRZ	Mineral Resource Zone
M	Mobility
NPDES	National Pollution Discharge and Elimination System
NR	Natural Resources
ROW	right-of-way
RWQCB	Regional Water Quality Control Board (Los Angeles Region)
S	Safety
SEA	Significant Ecological Areas
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SEMS	Standardized Emergency Management System
TDM	Transportation Demand Management
TSM	Transportation System Management
U	Utilities
WQMP	Water Quality Management Plan

Chapter 1 INTRODUCTION

A. Planning Context

History

The area of what is now Agoura Hills was first settled by the Chumash Indians. By the time of contact with Spanish settlers, the Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands. Present day Agoura Hills was occupied by the Ventureño branch of the Chumash, who were a Hokan speaking people. The Chumash were a hunter and gatherer group with a complex culture that included ownership of resources and property, a market economy, an extensive trading network, craft specialists, and large permanent population centers, or villages.

The permanent arrival of the Spanish in the late 1700s heralded the Spanish Colonial period in California, and El Camino Real traversed the area of what is now Agoura Hills. Spanish settlers established large ranches on property received from the King of Spain, where they grazed cows and sheep. Even into the early 20th century, ranching was the area's dominant industry.

Under Spanish governance, a land grant was issued to Miguel Ortega for the over 17,000 acre Rancho Las Virgenes, a portion of which is now Agoura Hills. Upon Ortega's death, the grant was abandoned. Rancho Las Virgenes was later given to Jose Maria Dominguez as a Mexican land grant in 1834. Maria Antonia Machado del Reyes purchased the rancho from Dominguez, her uncle, in 1845. Maria Machado's husband, Jose Jacinto Reyes, was the son of Juan Francisco Reyes who served on the famous Juan Gaspar de Portola expedition. Maria and Jose Reyes' son, Jose Paulino, built the adobe home in approximately 1850, which was one of the first homes in the area. The Reyes' ownership continued into the next century, and from 1916 to 1983, the property transferred to owners who shared a common interest in preserving the landmark adobe home. The Reyes' adobe is now the Reyes Adobe Historical Site, situated along Reyes Adobe Road, which has preserved the artifacts and history of the families that have occupied the Reyes Adobe over time, as well as serving as a cultural landmark representing the California rancho period and its architecture.



Reyes Adobe Historical Site

By 1900, the area was being used as a popular stage stop for travelers along El Camino Real because of its natural spring at the foothills of Ladyface Mountain, the area's main defining feature. In the 1920s, Paramount Studios purchased a portion of the Rancho Las Virgenes, just south of what is now the City, with moviemakers using the backdrop of the Santa Monica Mountains for their films, and the community became known as "Picture City." However, in the late

1920s, a group of residents asked to have a permanent post office established in the area, and the name “Agoura” was given. “Agoura” was derived from the last name of Pierre Agoure, a Basque rancher who had settled in the area in the 1870s as a sheepherder.

Growth in population was slow in the community, due partly to a lack of water. However, in the late 1950s, the Las Virgenes Municipal Water District was established, and reliable water sources made the Agoura area more attractive for families and businesses. Further growth occurred as a result of the local highway becoming the Ventura Freeway at about this same time. During the late 1960s and the 1970s, expansion continued as large housing tracts and shopping areas, as well as schools, developed. The first housing tracts were in the Hillrise, Liberty Canyon, and Lake Lindero communities.

In 1982, residents voted in favor of Cityhood, and on December 8, 1982 Agoura Hills became the 83rd city in Los Angeles County. This was followed by a building moratorium by the new City Council until a new general plan and municipal code were in place. In 1987, the City adopted its first Municipal Code. The first General Plan was adopted by the City in 1985, and was the City’s first effort at creating a community distinct from the governance of Los Angeles County. In 1993, a comprehensive update to the General Plan was approved. The 1993 General Plan focused on managing growth in the still substantial undeveloped areas, and included several large transportation improvements, particularly at the Ventura Freeway interchanges. It also focused on shaping the design and identity of the City through calling out specific planning areas and districts, and the beginnings of resource conservation efforts were reflected in the 1993 General Plan.

Planning Context

This document is the first update of Agoura Hills’ General Plan in more than seventeen years and is the result of many hours of research and technical studies, the collective efforts of the elected and appointed decision-makers, individuals, and agencies who cumulatively guide and shape land use development and community conservation, and the engagement of numerous individuals throughout the community who have articulated their hopes and expectations for the City’s future.

The majority of Agoura Hills consists of stable, attractive neighborhoods and places that the community desires to protect and enhance, and for which goals and policies of the updated General Plan are intended to foster. The small-town, suburban feel of the community, the natural beauty of its hillsides and open spaces, the quality schools and public services, and the perceived safety of the City create a quality of life that attracts many residents to move to Agoura Hills. These aspects of the City are what residents value most, and are what they are most interested in preserving.

PLANNING CONTEXT

This updated General Plan includes a comprehensive update of Land Use and Mobility goals and policies based on technical assessment and evaluation of land use and traffic data, and a substantive review and update of all other policies based on current information provided by City staff. The updated goals and policies in the entirety of the General Plan have been crafted to assure that they reflect the community's vision for its future.

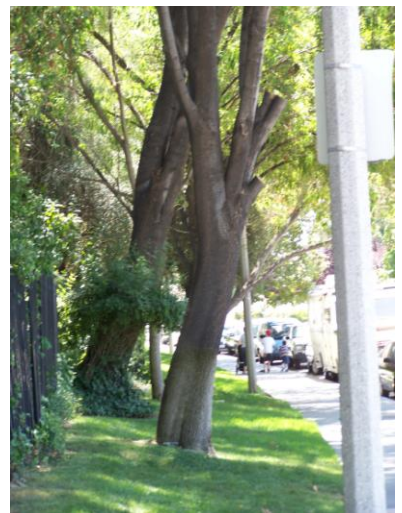
There have been modest increases in the size of the City's population since the last General Plan update in 1993, and the community's concerns regarding protection of the natural environment remain high as well as its desires for sustainable growth and development in Agoura Hills. Sustainability is the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs. As expressed in the community survey conducted in 2006 for the General Plan update, one of the City's top resources was identified as its natural hillsides and open space setting.

A commitment to the conservation of natural resources ensures the ongoing availability of finite resources, such as a safe water supply, clean air, scenic vistas, and energy resources. This assurance contributes substantially to the physical and psychological health and well-being of the community and strengthens the vitality of the local and regional economic base.

Located in the foothills of the Santa Monica Mountains on the western edge of Los Angeles County in the Conejo Valley, the City of Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway and is situated approximately 36 miles west of downtown Los Angeles as shown in Figure 1 (Regional Location). The City is known for its distinct neighborhoods, beautiful natural setting, and extensive recreational resources.

Basic land use patterns are well established in the City, with residential neighborhoods fully developed and limited opportunities for infill development remaining. Agoura Hills' neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a priority of the General Plan. Two specific plans that cover large areas of the community south of Agoura Road have been adopted, including Ladyface Mountain Specific Plan and the Agoura Village Specific Plan. Development of these Specific Plans and infill and reuse of other vacant or underutilized properties along Agoura Road represent the majority of potential new development and redevelopment in the community over the next 25 years as the General Plan is implemented.

The updated General Plan has been prepared to provide a meaningful guide for the future and fulfills statutory requirements. It is comprehensive—providing a framework for the City's physical, economic, and social development while sustaining natural environmental resources. It is long range—looking ahead to 2035, while at the same time presenting policies to guide day-to-day decisions.



B. Framework for Planning— Vision Statement

The General Plan’s goals, policies, and implementation programs define a roadmap to sustain and nurture the qualities and character that contribute to Agoura Hills’ identity as a special community in a unique natural environment. Underlying these objectives is the vision below, which is reflected in goals throughout the General Plan, and which represents the community’s aspirations for its future.

Agoura Hills is a special place surrounded by the Santa Monica Mountains where oak trees and rolling hills abound. Here we seek to preserve our City’s best qualities while striving to create a better community. The future Agoura Hills is an attractive City of growing sophistication that chooses to retain its small town look and feel. The City remains a safe place, where people live, work, play, and move about in an economically viable and environmentally sustainable community. Sensitive growth and economic development are means of perpetuating our quality of life. These are balanced with resource conservation, as the City’s semi-rural ranching past, rich history and unique neighborhoods are respected, and open spaces and surrounding hillsides are preserved. Agoura Hills is a place where its citizens have opportunities to engage in their community through recreation, social and civic activities, schools, and neighborhood organizations.








C. Purpose

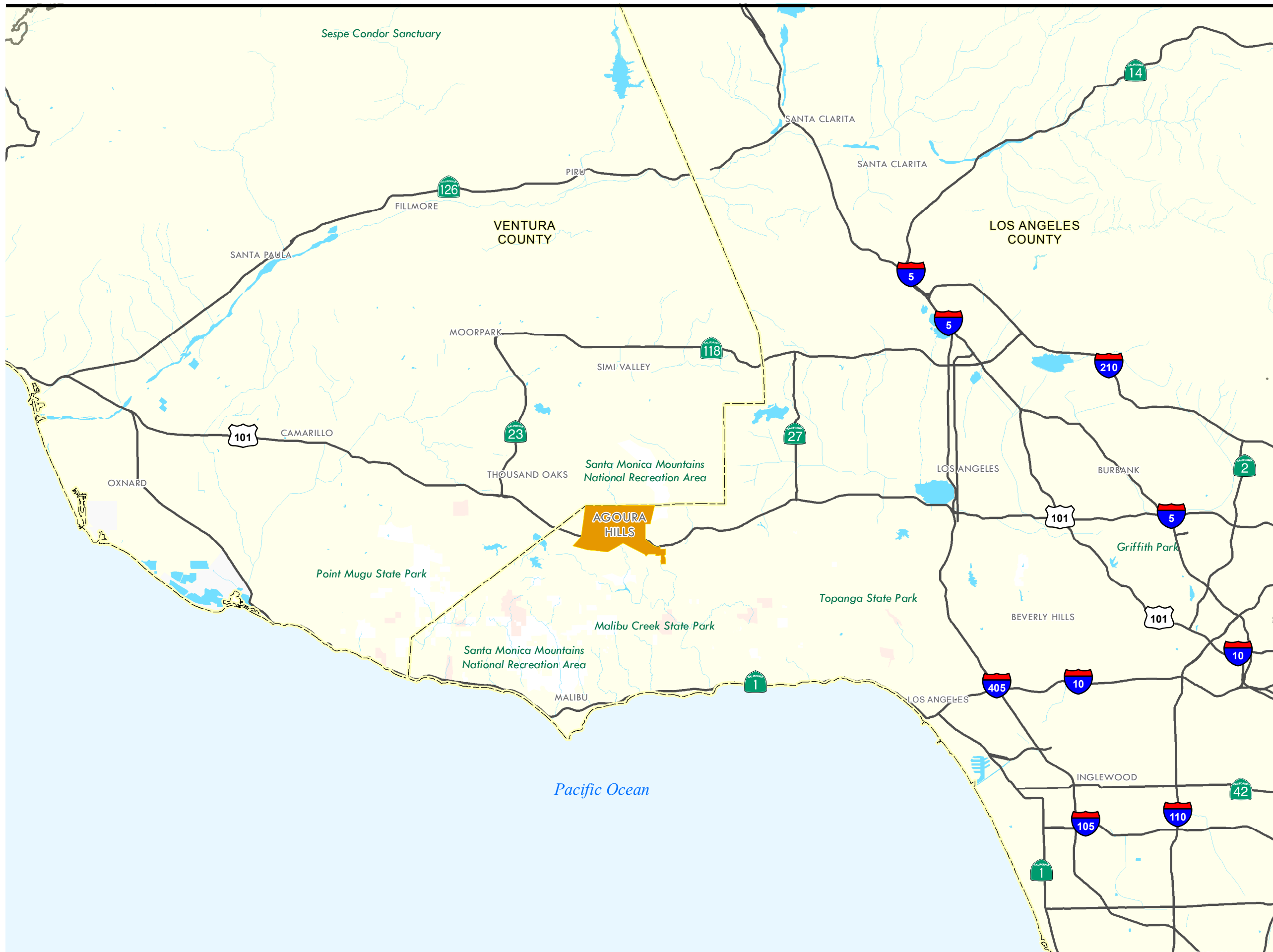
The updated Agoura Hills General Plan has been prepared in compliance with the requirements of California Government Code Section 65300 et seq. The Plan is a policy document and much of its content is established by statutory requirements relating to background data, analysis, maps, and exhibits. The legal adequacy of the General Plan is critical, since many City actions and programs are required to be consistent with the Plan.

CITY of AGOURA HILLS General Plan Update

REGIONAL LOCATION

Legend

-  City of Agoura Hills
-  County Boundary
-  Lake or Reservoir
-  River or Stream
-  Interstate or Highway

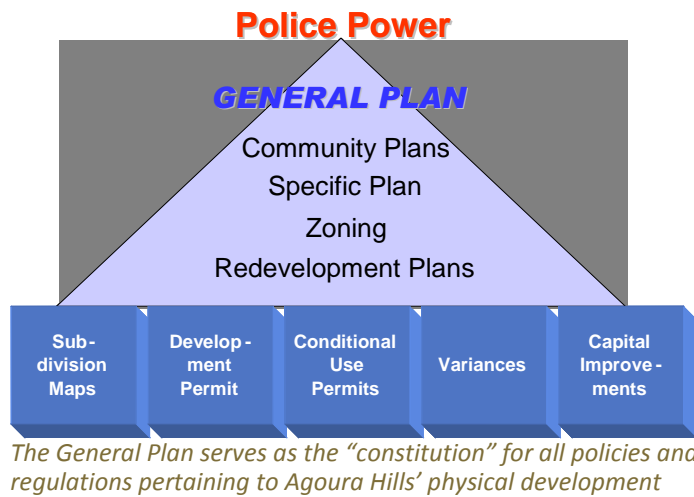


Source: ESRI, 2006
D21377_Agoura_Hills\regional_location.mxd



PURPOSE

State law requires each city and county to prepare and adopt a comprehensive long-range general plan for its physical development (California Government Code Section 65300). A comprehensive general plan provides a consistent framework for land use decision-making. The general plan and its maps, diagrams, and development policies form the basis for the City’s zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, or public works project may be approved unless the City finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated every five to ten years to ensure that they remain relevant. This is important not only to reflect local physical and demographic changes, but also broader changes in culture and technology.



The general plan must address the seven topics (referred to as “elements”) of land use, circulation, housing, open-space, conservation, safety, and noise (California Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the local jurisdiction (California Government Code Section 65303). Legislative changes integrated two elements presented in the previous Agoura Hills General Plan, Scenic Highways and Safety, into the Circulation and Safety Elements respectively.

A local jurisdiction may adopt a general plan in the format that best fits its unique circumstances (California Government Code Section 65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The City of Agoura Hills has chosen to adopt a general plan that consolidates the mandatory elements and re-organizes the content by common topic. Important themes are woven throughout the Plan rather than structured as independent topics, such as community livability, sustainability, and global warming. Correspondence between the Agoura Hills General Plan and the legally required general plan topics is shown in the following matrix:

Table 1 General Plan Topics								
Agoura Hills General Plan Chapters	Legally Required General Plan Topics							Optional Elements
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Community Development								
Land Use	●							
Economic Development								●
Historic and Cultural Resources								●
Infrastructure & Community Services								
Mobility		●						
Infrastructure and Utilities		●		●				
Police and Fire								●
Public Services								●
Parks and Recreation					●			
Education								●
Natural Resources								
Biological Resources				●	●			
Water Resources				●				
Water Quality				●				
Visual Resources		●		●	●			
Energy Conservation								●
Global Warming								●
Community Safety								
Fire Hazards							●	
Flood Hazards					●		●	
Geologic and Seismic Hazards					●		●	
Hazardous Materials							●	
Disaster Preparedness							●	
Noise						●		
Housing (Under Separate Cover)			●					
Implementation Programs	●	●	●	●	●	●	●	●

D. Process

The update of the Agoura Hills General Plan involved a process that included a number of elected and appointed officials, residents, and public agencies; the compilation, review, and analysis of substantial amounts of technical data, the preparation of documents that summarized this information; and the input and feedback from community residents and stakeholders in the following steps. A General Plan Advisory Committee (GPAC) was appointed by the City Council to assure ongoing community involvement in the update process. The GPAC met throughout the process to provide feedback to City staff and the consultants, and was instrumental in the development of the updated General Plan. The ten-member GPAC was comprised of two City Council members, two Planning Commissioners, and five “at large” resident representatives from various areas of the City.



The overall update process can be summarized in the following key steps:

- Resident Survey Regarding General Plan Topics
- Stakeholder Interviews
- Background Data Collection
- Conservation and Transition Area Identification
- Traffic and Fiscal Impact Analyses
- Goals, Policies, and Implementation Programs
- Draft General Plan
- Environmental Impact Report

These steps are described below.

1. A **Resident Survey** was the start of the General Plan update process in the summer of 2005 when a survey of the community was conducted to define the issues and topics to be addressed in the updated General Plan. To ensure that the General Plan revision for the City of Agoura Hills reflects the values, priorities, and concerns of all residents—not just those who actively participate in meetings—the City developed and distributed a General Plan survey to all households in the City and commissioned an independent firm to review, analyze, and summarize the data and ensure that the study demographics reflect those of the

resident population as a whole. The survey findings represent statistically reliable measures of residents’ opinions on a number of key issues to be addressed in the Plan. Respondents were invited to participate by mail-in responses or online via the City’s website from the summer of 2005 through December 2005. The survey included resident responses in the areas of land use, circulation, housing, open space, design, and governmental services.

2. **Stakeholder Interviews** were conducted in March 2006 when 17 Agoura Hills residents, business owners, and representatives of special interests groups participated in interviews facilitated by the City’s General Plan consultant. The interviews were conducted as part of the visioning process for the City’s update of the Land Use and Circulation Elements for the General Plan and were conducted as a series of six small-group sessions that included individuals representing the following community groups:

- Schools
- Open Space/Environmental
- Religious/Cultural/Sports
- Homeowners’ Associations
- Business Representatives
- Residents

The interviews were designed to help determine residents’ opinions in the following areas to inform the preparation of the updated General Plan:

- What gives Agoura Hills its character
- What should the community look like in 10 to 20 years
- What should change; how it should change
- What should stay the same
- What is valued but not found within the community at this time

3. **Background Data** regarding the existing conditions, trends, and projected future conditions for the City’s land use resources, and economic/market conditions were compiled and analyzed. These data served three purposes:

- As the basis for the articulation of planning issues to be addressed by Plan policy, incorporating all studies required by state law
- As measures to test the impacts of alternative growth and development scenarios
- As input for the statutory “Existing Setting” section of the General Plan Environmental Impact Report (EIR)

As the database contains extensive written narrative, tables, and numerous maps, it is physically incorporated into a separate volume that

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legally is a component of the General Plan and EIR. A brief overview of pertinent baseline and projected conditions is presented in the relevant sections of the General Plan.

4. Areas of **Conservation and Transition** were identified by the GPAC as a means to maintain and enhance the character and quality of life in existing neighborhoods and areas that would not be subject to change, and to focus growth and change in the community to areas that were in need of revitalization to accomplish economic, fiscal or community service objectives consistent with residents vision for long-term growth. Twelve community subareas and districts were identified as areas of transition, and the updated General Plan includes goals that express specific intentions for use, design, character, and implementation that uniquely apply to and differentiate each area. Other goals and policies were identified to preserve and enhance the substantial natural environment, open space resources, and diverse residential neighborhoods which contribute to the high quality of life of enjoyed by Agoura Hills residents.
5. A preliminary **Land Use and Development Plan** was identified by GPAC in consideration of review and assessment of the areas of conservation and transition and the background research and analyses. The transition areas principally focused on opportunities for re-use and improvement of commercial and business park districts and implementation of planned development in several mixed-use districts in the community. The land use plan was evaluated for its **comparative traffic and fiscal impacts**. The latter estimated the costs of public services to support the land uses and expected revenues. Cumulative effects on the fiscal balance of the City were assessed.
6. **General Plan goals, policies, and implementation programs** were updated based on the review of existing policies for their consistency with the selected land use plan; reflection of current issues and community needs; understandability; effectiveness in previous applications; practicality and feasibility; embodiment of state-of-the-art planning practices consistency with current legislation and court decisions; and reflection of community values and City Council policy decisions.
8. The **Draft Updated General Plan** was published incorporating an overview of background data, goals, policies, and implementation programs for each Plan element/topic. The Draft General Plan was made available for public review and comment in writing or oral testimony at Planning Commission and City Council hearings.
9. A **Draft EIR** was prepared in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). From the date of publication, the DEIR is circulated for a 45-day period for public review and comment. Responses to all comments are prepared and incorporated into the Final EIR, which is reviewed and certified by the City Council.
10. The Planning Commission and City Council will conduct **public hearings** on the Draft General Plan and EIR. In consideration of the public input, the

Commission will make recommendations to the City Council regarding the Plan's content and certification of the Final EIR. The City Council will consider the Commission's input and conduct additional public hearings. Based on these, the Council makes its final recommendations and adopts the General Plan with changes, if necessary, and certifies the Final EIR.

11. The **adopted Agoura Hills General Plan** will be published and the goals, policies, and programs contained herein implemented.

E. How to Use the General Plan

The City of Agoura Hills General Plan is intended for use by all members of the community.

If you are an Agoura Hills resident, the General Plan indicates the general types of uses that are permitted around your home, the long-range plans and changes that may affect your neighborhood, and the policies the City will use to evaluate development applications that might affect you and your neighbors.

The Plan indicates how the City of Agoura Hills will attract businesses providing goods and services to meet your daily needs, while contributing revenue to help fund police, fire, recreation, street maintenance, and other services that sustain the quality and livability of your neighborhood. It defines how the City will attract new jobs, providing opportunities for you to work near where you live.

The Plan also informs you regarding how the City plans to improve mobility infrastructure, continue to provide adequate parks, schools, police, fire, and other public services, protect valued open spaces and environmental resources, and protect you from the risks of excessive noise, earthquakes, fires, and other natural hazards. Cumulatively, the Plan identifies the actions the City will take to ensure that the City and your neighborhood retain its economic value and remain a great place to live.

If you are an Agoura Hills business, the Plan outlines the measures the City will take to encourage your future success. Expectations of the City's business districts are spelled out, while policies ensure that business operations will be compatible with other businesses and nearby residential areas.

If you are interested in developing land within the City or moving your residence or business to the City, the Plan will introduce you to the community. To familiarize yourself with the General Plan, the Land Use and Economic Development goals and policies are useful starting points. However, it is important to review maps and policies throughout this document and the Agoura Hills Municipal Code to get a complete perspective on how and where development may take place.

The General Plan is also a tool to help City staff, the Planning Commission, and the City Council make land use and public investment decisions. It provides the

HOW TO USE THE GENERAL PLAN

framework for the City's Zoning Ordinance. It identifies the economic development, mobility and infrastructure improvements, community services, and environmental programs needed to sustain Agoura Hills' quality of life. Future development decisions must be consistent with the Plan. Finally, the Plan is intended to help other public agencies, from Caltrans to the local school district, as they contemplate future actions in Agoura Hills.

While the Plan's narrative text and maps frame the key proposals, the essence of the Plan lies in its goals, policies, and implementation measures. These are declarative statements that set forth the City's approach to various issues. Goals, policies, and implementation measures are described as follows:

- **Goals** describe ideal future conditions for a particular topic, such as traffic congestion or sustainability. Goals tend to be very general and broad.
- **Policies** provide guidance to assist the City as it makes decisions relating to each goal. Some policies include guidelines or standards against which decisions can be evaluated.
- **Implementation Measures** identify the specific steps to be taken by the City to implement the policies. They may include revisions of current codes and ordinances, guidelines, plans and capital improvements, programs, financing, and other measures that should be assigned to different City departments after the General Plan is adopted.

The diagram on the following page is intended to serve as a "reader's guide" to the goals and policies of the General Plan.

A simple numbering system is used to facilitate use of the General Plan. This enables the reader to distinguish each topic's goals, policies, and implementation programs. Each Plan topic is assigned a letter(s). For example, Land Use is "LU," Mobility is "M," and so on. Goals are assigned a second order number, i.e., the first goal for Land Use is numbered as "LU-1" and the second is "LU-2." Policies are assigned a third order number, with the first policy relating to the first Land Use goal being numbered as "LU-1.1" and the first policy relating to the second goal numbered as "LU-2.1."

All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy. There are ten implementation categories, which are generally organized by the topics covered in the General Plan. Each category contains multiple implementation measures that include programs, projects, or other activities that are assigned a second number. The first program listed in category "2," for example, is numbered "2.1," while the second measure is numbered "2.2."

PHOTOGRAPHS AND DIAGRAMS
Graphical illustration of an example of the intent of the goals and policies.

SECTION HEADER
The header identifies the chapter (if on an even-numbered page) or topic (if on an odd-numbered page).

GOAL NUMBERING
Each goal number starts with the element acronym and is followed by the number of the goal (e.g., NR 1 = Natural Resources Element, first goal).

GOAL TITLE
Each goal contains a leading title in bold for a quick reference to the goal text.

GOALS
Each goal has one or more policies associated with the goal.

POLICY TITLE
Each policy contains a leading title in bold for a quick reference to the policy text.

POLICIES
Each policy is associated with a specific goal.

IMPLEMENTATION PROGRAM TAG
Each policy is followed by a set of numbers in italics/parentheses that identifies the tool or action the City will use to implement the policy. These measures are detailed in Chapter 6.

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

BUSINESS PARK DISTRICT/WEST OF REYES ADOBE ROAD

Goal LU-25
Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies

LU-25.1 **Supporting Uses.** Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-25.2 **Cohesive Site Development.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project.

PLANNED DEVELOPMENT DISTRICT/LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-26
Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

LU-26.1 **Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-26.2 **Site Development.** Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

LU-26.3 **Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural

City of Agoura Hills General Plan



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PAGE NUMBER
Shows the chapter and page number (e.g., 4-2 = Chapter 4, page 2).

POLICY NUMBERING
Continuing from the goal numbering, the policy number is shown as the last number, supporting the goal it follows (e.g., Policy NR 1.2 = second policy under the Natural Resources Element, first goal).

F. General Plan Organization

The General Plan is organized into seven chapters. The first chapter presents information about the Plan’s legislative requirements, applications, organization, process for preparation, and overarching themes that guide all goals, policies, and programs. The following four chapters comprise the Plan’s “elements.” Each presents an overview of its scope, summary of conditions and planning issues, goals, and policies. The sixth chapter describes the broad actions that implement the Plan’s policies, and a glossary of terms is presented in the final chapter.

An overview of the Plan’s chapters is provided below.

1. **Introduction** describes the General Plan process and introduces the reader to the document.
2. **Community Conservation & Development** presents goals and policies pertaining to how existing development is to be maintained and enhanced and new development is to occur. Its components address:
 - a. Land Use (LU) defines where lands are to be conserved and where growth will be targeted, and specifies the types, densities, and design characteristics of uses to be permitted with a map depicting their distribution.
 - b. Economic Development (ED) specifies strategies for business retention and attraction.
 - c. Historic and Cultural Resources (HR) defines processes for the preservation of the City’s historic and cultural buildings and sites.
 - d. Housing (H). Though the Housing Element is an integral part of this General Plan, it is separately bound due to the separate schedule for its update required by state law.
3. **Infrastructure and Community Services** presents goals and policies for the provision of infrastructure and services that support residents and businesses.
 - a. Mobility (M) provides for the movement of people and goods, including autos, transit, bicycles, and other modes. It addresses key issues such as trip reduction, parking, traffic safety, and neighborhood traffic calming.
 - b. Infrastructure and Utilities (U) addresses the provision of public infrastructure, including water, sewer, storm drainage, solid waste, electricity, natural gas, and telecommunications.
 - c. Community Services (CS) addresses the provision of services to meet the needs of residents including recreation and park facilities, recreation programs, trails, police and fire, education, and libraries.
4. **Natural Resources** (NR) provides for the management of open space and conservation of the City’s biological resources, mineral resources, water resources, visual resources, air quality and energy conservation.

5. **Community Safety (S)** prescribes strategies for the protection of the public health and safety of residents, businesses, and visitors to the City, addressing fire hazards, flood hazards, geologic and seismic hazards, hazardous materials, and disaster preparedness. Policies to mitigate potential impacts of noise are presented in the Noise (N) section.
6. **Implementation Program** describes the measures to be taken by the City to carry out the goals and policies defined by the General Plan.
7. **Glossary** defines the terminology used in the General Plan.

G. Related Documents

In addition to goals, policies, and implementation measures presented in this document, the General Plan includes an Appendix that summarizes the General Plan policies addressing climate change. All supporting background data, analyses, and technical reports are available upon request from the City or are posted on the City's website.

An environmental impact report (EIR) has been prepared for the General Plan in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). The EIR is a separate document that describes environmental conditions in the City, assesses the possible effects of the General Plan, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan. Most of the EIR's mitigation measures have been incorporated as policy into the General Plan and, consequently, the Plan is generally considered to be "self-mitigating."

The document is considered a "program level" EIR, meaning that it examines the general nature of impacts at a citywide scale. The findings of the EIR help determine the appropriate level of environmental review that should be performed when subsequent projects consistent with the Plan are proposed. Although the EIR will be certified by the City Council, it is not adopted as a policy document.

H. Implementing and Amending the Plan

After the General Plan is adopted, it will be implemented through a variety of ordinances, programs, and activities. These measures are described in Chapter Seven and referenced by applicable policies for each topic "Element." It will be especially important to review local land use regulations and procedures to ensure that they are consistent with the General Plan. The zoning map must be consistent with the General Plan Land Use Plan and the Zoning Code must be consistent with the land use classification system and the stipulated density/intensity and design and development policies.

CLIMATE CHANGE

The General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs. An annual review of the Plan is required to ensure that it remains relevant. Moreover, any of the Plan's mandatory elements may be amended up to four times a year. Requests for amendments may be submitted by individuals or initiated by the City itself. The most common type of amendment is to change the land use designation for a particular property. Policy and text amendments also may occur. Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to the public health, safety, and welfare. Environmental review is typically required for General Plan amendments.

I. Climate Change

The issue of global climate change has received greater attention from governments around the world in recent years. Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Human activities associated primarily with the use of carbon-based fossil fuels have led to changes in the composition of the atmosphere. The combustion of carbon-based fossil fuels creates greenhouse gas (GHG) emissions, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), which has caused the earth's atmosphere to absorb more heat from the sun. The concentration of green house gases in the atmosphere has significantly increased as a result of combustion of fossil fuels primarily associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Governments, organizations, and private citizens all over the world are looking for ways to reduce greenhouse gas emissions to create a better future.

In 2006, the California State Legislature took a proactive role in addressing the challenges of climate change with the adoption of the California *Global Warming Solutions Act of 2006*, Assembly Bill 32 (AB 32). AB 32 focuses on reducing GHG emissions in California. AB 32 requires the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020.

A key theme of the City of Agoura Hills' General Plan is sustainability. The General Plan, inherently through its goals and policies, takes steps to address the challenging issue of climate change by reducing GHG emissions, improving energy efficiency, reducing the urban heat island effect, recycling, and managing water use. The General Plan will reduce GHG emissions primarily through land use patterns that support public transit, increased opportunities for pedestrians, bicycle, and transit-use, and through requirements for "green building"



practices and alternative energy systems. Policies also address adaptation to climate change, such as increasing flood protection.

The sources, impacts of, and solutions to climate changes are complex. Climate change and GHG emissions reduction are addressed throughout policies and programs of the General Plan rather than in a single section. Appendix A, General Plan Policies Addressing Climate Change, includes a table that summarizes, by topic area, Agoura Hills General Plan policies that address climate change.

J. Public Involvement

The General Plan planning process involved a broad spectrum of the community during key phases in development of the document as well as ongoing public input through the active engagement of the General Plan Advisory Committee. The public and stakeholders were provided the opportunity for involvement throughout the planning process from the initial identification of the issues and topics to be addressed in the General Plan update, to input on a land use framework for the conservation and transition areas of the City.

In an effort to continually involve interested parties in the planning process to obtain valuable feedback, other methods of public outreach over the course of the project included the following:

- Appointment of GPAC for ongoing involvement in preparation of the Draft General Plan (December 2004/ongoing)
- General Plan Resident Survey (Summer 2005 through December 2005)
Stakeholder Interviews (March 2006)
- “Big Ideas” Community Meeting (December 2006)
- Maintaining a mailing list used for notification of community meetings, Planning Commission and City Council meetings regarding the General Plan (ongoing)
- Periodic status updates on the General Plan posted on the City website (ongoing)
- A public scoping meeting to receive public input regarding topics and issue to analyze in the EIR process (May 2009)
- Publication of a “General Plan Update Fact Sheet” for posting on the City’s website and notification of availability to the General Plan mailing list (July 2009)
- A public information meeting to provide feedback on key items of the Draft General Plan (July 2009)
- Planning Commission and City Council Study Sessions on the Draft General Plan (Fall 2009)
- Planning Commission and City Council public hearings to adopt the Draft General Plan and certify the EIR (Winter 2010)

Chapter 2 COMMUNITY CONSERVATION AND DEVELOPMENT

The Community Conservation and Development chapter consists of four sections: Land Use and Community Form, Economic Development, Historic and Cultural Resources and Housing. Goals and policies for land use, economic development, and historic and cultural resource preservation are presented in this chapter. Goals and policies related to housing are found in the Housing Element, which is separately adopted and bound.

A. Land Use & Community Form (LU)

Consistent with state legislation, the Land Use and Community Form policies guide development of Agoura Hills' built environment to the year 2035. These are based on and distill the policies from all general plan elements into a set of coordinated actions that manage how existing neighborhoods, commercial centers, business districts, and open spaces will be conserved and how growth will be managed to protect the qualities that distinguish the City. As such, the land use and community form goals and policies serve as the central organizing element for the General Plan as a whole. Policies for the conservation of natural resources, as specified by the Natural Resources Element, and protection of residents from the risks of hazards, as specified by the Safety Element, are reflected in the distribution and densities of uses. Land use capacities reflect Agoura Hills' intentions for economic development, job generation, and fiscal balance. These are correlated with the provision of adequate housing to meet the needs of existing and future residents, as specified by the Housing Element, as well as the provision of transportation and utility infrastructure and community parks and other services, as specified by the Infrastructure and Community Services Element. Implicitly, the Land Use Element serves as the central point for decisions regarding how the City of Agoura Hills will evolve and mature over the next 25 years.



Lake Lindero

Land Use and Community Form policies are expressed in two forms: (a) a map that depicts the geographic distribution of land uses in the City and (b) text defining the set of action-oriented strategies that carry out and support the planned distribution of uses consistent with Agoura Hills' intentions for the form and character of the community and development. The policies are organized in four sections: (a) growth and change; (b) citywide land use and urban design; (c) land use categories, standards, and guidelines; and (d) community subareas and districts. Policies in the first two sections apply globally throughout the City, regardless of location or specific land use category. The third section defines policies specifically related to each category of permitted land use, as

designated on the land use map. The final section presents policies related to the unique issues and planning objectives for specific subareas and districts of the City, which supplement and build upon the general policies presented in the preceding sections.

As Agoura Hills is almost fully developed, the land use policies focus on how population and employment growth can be managed to preserve the qualities that distinguish the City's neighborhoods, business districts, and open spaces. They recognize that most of the City will be conserved for its existing type and densities of land use, and provide direction for their long-term maintenance. At the same time, they recognize that change will occur in limited areas that (a) have been previously planned to accept growth; (b) enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and (c) to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for contextual infill that builds upon existing development and is sensitive to its environmental setting.

Growth and Change

Policies in this section provide for strategic growth and change that preserve existing neighborhoods and targets new development to infill areas that are vacant or underutilized and scaled to complement adjoining uses. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.

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.

Policies

LU-1.1 Building Intensity and Population Density. Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 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. (Imp LU-1, LU-2)

LAND USE & COMMUNITY FORM (LU)

- 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. *(Imp LU-1)*
- LU-1.3 Development Phasing.** Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy. *(Imp LU-3, LU-4, U-41, U-56)*
- LU-1.4 Share Costs of Development.** Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions. *(Imp LU-5, LU-6, LU-7, LU-8, LU-9)*

Citywide Land Use and Urban Design

Policies in this section articulate a vision for a sustainable city of livable residential neighborhoods and distinctive and economically successful centers and corridors that incorporate more compact development, energy- and resource-efficient buildings, attractive pedestrian-friendly streets, and maintain the hillsides and open spaces that frame the City's development.

Goal LU-2

City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policies

- LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element. *(Imp LU-1, LU-13)*
- LU-2.2 Retail Services.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending. *(Imp LU-1, LU-14, LU-15, LU-19)*
- LU-2.3 Employment Opportunities.** Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including

retail, office, light industrial, and research and development. *(Imp LU-1)*

LU-2.4 Visitor-Serving Uses. Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica Mountains park users. *(Imp LU-1, LU-10)*

LU-2.5 Community Services. Provide a diversity of uses and services supporting Agoura Hills’ residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction, such as public schools and quasi-public infrastructure. *(Imp LU-1, U-1, U-2, U-11, U-12, U-41, U-53, CS-1, CS-5, CS-10, CS-11, CS-12, CS-14, CS-16, CS-25, CS-34)*

Goal LU-3

City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policies

LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-1, NR-4, NR-5, NR 6, NR-7, NR-13, NR-15, NR-16)*

LU-3.2 Hillside. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas. *(Imp LU-11, LU-12)*

LU-3.3 Open Spaces and Greenbelts. Provide a network of open spaces and greenbelts with pedestrian access where appropriate. *(Imp LU-15, CS-21, NR-2)*

LU-3.4 Tree Preservation. Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species. *(Imp LU-16, NR-6)*

LU-3.5 Creeks and Natural Drainages. Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements. *(Imp NR-7, NR-15, NR-16, NR-17)*

LAND USE & COMMUNITY FORM (LU)

- LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hills' natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15)*
- LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas. *(Imp LU-11, LU-12, LU-14, LU-15, NR-6)*
- LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting. *(Imp LU-12)*
- LU-3.9 Open Space Preservation.** For any change in allowed use on properties in the OS land use district, a two-thirds vote of the voters of the City is required. *(Imp LU-10)*

Goal LU-4

City Form and Structure. Structure and form of development that respects Agoura Hills' natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

Policies

- LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills' environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors. Figure LU-1 (Open Space Framework) depicts the key environmental elements that shape the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-7)*
- LU-4.2 Connected Open Space Network.** Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces. *(Imp LU-14, LU-15, M-10, M-31, M-34, CS-21, NR-1, NR-2)*
- LU-4.3 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor. *(Imp LU-1, LU-10, LU-14, LU-15)*
- LU-4.4 Concentration of Development Density.** Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems. *(Imp LU-1, LU-10, LU-14, LU-15)*



Path and bench along Medea Creek

LU-4.5 Development Compatibility. Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses. *(Imp LU-10, LU-12, LU-17)*

LU-4.6 Building Scale and Design. Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features. *(Imp LU-12, LU-14, LU-15)*

LU-4.7 Building Relationship to Public Places. Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side. *(Imp LU-12, LU-14, LU-15)*



Walkable tree-lined street on Agoura Road.

LU-4.8 Connectivity. Promote the development of complete pedestrian, bicycle, and vehicular connections that provide access from all residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations. *(Imp M-4, M-7, M-10, M-14, M-31, M-34, CS-21, CS-24, NR-2)*

LU-4.9 Integration of Open Space Areas with Development. Incorporate sufficient open areas of in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation. *(Imp LU-10, LU-14, LU-15, NR-2)*

LU-4.10 Community Identity. Provide enhanced paving, entry monuments, and other special design features at key entry points to the City. *(Imp LU-14, LU-18)*

LU-4.11 Plans for Cohesive Development. Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive coordinated development in high-profile areas of the community. *(Imp LU-14, LU-15, LU-19)*

Goal LU-5






City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

CITY of AGOURA HILLS General Plan Update

OPEN SPACE FRAMEWORK

Legend

Open Space


-  HOA Owned and Preserved
-  Ladyface Mountain Specific Plan Open Space
-  Possible Future Open Space
-  Private Open Space
-  Publicly Owned or Preserved Open Space

City Parks

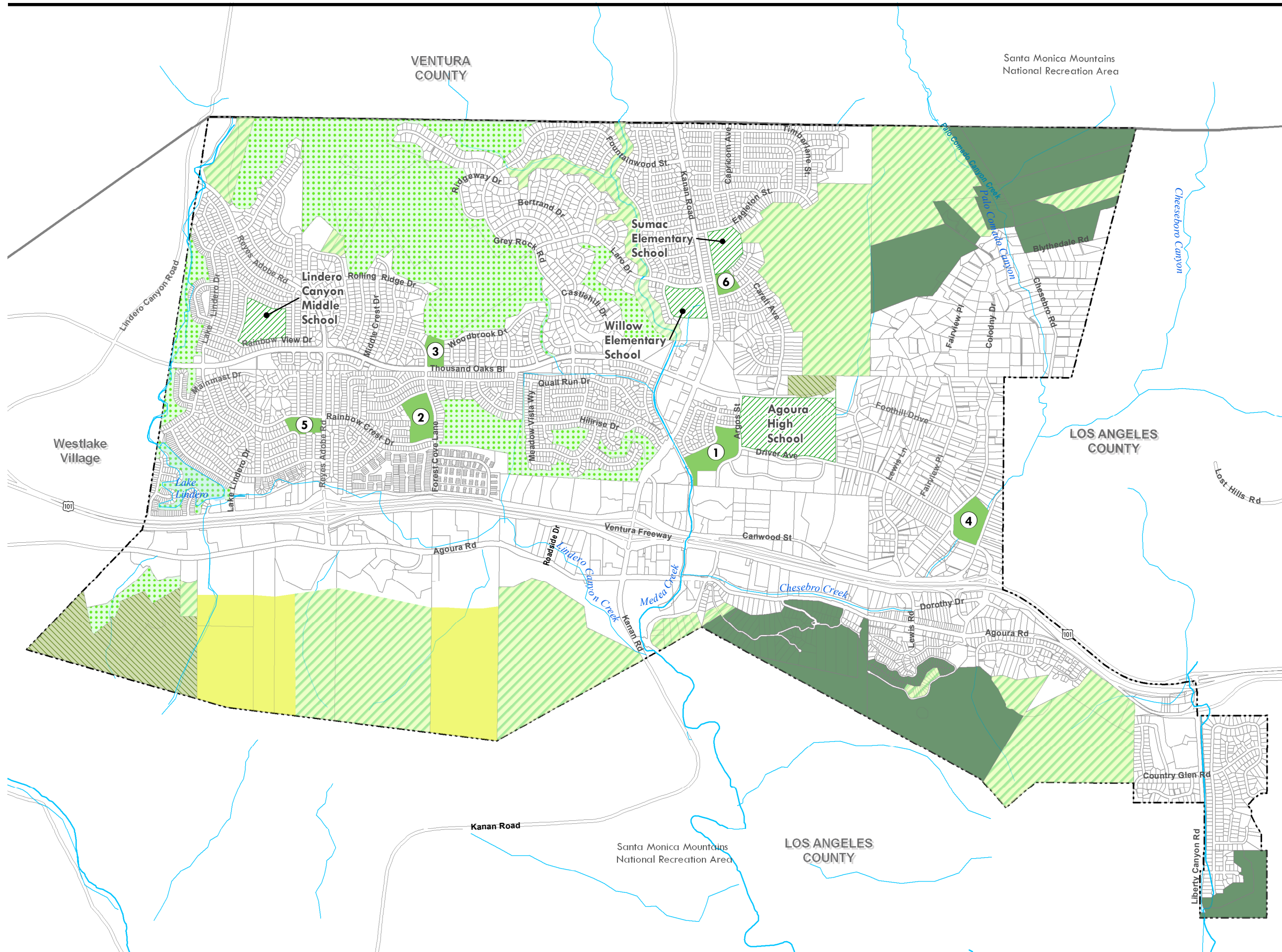
-  1. Chumash Park
-  2. Forest Cove Park
-  3. Morrison Park
-  4. Old Agoura Park
-  5. Reyes Adobe Park
-  6. Sumac Park

 School Playgrounds

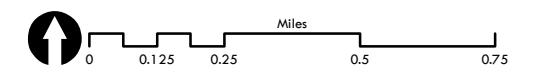
 City Limits

 County Boundary

 Creeks/Drainage Corridors



Source: City of Agoura Hills, 2009
D21377_Agoura_Hills\open_space_framework.mxd



Policies

- LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings. *(Imp U-37, U-44, U-45, U-49, U-50, U-51, U-52)*
- LU-5.2 Existing Structure Reuse.** Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent. *(Imp LU-21, U-50, U-51)*
- LU-5.3 Heat Island Effect.** Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots. *(Imp LU-10, LU-22, NR-9)*
- LU-5.4 Sustainable Land Development Practices.** Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:
- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
 - Capture and re-use of stormwater on-site for irrigation
 - Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
 - Use of permeable paving materials
 - Shading of surface parking, walkways, and plazas
 - Management of wastewater and use of recycled water *(Imp LU-14, M-31, M-32, M-34, U-3, U-4, U-6, U-7, U-8, U-9, U-22, U-23, U-41, U-44, U-50, U-51, U-52, CS-21, CS-24, NR-4, NR-5, NR-7, NR-9, NR-10, NR-11, NR-12, NR-13, NR-14, NR-15, NR-16, NR-19, NR-26, NR-27)*
- LU-5.5 Revitalization of Obsolete and Underused Properties.** Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor. *(Imp LU-23)*

- LU-5.6 Building Rehabilitation.** Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. *(Imp LU-23)*
- LU-5.7 Housing Maintenance.** Encourage the continued high maintenance levels of the City’s housing stock. *(Imp LU-13)*

Land Use Categories, Standards, and Guidelines

LAND USE DIAGRAM

This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Agoura Hills. It establishes a system of land use classifications that define permitted uses, development densities/intensities, and, where applicable, intentions for physical form and design. The Land Use Diagram is presented in Figure LU-2 (Land Use Diagram) and development standards are specified below. Table LU-1 (Land Use Capacities) indicates the acreage and amount of development that would be accommodated in each land use category.

The map divides the City into various land use categories and assigns each category a name, or land use designation. Land use designations provide necessary information about the type and nature of development permitted at a given location. While the terms “residential,” “commercial,” and “industrial” generally are well understood, more unique designations like “Mixed Use” require explanation. Equally important, state law requires that the General Plan provide clear and concise definitions of the land use categories indicated on Figure LU-3 (Community Districts and Subareas). These definitions are provided under the heading “Land Use Classifications.”

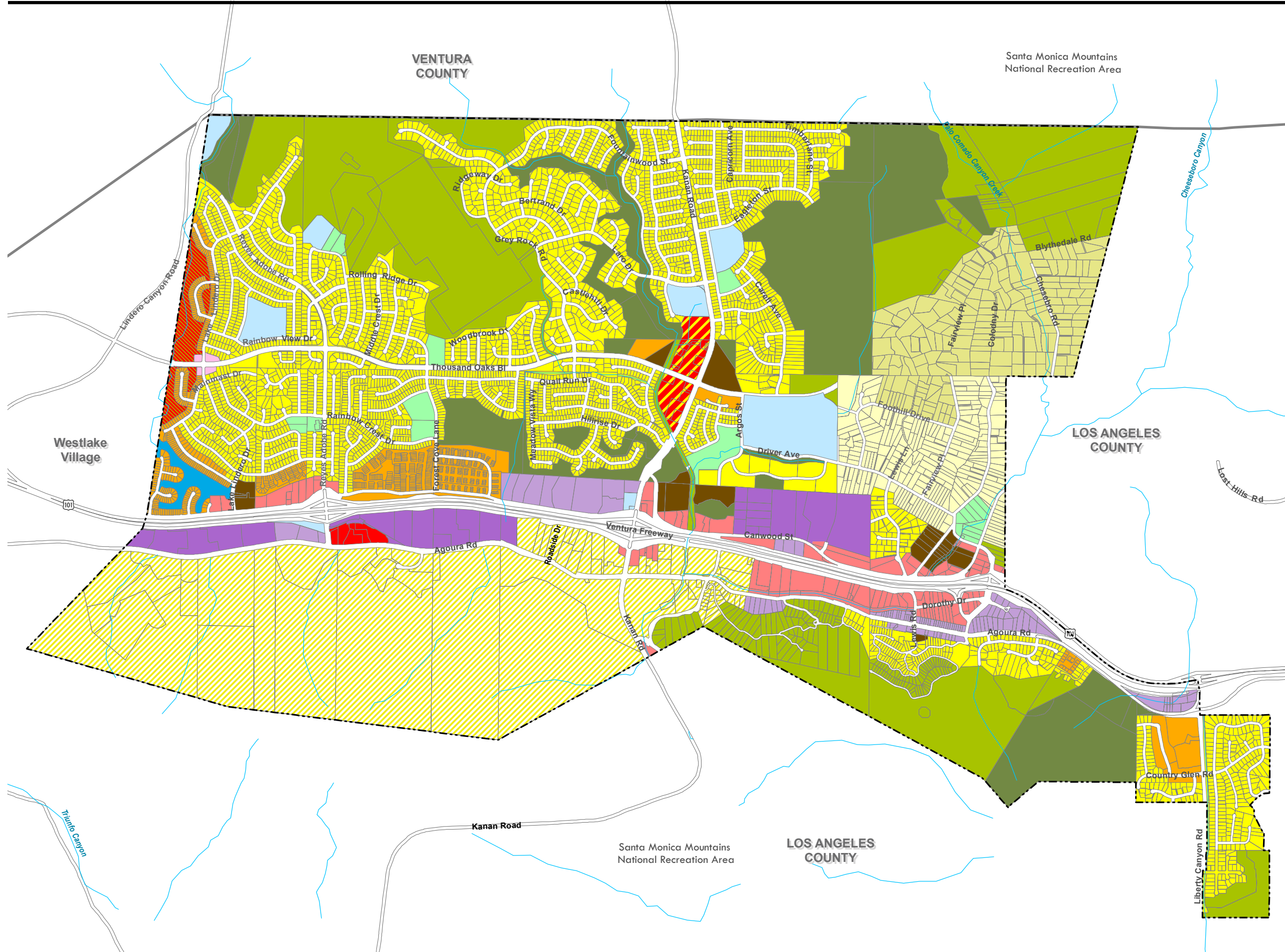
The Agoura Hills General Plan establishes eighteen land use categories. The five residential categories allow for a variety of housing types for all density ranges. Four commercial designations and two business park/industrial designations accommodate and encourage a range of community service and income-generating businesses. The *Commercial—Shopping Center/Mixed Use* category accommodates a mix of community-serving retail commercial uses with housing development. To allow for creative use of vacant and underutilized properties, a *Planned Development* designation is established. The *Public Facility, Open Water, Local Park, Restricted Open Space, and Open Space/Deed Restricted* categories are intended to protect lands for necessary public service and open space uses.

CITY of AGOURA HILLS General Plan Update

LAND USE DIAGRAM

Legend

- Residential Very Low Density (0.2-1.0 du/ac) (RV)
- Residential Low Density (1-2 du/ac) (RL)
- Residential Single Family (2-6 du/ac) (RS)
- Residential Medium Density (6-15 du/ac) (RM)
- Residential High Density (15-20 du/ac) (RHD)
- Commercial Neighborhood Center (CN)
- Commercial Shopping Center (CS)
- Commercial Shopping Center/ Mixed Use (CS-MU)
- Commercial Retail Service (CRS)
- Commercial Recreation (CR)
- Business Park – Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Development District (PD)
- Public Facility (PF)
- Local Park (P)
- Open Space – Restricted (OS-R)
- Open Space – Deed Restricted (OS-DR)
- City Limits
- County Boundary
- Streams
- Open Water



Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills\GPLU_Update.mxd

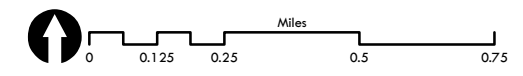


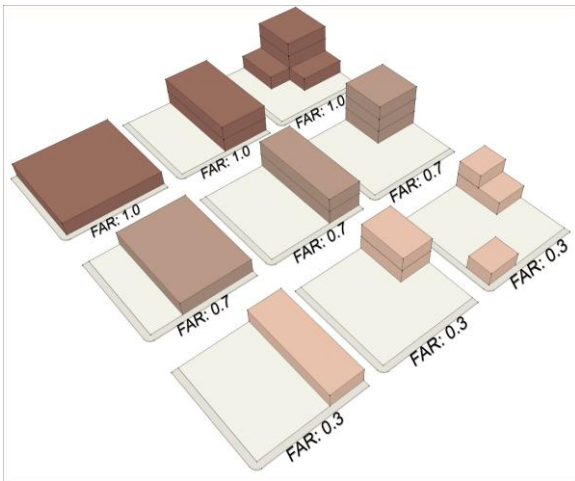
Table LU-1 Land Use / Development Capacity			
Land Use Category	Maximum Permitted Density/ Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
Residential			
Residential—Very Low Density	(0.2–1 du/ac)	243.1	243
Residential—Low Density	(1–2 du/ac)	156.7	313
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
Commercial/Office			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center-Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	102.3	1,782,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6	*
Open Space/Park			
Restricted Open Space (3)	(1 du/5 acres)	1,000.5	N/A
Restricted Open Space/Deed Restricted	NA	304.2	N/A
Local Park	NA	73.5	N/A
Other			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
Total City Acreage		4,366.2	NA

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City’s Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

This element uses specific urban planning terms to define the land use categories. For residential uses, the term “density” means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development “intensity,” which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total *gross floor area* of all buildings on a lot and the *total area of that lot*. *Gross floor area* includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.



environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.

LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of eighteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV) (0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the *Residential—Very Low Density* category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

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Dwelling units and ancillary structures shall be located, scaled, and designed to blend with the natural setting, minimizing the visual impacts of development. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved for open space.

Local roads and public improvements to support this development category may be of rural standards (i.e., no curbs, no sidewalks, and reduced street lighting) as defined in the Infrastructure and Community Services Element.



Residential—Low Density (RL) **(1–2 dwelling units/acre)**

This category provides large lots of one-half to one acre in size. This category includes estate-sized lots. This area is suitable for equestrian estates and rural street standards, as specified above for the *Residential—Very Low Density* category. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Single Family (RS) **(2–6 dwelling units/acre)**

This land use category includes all remaining areas designated for development with conventional single-family detached housing. Development at this density requires full urban levels of public service and improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.



Residential—Medium Density (RM) **(6–15 dwelling units/acre)**

This land use category includes densities appropriate for single-family small lot subdivisions, townhomes, condominiums, and low-density apartments. Parcels should be laid out to minimize the visual impact of development as well as roads. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.

Residential—High Density (RHD) **(15–25 dwelling units/acre)**

This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize the visual impact of development as well as roads.



Commercial Centers

Commercial Neighborhood Center (CN) (0.4:1 FAR, 35 ft. maximum building height)

The *Neighborhood Center* category is intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants occupy generally serve residents located within one mile of the property. Offices are also permitted under this category.

Neighborhood commercial centers are located on arterial and collector intersections to provide convenient access to and from adjacent neighborhoods.

Commercial Shopping Center (CS) (0.4:1, FAR, 35 ft. maximum building height)

The *Shopping Center* category is used to indicate areas of concentrated retail uses where shoppers often visit a number of related establishments. Shopping centers include food, drug, clothing, and other retail uses and services, such as small restaurants, laundries, and banks. Offices are also permitted under this designation.

Shopping centers are located at key arterial intersections to provide for convenient access to and from adjacent land uses.

Commercial Retail/Service (CRS) (0.4:1 FAR, 35 ft. maximum building height)



Furniture district on Canwood Street

The *Retail/Service* category includes miscellaneous retail and service uses for which a shopper in general makes a single-purpose visit to one establishment. Such uses include service and repair facilities, small offices, medical/dental, hardware and building materials stores, auto and accessories dealers, appliance outlets, etc. Office uses are also permitted in areas designated for *Commercial Retail/Service*.

Commercial Recreation (CR) (0.50:1 FAR, 35 ft. maximum building height)

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

Mixed-Use Development

Commercial Shopping Center—Mixed Use (CS-MU) (0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close

LAND USE & COMMUNITY FORM (LU)

proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses. Development is required to incorporate pedestrian and landscaping amenities and outdoor oriented uses.

Industrial/Business Parks

Business Park—Manufacturing (BP-M) (0.7:1, 35 ft. maximum building height)

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.

Business Park—Office/Retail (BP-OR) (0.7:1 FAR, 35 ft. maximum building height)

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the primary office use.



Office development

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. A third area immediately north of the *Agoura Village Specific Plan* and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values and related concerns. In Table LU-1, some dwelling units are assigned to restricted open space areas, limited to densities of no greater than one unit per five acres. The Hillside Ordinance may reduce the number of developable units further.

A number of these OSR designated properties may eventually become dedicated open space. Several owners of properties in the Old Agoura, Southeast Ridge, and Indian Hills areas have dedicated their development rights on hillside slopes, thus contributing to preservation of the City’s open space resources.

The General Plan map differentiates *Open Space—Deed Restricted* areas with deed restrictions that provide additional limitations on their use as open space. Some of these areas are owned by public agencies and some by private homeowners’ associations (HOAs). Numerous private homeowners associations have adopted Covenants, Conditions, and Restrictions (CC&Rs) to limit development on open space areas within their tracts. Two residential tracts, Morrison Ranch and Chateau Park, have significant open space acreages that are held and maintained by the homeowner association. All of the factors described for the OSR category also apply to the OS-DR designation. This designation also applies to publicly owned open space.

In order to protect, preserve and enhance the existing open space in Agoura Hills, in 1999, the City of Agoura Hills adopted an ordinance that requires a two-thirds vote of the voters of the City should a change in allowed uses, permitted or conditionally permitted, in the Open Space land use district (OS-R or OS-DR) be proposed.

Local Park (P)

This category accommodates local recreation and active and passive parks serving the local community in nearby residential areas.

Open Water (OW)

This land use category applies to permanent water areas. Lake Lindero is designated *Open Water*.

LAND USE & COMMUNITY FORM (LU)

Public Facilities

Public Facilities (PF) ***(0.50:1 FAR, 35 ft. maximum building height)***

City, county, and other government properties and facilities are permitted in any land use category. Public facilities also include public utilities and utility rights of way. As examples, the Agoura Hills Civic Center is located in PD, the fire station in BP-OR, and the post office in BP-M. Selected sites and facilities, such as public schools, are designated with a Public Facilities (PF) classification.

POPULATION DENSITY

The number of residents per acre can be calculated by multiplying the average dwelling unit per acre for each residential land use designation by a factor of 3.13, which is the average household size in Agoura Hills, per the 2008 Department of Finance Population Estimates.

LAND USE DIAGRAM GOALS AND POLICIES

The following goals and policies apply to the categories of land use depicted on Figure LU-2 regardless of location in the City of Agoura Hills, and supplement the specifications for use, density, and character defined in the preceding description of the “Land Use Classifications.” No additional policies are defined in this section to manage development for the *Local Parks, Restricted Open Space, Open Space/Deed Restricted, and Open Water* categories. Additional policies applicable to the unique conditions or development objectives of a specific site are specified in the subsequent section of this Element.

Goal LU-6

Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

Policies

LU-6.1 Land Use Diagram. Accommodate development consistent with the Land Use Diagram shown in Figure LU-2 (Land Use Diagram) and Land Use Classifications specified in the preceding section. *(Imp LU-1)*

Residential Neighborhoods

Policies in this section provide for the protection, maintenance, and enhancement of Agoura Hills’ residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-7

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

Policies

LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills’ residential neighborhoods, recognizing their contribution to the City’s identity, economic value, and quality of life for residents. *(Imp LU-10, LU-12, LU-25, LU-27)*

LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City’s *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials *(Imp LU-10, LU-12, LU-25, LU-27)*

LU-7.3 Senior Housing. Encourage the development of senior housing in neighborhoods that is accessible to commercial services, health and community facilities, and public transit. *(Imp LU-13)*

LU-7.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hills’ neighborhoods. *(Imp CS-1, CS-2, CS-5, CS-6, CS-8)*

LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use. *(Imp M-31, M-34, CS-21, CS-23, CS-24)*

LU-7.6 Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks,



Walkable tree-lined street

LAND USE & COMMUNITY FORM (LU)

schools, and other community activity centers. *(Imp M-31, M-32, M-34)*

- LU-7.7 Environmental Setting.** Protect and enhance the unique features of Agoura Hills’ residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes. *(Imp LU-10, LU-12, LU-24, M-34)*
- LU-7.8 Neighborhood Protection.** Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways. *(Imp LU-10, LU-12, LU-26)*
- LU-7.9 Housing Maintenance.** Recognize maintenance of the City’s housing stock as a high priority. *(Imp LU-13)*
- LU-7.10 Neighborhood Transitions.** Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character. *(Imp LU-10, LU-12, LU-25, LU-27)*
- LU-7.11 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas. *(Imp LU-10, LU-12, LU-17)*
- LU-7.12 Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hills’ neighborhoods remain attractive, safe, and free of public nuisances. *(Imp LU-26)*

Goal LU-8

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

Policies

- LU-8.1 Neighborhood Identity.** Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals. *(Imp LU-10, LU-27)*



Very low residential

- LU-8.2 Development Compatibility with Community Character.** Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails. *(Imp LU-10, LU-27)*
- LU-8.3 Integration of Development with Natural Setting.** Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines. *(Imp LU-10, LU-11, LU-12, LU-27)*
- LU-8.4 Property Setbacks.** Encourage variable setbacks to enhance streetscape character and increase building separation. *(Imp LU-10, LU-12, LU-27)*
- LU-8.5 Building Materials and Colors.** Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments. *(Imp LU-1-, LU-12, LU-27, LU-28)*
- LU-8.6 Landscaping.** Require that on-site landscapes transition smoothly to the natural undeveloped open areas. *(Imp LU-28, LU-29)*
- LU-8.7 Open Spaces.** Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area. *(Imp LU-12, LU-27)*

Goal LU-9

Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City’s distinct residential neighborhoods.

Policies



Morrison Highlands

- LU-9.1 Neighborhood Identity.** Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hills’ single-family neighborhoods. *(Imp LU-10, LU-25)*
- LU-9.2 Parks and Open Space Amenities.** Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents. *(Imp M-31, M-34, CS-1, CS-2, CS-5, CS-6)*

Goal LU-10

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

Policies

LU-10.1 Character and Design. Require that new and renovated housing within existing multi-family neighborhoods be located and designed to sustain the high level of architectural design quality and the character of the existing land forms in accordance with Policy LU-4.1 and the following principles as identified in the City's *Architectural Design Standards and Guidelines*:

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality
- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details (*Imp LU-10, LU-12, LU-27*)

LU-10.2 Amenities. Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces, and landscaped buffers between multi-family developments and adjacent single-family uses. (*Imp LU-12, CS-8*)

LU-10.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts. (*Imp LU-10, LU-12, LU-27*)

LU-10.4 Streetscapes. Require that multi-family neighborhoods include ample common open spaces, and tree-lined walkways or pathways furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate pedestrian activity. (*Imp LU-10*)

Goal LU-11

Supporting Uses in Residential Neighborhoods. Ancillary uses serving residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

Policies

- LU-11.1 Home Occupations.** Accommodate home occupation uses in residential neighborhoods, provided that they have no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood. *(Imp LU-10)*
- LU-11.2 Daycare Centers.** Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law. *(Imp LU-10)*
- LU-11.3 Religious Institutions.** Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. *(Imp LU-10)*

Commercial Districts

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed commercial districts that offer a diversity of goods and services for residents; provide quality places to walk, shop, and be entertained; and contribute revenue to support City services.

Goal LU-12

Diverse Districts and Corridors. A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills' residents and visitors.

Policies

- LU-12.1 Diversity of Uses.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers and corridors that reduce the need to travel to adjoining communities, and that capture a greater share of local spending. *(Imp LU-1, LU-10)*
- LU-12.2 Freeway Corridor.** Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner. *(Imp LU-1, LU-10, LU-12, LU-23)*
- LU-12.3 Shopping Centers.** Focus larger scale retail development in consolidated shopping centers that offer a variety of retail goods and amenities for Agoura Hills' residents. *(Imp LU-10)*
- LU-12.4 Visitor Serving Commercial.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users. *(Imp LU-10)*

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LU-12.5 Differentiation of Districts. Establish and maintain distinct identities for Agoura Hills' commercial districts, differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale, and form of development, amenities, and linkages with adjoining residential neighborhoods. (*Imp LU-1, LU-10, LU-32, LU-34, LU-40*)

Goal LU-13

Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policies

LU-13.1 Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. (*Imp LU-20, LU-30*)

LU-13.2 Architecture and Site Design. Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:

- Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
- Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
- Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities (*Imp LU-10, LU-12, LU-20, LU-30, LU-31, LU-32, LU-34*)

LU-13.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:

- Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
- Attractive architectural treatment of elevations facing the residential uses
- Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
- Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy (*Imp LU-10, LU-12, LU-14*)

LU-13.4 Retail Streetscapes. Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, newsracks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts. (*Imp LU-31, LU-24, HR-4*)

LU-13.5 Connectivity to Neighborhoods. Require that commercial districts be linked to adjoining residential neighborhoods and other retail districts by well-designed and attractive pedestrian sidewalks and corridors. (*Imp M-34*)

LU-13.6 Bicycle Facilities. Encourage developers of retail commercial centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, showers, and lockers. (*Imp LU-33*)

Commercial Shopping Center/Mixed-Use Districts

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses, such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, walk, shop, and be entertained. Developments that includes residential are intended to provide opportunities for an individual to participate in multiple activities on a site (shopping, working, living, recreating, and so on), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU-14

Mixed-Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills’ residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.

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Policies

- LU-14.1 Land Use Mix.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site. *(Imp LU-1, LU-14, LU-19)*
- LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians. *(Imp LU-1, LU-14, LU-19, LU-34)*
- LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents. *(Imp LU-34, CS-8)*
- LU-14.4 Design Integration.** Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape. *(Imp LU-34)*
- LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements. *(Imp LU-10, LU-34, N-2)*

Business Parks

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed office districts that offer employment opportunities for Agoura Hills' residents and contribute revenue to support City services.

Goal LU-15

Quality Business Parks. A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills' residents.

Policies

- LU-15.1 Diversity of Business Park Uses.** Provide for a variety of business park uses that offer job opportunities for Agoura Hills' residents, including office, light industrial, and research and development. *(Imp LU-1)*
- LU-15.2 Supporting Uses.** Encourage the integration of uses in business parks and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses

as financial services, business services, restaurants, and health clubs. *(Imp LU-10, LU-35)*

LU-15.3 Business Park and Office Locations. Target the development of office centers and business park uses within the freeway corridor, facilitating their development on vacant and underutilized parcels that capitalize on their freeway access and visibility. *(Imp LU-10, LU-23)*

LU-15.4 Childcare Facilities. Encourage major business park and industrial development projects to incorporate childcare facilities on site. *(Imp LU-35)*

LU-15.5 Bicycle Facilities. Encourage major business park and industrial business park projects to incorporate facilities that promote employee access by bicycles, such as secured storage, showers, and lockers. *(Imp LU-38)*

Goal LU-16

Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

Policies

LU-16.1 Site Planning. Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking, and transit, and exhibit a high-quality, attractive, and cohesive “campus environment,” characterized by the following:

- Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas
- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots to create a safe haven for pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians *(Imp LU-10, LU-20, LU-31, LU-33, LU-34, M-19)*

LU-16.2 Development Form and Architecture. Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

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- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery (*Imp LU-10, LU-12, LU-20*)

LU-16.3 Buffering from Adjacent Properties. Ensure that business park developments are positive additions to the City's community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses. (*Imp LU-10, LU-12, S-12, N-2*)

Planned Development Districts

Goals and policies of this section of the General Plan are intended to address certain areas in the City that present special planning opportunities that provide for the special development attention of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. The Planned Development Districts outline special land use and development standards.

Goal LU-17

Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policies

LU-17.1 Site Development. Require that planned development districts seamlessly integrate uses and buildings as a cohesive project characterized by:

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Property setbacks, frontage design, and building massing that are generally consistent, but allow for some variation to enhance design
- Orientation and design of the ground floor of buildings to promote pedestrian activity
- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate
- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts (*Imp LU-15, LU-14, LU-19, LU-36*)

LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds. (*Imp LU-14, LU-15, LU-19, LU-36*)

LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills. (*Imp LU-14, LU-15, LU-19, LU-36*)

Public and Quasi-Public Uses

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.

Goal LU-18

Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills' neighborhoods, centers, and corridors.

Policies

- LU-18.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering places. *(Imp (CS-1, CS-2, CS-5, CS-6, CS-14, CS-17, HR-3)*
- LU-18.2 Co-Location of Community Facilities.** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources. *(Imp CS-6, CS-17, CS-18)*
- LU-18.3 Design of Civic Buildings and Spaces.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, incorporating sustainable building practices, a high level of architectural quality, public art, landscaping sensitive to natural areas, and other features that demonstrate exceptional standards for development. *(Imp LU-10, LU-12, U-7, U-49, NR-13)*
- LU-18.4 Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located. *(Imp LU-37, CS-4)*
- LU-18.5 Coordination with Non-City Public Service Providers.** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design buildings at a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located. *(Imp LU-38)*
- LU-18.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods. *(Imp LU-38)*
- LU-18.7 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City. *(Imp LU-10, LU-35)*
- LU-18.8 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, and educational purposes in appropriate locations of the City. *(Imp LU-10, HR-3)*
- LU-18.9 Parks and Open Spaces.** Seek to expand the City's parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished. *(Imp CS-1, CS-2, CS-5, NR-1)*

Open Spaces

Goals and policies of this section of the General Plan provide for the retention of lands as open space with limited or no development for the purposes of habitat protection, maintenance of natural topography and slopes, passive recreation, and hazard avoidance.

Goal LU-19

Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policies

- LU-19.1 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions. *(Imp U-40, CS-1, CS-2, CS-5, NR-1, NR-2, NR-4, NR-9, NR-10, NR-15, NR-16)*
- LU-19.2 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of passive recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*
- LU-19.3 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s parks and open space systems. *(Imp M-34, CS-21, NR-2, NR-5)*
- LU-19.4 Conserve Natural Hillides.** Encourage the conservation of natural hillides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-10, LU-11, LU-12, NR-7)*

Community Districts and Subareas

A number of neighborhoods and commercial and industrial districts in Agoura Hills are characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their

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specific locations or use. The goals and policies in this section express specific intentions for the land use, design, character, and implementation strategies that uniquely apply to and differentiate each of these subareas, which may be referred to as districts if they include multiple properties that cover a large area. These supplement and do not supersede the general goals and policies presented in earlier sections of the Plan. These subareas are depicted on Figure LU-3 (Community Districts and Subareas).

1. COMMERCIAL RECREATION/GOLF COURSE

Goal LU-20

Golf Course Property. Maintenance of the property as open space, a visual amenity, and as a recreational asset for the community.

Policies

- LU-20.1 Protecting the Open Space Character.** Limit development to uses that protect and complement the area's open space character and adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-39)*
- LU-20.2 Uses.** Permit commercial recreational uses, such as golf courses and clubhouses, as well as restaurants and other ancillary structures, provided that they are located and designed to assure the visual prominence of open space and natural landscapes. *(Imp LU-10, LU-12, LU-39)*
- LU-20.3 Compatibility with Adjoining Neighborhoods.** Locate and design active recreational uses to assure the privacy of and protection of adjoining residents from noise, lighting, and other potential impacts. *(Imp LU-10, LU-12, LU-39)*
- LU-20.4 Land Use Priorities.** Require the retention of the property as active or passive open space should the existing golf course or other non-intensive commercial recreation uses be infeasible. *(Imp LU-10, LU-12, LU-39)*



Commercial Recreation—Lindero Golf Course

2. NEIGHBORHOOD COMMERCIAL AT THOUSAND OAKS BOULEVARD AND LAKE LINDERO DRIVE

Goal LU-21

Neighborhood-Serving Commercial Center. An economically viable commercial center serving residents of adjoining neighborhoods, where the physical appearance of buildings, landscapes, and public rights-of-way are improved to complement the neighborhood's quality and character.

Policies



Existing conditions

LU-21.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape. *(Imp LU-10, LU-12)*



Illustrative site improvements—
landscaping, pedestrian amenities

LU-21.2 Compatibility with Neighborhood. Require that site improvements be located and designed to assure compatibility with adjoining residential neighborhoods. *(Imp LU-40)*

LU-21.3 Streetscape Improvements. Improve the public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage. *(Imp LU-24)*

3. BUSINESS PARK DISTRICT WEST OF REYES ADOBE ROAD AND NORTH OF AGOURA ROAD

Goal LU-22

Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies



Existing business park development

LU-22.1 Supporting Uses. Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-35)*

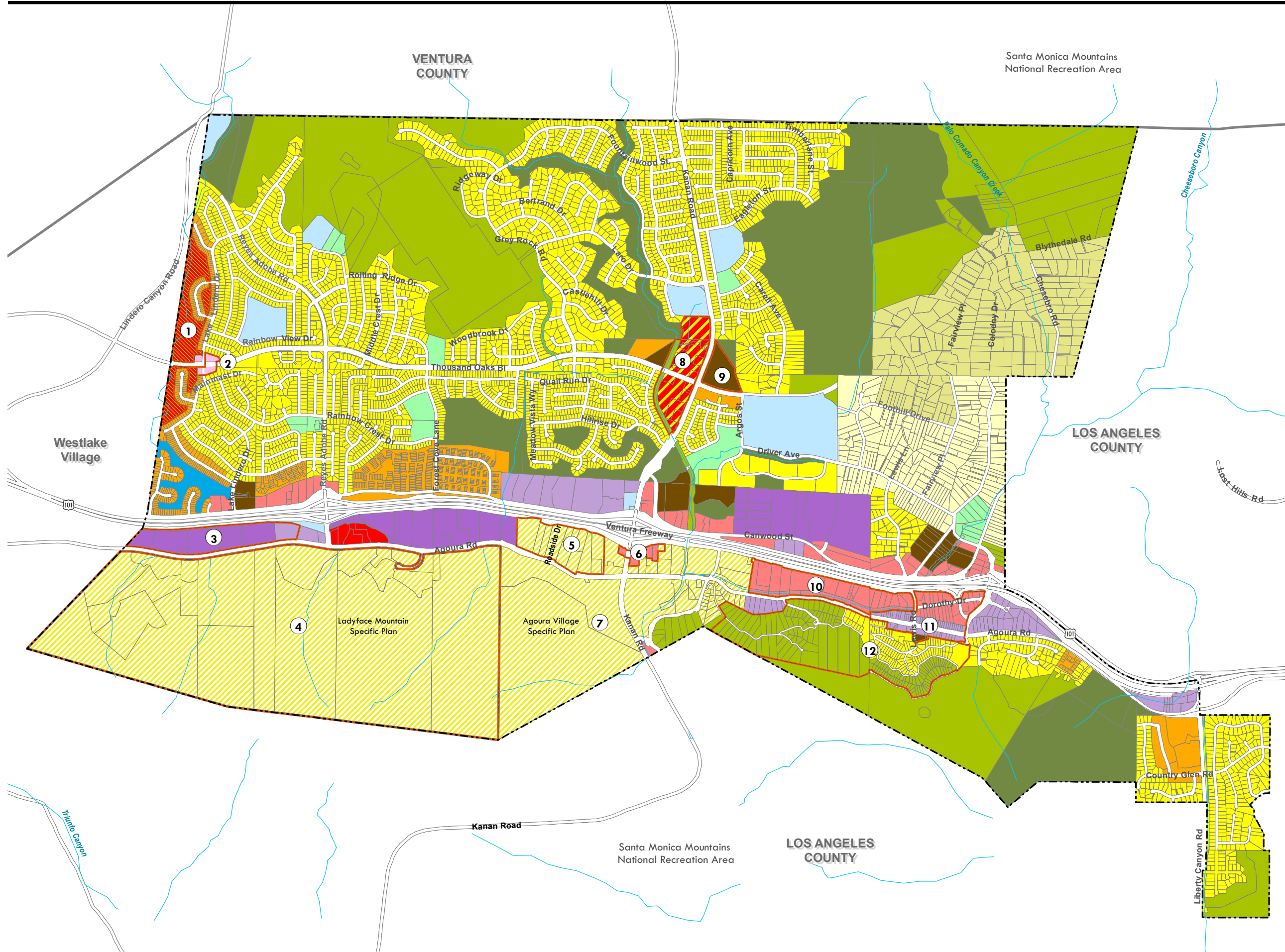
LU-22.2 Cohesive Site Development. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project. *(Imp LU-15, LU-31, LU-34)*



Infill retail and restaurant uses

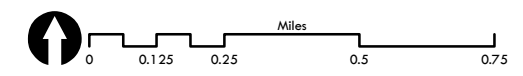
CITY of AGOURA HILLS General Plan Update

COMMUNITY DISTRICTS AND SUBAREAS



- Legend**
- # District/Subarea
 - Residential Very Low Density (0.2-1.0 du/ac) (RV)
 - Residential Low Density (1-2 du/ac) (RL)
 - Residential Single Family (2-6 du/ac) (RS)
 - Residential Medium Density (6-15 du/ac) (RM)
 - Residential High Density (15-20 du/ac) (RHD)
 - Commercial Neighborhood Center (CN)
 - Commercial Shopping Center (CS)
 - Commercial Shopping Center/Mixed Use (CS-MU)
 - Commercial Retail Service (CRS)
 - Commercial Recreation (CR)
 - Business Park – Office Retail (BP-OR)
 - Business Park-Manufacturing (BP-M)
 - Planned Development District (PD)
 - Public Facility (PF)
 - Local Park (P)
 - Open Space – Restricted (OS-R)
 - Open Space – Deed Restricted (OS-DR)
 - City Limits
 - County Boundary
 - Streams
 - Open Water

Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills\Comm_Districts_Subareas.mxd



4. PLANNED DEVELOPMENT DISTRICT— LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-23

Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

- LU-23.1 Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-15, LU-35)*
- LU-23.2 Site Development.** Require that buildings be located and designed to reflect the area’s hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors. *(Imp LU-15)*
- LU-23.3 Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation. *(Imp LU-15)*
- LU-23.4 Landscapes.** Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces. *(Imp LU-15, LU-29)*
- LU-23.5 Trail Connectivity.** Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan. *(Imp CS-21, CS-24)*
- LU-23.6 Specific Plan.** Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan. *(Imp LU-15)*



Ladyface Mountain



Hillside development

5. PLANNED DEVELOPMENT DISTRICT WEST OF KANAN ROAD AND NORTH OF AGOURA ROAD

Goal LU-24

Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policies

- LU-24.1 Development Transformation.** Allow for a mix of uses and development densities that provide economic value, including the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 Land Use Mix.** Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6. *(Imp LU-19, LU-36)*
- LU-24.3 Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity. *(Imp LU-19, LU-36)*
- LU-24.4 Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network. *(Imp LU-19, LU-36)*
- LU-24.5 Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village. *(Imp LU-19, LU-36)*
- LU-24.6 Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation. *(Imp LU-19, LU-36)*

6. KANAN ROAD GATEWAY (FREEWAY INTERCHANGE)

Goal LU-25

Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policies

LU-25.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape. (*Imp LU-10, LU-12*)

LU-25.2 Creating Identity. Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area. (*Imp LU-24*)

7. PLANNED DEVELOPMENT DISTRICT— AGOURA VILLAGE

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.

Policies

LU-26.1 Diversity of Uses. Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses. (*Imp LU-14*)

LU-26.2 Site Development and Design. Create a walkable, vibrant pedestrian-oriented district through such techniques as:

- Breaking of the superblocks into a smaller grid of streets and sidewalks
- Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
- Targeting the development of vertical mixed-use buildings along primary street frontages

- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets.
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes (*Imp LU-14*)

LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks. (*Imp LU-14*)

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 services plans, and implementation processes specified by the Agoura Village Specific Plan. (*Imp LU-14*)

8. COMMERCIAL SHOPPING CENTERS AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-27

Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

Policies

LU-27.1 Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:

- Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
- Outdoor-oriented uses such as restaurants
- Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape, lighting; and well-designed way-finding signage
- Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions (*Imp LU-30, LU-32*)



Existing auto-oriented shopping center



Incorporation of pedestrian-oriented amenities

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- LU-27.2 Mixed-Use Development.** Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of resident-serving amenities. *(Imp LU-34)*
- LU-27.3 Compatibility with Residential Neighborhoods.** Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-19, N-2)*
- LU-27.4 Streetscape Improvements.** Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods. *(Imp LU-24, LU-32, LU-41, M-10, M-19, M-21)*
- LU-27.5 Property Access.** Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points. *(Imp LU-41)*

9. TOWN AND COUNTRY TOWNHOMES AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-28

Well-Maintained Multi-Family Neighborhood. Maintenance of the quality and character of existing multi-family housing units as a resource of affordable units for Agoura Hills' residents that complements adjoining residential neighborhoods.

Policies

- LU-28.1 Property Maintenance and Improvements.** Work with property owners and residents to promote the repair, renovation, and long-term maintenance of existing buildings and properties. *(Imp LU-13)*
- LU-28.2 Streetscape Improvements and Connectivity.** Improve sidewalks and street crossings for connectivity with adjoining shopping centers. *(Imp LU-24, LU-41)*

10. FREEWAY CORRIDOR COMMERCIAL SERVICES DISTRICT

Goal LU-29

Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

Policies

- LU-29.1 Transformation and Cohesive Development.** Promote the re-use of properties developed with nonconforming uses. *(Imp LU-10, LU-12)*
- LU-29.2 Streetscape Improvements.** Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area. *(Imp LU-24)*
- LU-29.3 District Identity.** Work with property owners to improve properties for the visual enhancement of the freeway corridor. *(Imp LU-23)*
- LU-29.4 Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length. *(Imp NR-15)*

11. OLD AGOURA BUSINESS CENTER

Goal LU-30

Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.

Policies

- LU-30.1 Land Uses.** Encourage development of uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties. *(Imp LU-10, LU-42)*

LAND USE & COMMUNITY FORM (LU)

- LU-30.2 Identity and Character.** Require that new and upgraded development reflects Old Agoura's history and character, as specified by guidelines for site development, architecture, and public streetscapes. *(Imp LU-24, LU-43)*
- LU-30.3 Streetscape Improvements.** Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area's history. *(Imp LU-24, LU-43)*
- LU-30.4 Distinctive Signage.** Develop a public signage program identifying historic sites and buildings. *(Imp LU-20, LU-43)*
- LU-30.5 Connectivity.** Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area's heritage and character. *(Imp M-10, M-34, CS-21, CS-23)*



Old Agoura historic character

12. HILLSIDE NEIGHBORHOODS (INDIAN HILLS AND SOUTHEAST RIDGE AREAS)

Goal LU-31

Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.



Policies

- LU-31.1 Lot Consolidation.** Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density. *(Imp LU-10)*
- LU-31.2 Property Acquisition.** Participate in and promote the acquisition of undeveloped parcels to preserve these as open space. *(Imp NR-1)*



Study Area 11

LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area's hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting. *(Imp LU-11)*



Study Area 12

LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography. *(Imp LU-11)*

LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection. *(Imp LU-29)*

B. Economic Development (ED)

The City of Agoura Hills recognizes the importance of maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services. The economic development and fiscal policies provided here are designed to enhance the City's economic vitality and sustained fiscal health to support the City's quality of life and its desirability as a great place to live, work, and play.

Goal ED-1

Economic Base. A strong and sustainable economic base that supports continued growth in City revenues.

Policies

- ED-1.1 Diversified Economic Base.** Identify and attract businesses that diversify the City's economy and provide jobs with a range of skills and wages. *(Imp ED-1)*
- ED-1.2 Business Attraction and Retention.** Promote the retention of existing and attraction of new commercial, office, research and development, and light industrial businesses and afford opportunities for their growth and expansion through the designation of sufficient land use capacity and economic development incentives. *(Imp LU-1, LU-2, ED-1, ED-2)*
- ED-1.3 Enhance Sales Tax Revenues.** Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community. *(Imp LU-14, LU-19, LU-23, LU-30, LU-34, ED-1)*
- ED-1.4 Infrastructure Improvements.** Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management. *(Imp LU-4, M-4, M-5, M-6, M-11, M-12, M-27, U-1, U-2, U-10, U-11, U-12, U-13, U-21, U-41)*

Goal ED-2

Fiscal Sustainability. Fiscally sound management of the City to support continued growth in the City's economic resources to maintain a high level of public services and infrastructure maintenance for the City's residents, visitors, and employment base.

Policies

- ED-2.1 Fiscal and Economic Monitoring.** Establish an ongoing system to monitor the City’s key economic and fiscal performance measures. *(Imp ED-3)*
- ED-2.2 Sustainable Guidelines.** Balance the projected revenues from land uses with levels of public services that can be sustained over time, including adequate reserves and replacement of older infrastructure. *(Imp ED-4)*
- ED-2.3 Efficient Service Delivery.** Continue to improve the efficiency and cost effectiveness of providing local public services through monitoring and streamlining service delivery practices, including increasing energy and water efficiency and other “green economy” practices. *(Imp LU-4, U-4, U-8, U-9, U-10, U-11, U-12, U-12, U-21, U-41, U-44, U-45, U-50, U-51, U-52)*
- ED-2.4 Financial Strategy.** Establish a range of financing approaches to develop and maintain public infrastructure, including considering periodic reassessment of development impact fees, using available redevelopment agency (RDA) tax increment financing, and other financing mechanisms. *(Imp LU-4, LU-5, LU-6, LU-7, LU-8, LU-9)*

C. Historic and Cultural Resources (HR)

The area of what is now Agoura Hills was first occupied by the Ventureño band of the Chumash Indians. The Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands.

Following the arrival of the Spanish, El Camino Real was built through what would later be known as Agoura Hills. In the early 1800s, ranching was prevalent, with the historic Reyes Adobe being built around 1850.

In the early 1900s, the area now known as Agoura Hills was frequented by stagecoaches traveling along El Camino Real. In 1927, Paramount Pictures purchased 2,700 acres of the former Rancho Las Virgenes just south of the City for use as a movie ranch, with the backdrop of the Santa Monica Mountains used frequently in films. The community then became known as “Picture City” for a brief period, before eventually being named “Agoura” in 1928 after Pierre Agoure, a Basque rancher who had relocated to the area in the 1870s as a shepherd.

Acknowledging the importance of the community’s past, the following goals and policies aim to protect prehistoric artifacts and sites, and protect and enhance the historic resources of City.

Goal HR-1

City That Values Its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policies

HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible. *(Imp LU-43, HR-1, HR-7, CS-16)*

HR-1.2 Maintenance of Historic Resources. Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community. *(Imp HR-2)*

HR-1.3 Community Education. Utilize Agoura Hills’ historic resources as opportunities to educate and engage the community in cultural and civic activities. *(Imp LU-43, HR-1, HR-2, HR-3)*



Reyes Adobe Barn

Goal HR-2

City That Values Its Cultural Amenities. A varied cultural environment that promotes the arts in Agoura Hills.

Policies



Reyes Adobe Days parade horses

- HR-2.1 Cultural Programs.** Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music. *(Imp CS-10, CS-16)*
- HR-2.2 Community Participation.** Encourage active community participation in artistic and cultural activities. *(Imp CS-10, CS-16)*
- HR-2.3 Cultural Venues.** Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills. *(Imp HR-3)*
- HR-2.4 Art in Public Places.** Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces. *(Imp HR-4)*

Goal HR-3

City That Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policies

- HR-3.1 Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property. *(Imp HR-5)*
- HR-3.2 Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives. *(Imp HR-6)*
- HR-3.3 Discovery of Resources.** Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and the California Native American Heritage Commission, as appropriate, and following relevant procedures.

D. Housing (H)

Housing and its production are critical to the economic and social well-being and vitality of the community and its residents. Increasingly, the State of California has recognized this situation and has legislated requirements for local jurisdictions to plan for their fair share of future housing by identifying and analyzing existing and projected housing needs and preparing goals, policies, and programs addressing those needs. The Housing Element is the only General Plan Element for which state law provides for independent review and certification by the State of California.

Because of the shorter update cycle and special requirements associated with the Housing Element, the 2008–2014 Agoura Hills’ Housing Element is bound separately from the General Plan. The Housing Element was adopted by the City Council in October 2008, and certified by the State Department of Housing and Community Development in January 2009. It identifies strategies and programs that focus on (1) preserving and improving housing and neighborhoods, (2) providing adequate housing sites, (3) assisting in the provision of affordable housing, (4) removing governmental and other constraints to housing investment, and (5) promoting fair and equal housing opportunities.

Chapter 3 INFRASTRUCTURE AND COMMUNITY SERVICES

The well-being of a community is nurtured by access to a full range of services and infrastructure systems that meet basic human needs for health and safety. Ongoing access to education, recreation, transportation, and utility services are key to maintaining the quality of life in Agoura Hills. Goals and policies in this Chapter address the City’s priority to support high-quality community services and infrastructure systems that are well maintained and operated in a manner consistent with its commitment to sustainability.

A. Mobility (M)

The City of Agoura Hills recognizes the importance of building a highly efficient, multi-modal transportation network to move people and goods throughout the City and beyond, while minimizing impacts to the environment and neighborhoods. The goals and policies in this element are closely correlated with Land Use and Economic Development goals and policies. The policies are intended to create a well-connected network that supports a mix of uses, walking or bicycling for short trips, conserving energy resources, reducing greenhouse gas emissions and air pollution, and doing so while preserving auto mobility. The element also contains polices related to parking, system enhancements, and goods movement, as well as tools to explore funding for future investment in the City’s transportation infrastructure.



Bicyclists along Agoura Road

Roadway Network/Regional Facilities

The street system is an integral component of an efficient, functional, safe, and well-planned transportation network. The Agoura Hills roadway network provides access to the City’s residential areas, neighborhood-serving commercial uses and businesses, and regional access to the Ventura Freeway (US-101). The planning and maintenance of a comprehensive transportation system in Agoura Hills will conveniently, efficiently, and safely facilitate the existing and future movement of goods and people into and out of the City and minimize travel delays for City residents.

Implementation of the Complete Streets Act 2007 (AB 1358) will promote use by multiple modes of travel, ensure mobility for all residents, and create a balanced and desirable transportation system in Agoura Hills. The characteristics of complete streets include the following: integrated and comprehensive transportation network; multi-model design accommodating walking, cycling, transit, driving, parking, and deliveries; street design correlating to the adjacent land uses; pedestrian and bicycle facilities providing

connectivity and promoting safety; uniform landscaping, including street trees and landscaped medians and sidewalks; and sustainable design minimizing runoff, heat island effects, and responding to climatic demands and conservation of scarce resources.

REGIONAL ROADWAY SYSTEM



Agoura Road provides east/west access through the community

The City of Agoura Hills is bordered by the unincorporated Oak Park community of Ventura County to the north, unincorporated Los Angeles County and the City of Calabasas to the east, the Santa Monica Mountains (unincorporated Los Angeles County) to the south, and the City of Westlake Village to the west. Regional access to the City is primarily provided by US-101, which runs in an east/west direction through the southern portion of the City. Four interchanges along US-101 provide access into the City: the Reyes Adobe Interchange, the Kanan Interchange, the Chesebro/Palo Comado Canyon Interchange, and the Liberty Canyon Interchange.

Secondary regional access is provided by Kanan Road, which runs in a north/south direction providing access to Malibu to the south and Oak Park to the north; Thousand Oaks Boulevard, which runs in an east/west direction providing access to Westlake Village and Thousand Oaks to the west; and Agoura Road, which runs in an east/west direction providing access to Westlake Village to the west and Calabasas to the east.

ROADWAY CLASSIFICATION

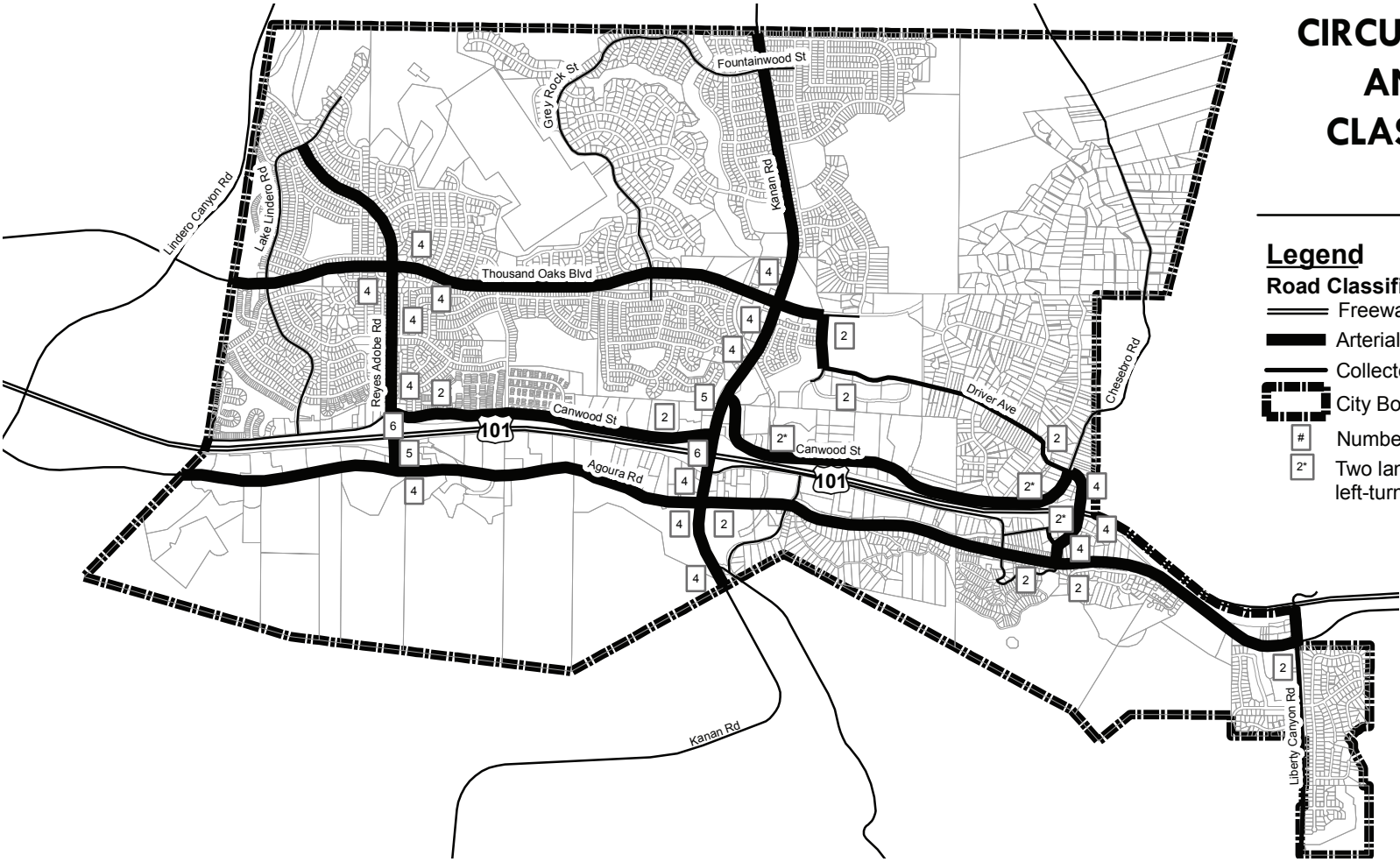
The City’s roadway network is classified as follows:

- **Primary Arterials**—Streets and highways that are designed to move relatively high volumes of traffic between the freeway and local circulation system. Intersections along major arterials are at-grade and typically signalized. Access from private property and collector streets is limited, as is on-street parking.
- **Secondary Arterials**—Streets that are similar to primary arterials, but serving a more localized function. Generally, they have less access and parking restrictions and a narrower right-of-way than primary arterials.
- **Collector Streets**—Streets that are designed to distribute traffic from higher classified arterial streets to local access streets and adjacent properties.
- **Local Streets**—Streets that are designed to be low-volume and low-speed streets that provide access to individual properties. Residential streets are generally not intended to handle through traffic.

Figure M-1 (Circulation Plan and Street Classification) displays the roadway functional classification system in the City of Agoura Hills. Figure M-2 (Typical Roadway Classification Cross Sections) displays typical cross sections for the roadway functional classification system in the City of Agoura Hills

**CITY of AGOURA HILLS
General Plan Update**

**CIRCULATION PLAN
AND STREET
CLASSIFICATION**



Legend

Road Classification

- Freeway
- Arterial
- Collector
- City Boundary
- # Number of Lanes
- 2* Two lanes plus continuous left-turn lanes



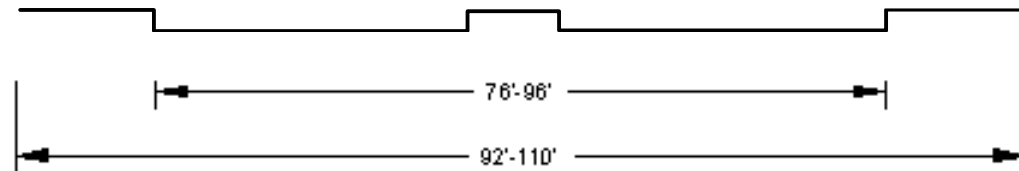
Source: Fehr & Peers, 2009.

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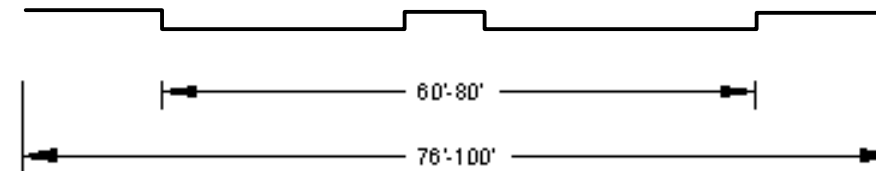
TYPICAL ROADWAY
CLASSIFICATION
CROSS-SECTION

4-6 Lanes (Divided)



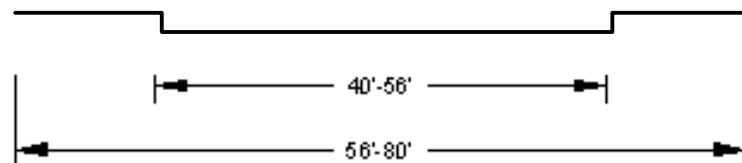
PRIMARY ARTERIAL

2-4 Lanes (Divided OR Undivided)



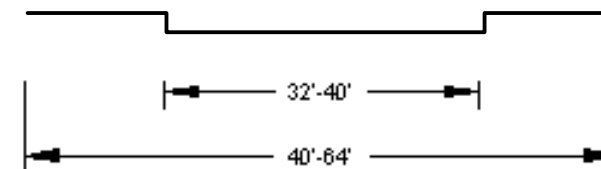
SECONDARY ARTERIAL

2-3 Lanes (Undivided)



COLLECTOR STREET

2 Lanes (Undivided)



LOCAL STREET

LOCAL ROADWAY SYSTEM

The following is a brief description of the main roadways serving the City:

- **Kanan Road**—Kanan Road is a north/south primary arterial. Generally two travel lanes per direction divided by a raised median are provided between the northerly city limit and just south of Thousand Oaks Boulevard; as Kanan Road approaches the US-101, three lanes are provided in the southbound direction beginning at Canwood Street. Between the US-101 overpass and Agoura Road, two through travel lanes are provided in each direction. South of Agoura Road to the southerly city limit, Kanan Road provides one lane per direction. Limited access is provided to developments along this corridor and parking is prohibited along this facility. The posted speed limit is 45 mph south of Agoura Road, 35 mph between Agoura Road and Canwood Street, 40 mph between Canwood Street and Laro Drive, and 45 mph north of Laro Drive. Bicycle lanes are provided on both sides of Kanan Road between the northern city limit and Hillrise Drive.
- **Agoura Road**—Agoura Road is an east/west secondary arterial. Generally, one travel lane in each direction is available between the easterly city limits to just west of Kanan Road; two travel lanes in each direction are provided just west of Kanan Road to the westerly city limits. Most of the segment east of Cornell Road is semi-rural in nature with no curb, gutter, sidewalk, or streetlights. Parking is permitted along this facility from Kanan Road to Cornell Road and in the Old Agoura commercial area. The posted speed limit is 45 mph. Bicycle lanes are provided on both sides of Agoura Road between the western city limit and Liberty Canyon Road.
- **Thousand Oaks Boulevard**—Thousand Oaks Boulevard is an east/west primary arterial. Two travel lanes are provided in each direction between the westerly city limits and just east of Kanan Road. There is limited access to developments along this corridor; parking is prohibited west of Kanan Road. The posted speed limit is 45 mph. Bicycle lanes are provided on both sides of Thousand Oaks Boulevard between the western city limit and Kanan Road. East of Kanan Road, a bike lane is provided on one side of Thousand Oaks Boulevard.
- **Reyes Adobe Road**—Reyes Adobe Road is a north/south secondary arterial. Two travel lanes are provided in each direction between Canwood Street and Lake Lindero Road; south of Canwood Street, one lane in each direction is provided over the US-101 overcrossing; south of US-101, two lanes are provided in each direction. There are no driveways along Reyes Adobe Road north of the US-101, and access is limited to the cross streets. Street parking is prohibited along this corridor. The posted speed limit is 40 mph. Bicycle lanes are provided on both sides of Reyes Adobe Road between Canwood Street and Lake Lindero Road.
- **Canwood Street**—Canwood Street is an east/west secondary arterial. One travel lane per direction is provided between Lake Lindero Road and Chesebro Road. There is access to developments along Canwood Street



Reyes Adobe Road

and on-street parking is provided west of Reyes Adobe Road; street parking is prohibited between Reyes Adobe Road and Chesebro Road. The posted speed limit is 35 mph except between Reyes Adobe Road and Chesebro Road, where it is 40 mph. Bicycle lanes are provided on both sides of Canwood Street between Lake Lindero Road and Forest Cove Lane. Due to the reconfiguration of the Kanan Road freeway interchange in 2005, Canwood Street was reconstructed and relocated 700 feet north on the east side where it intersects with Kanan Road.

- **Driver Avenue**—Driver Avenue is an east/west collector street. One travel lane is provided per direction between Argos Street and Chesebro Road. There is local access to the adjacent neighborhoods and on-street parking is allowed. The posted speed limit is 30 mph.
- **Palo Comado Canyon Road**—Palo Comado Canyon Road is a north/south secondary arterial connecting from the Driver Avenue/Chesebro Road intersection north of the US-101 freeway to Chesebro Road south of the US-101 freeway. One travel lane per direction is provided between Driver Avenue and Chesebro Road. There is limited development along Palo Comado Canyon Road and on-street parking is prohibited. The posted speed limit is 35 mph.
- **Liberty Canyon Road**—Liberty Canyon Road is a north/south secondary arterial between the US-101 and Agoura Road, and a collector street south of Agoura Road to Park Vista Road. One travel lane is provided in each direction between Canwood Street and Park Vista Road. Bike lanes and street parking is permitted along both sides of the facility. The posted speed limit is 40 mph.
- **Chesebro Road**—Chesebro Road is an east/west collector street between Canwood Street and Palo Comado Canyon road north of the US-101 freeway and a north/south collector street between Agoura Road and the US-101 freeway eastbound on-ramp. One travel lane is provided in each direction. Sidewalk and street parking is provided on the north side of the road between Canwood Street and Palo Comado Canyon Road. Sidewalks and street parking are provided along both sides of the road south of Dorothy Drive and along the south side of the facility between Palo Comado Canyon road south of the US-101 freeway and Agoura Road. The speed limit is 35 mph in some places, and 25 miles per hour in others, particularly for the segment that runs through Old Agoura.



General Plan Circulation System

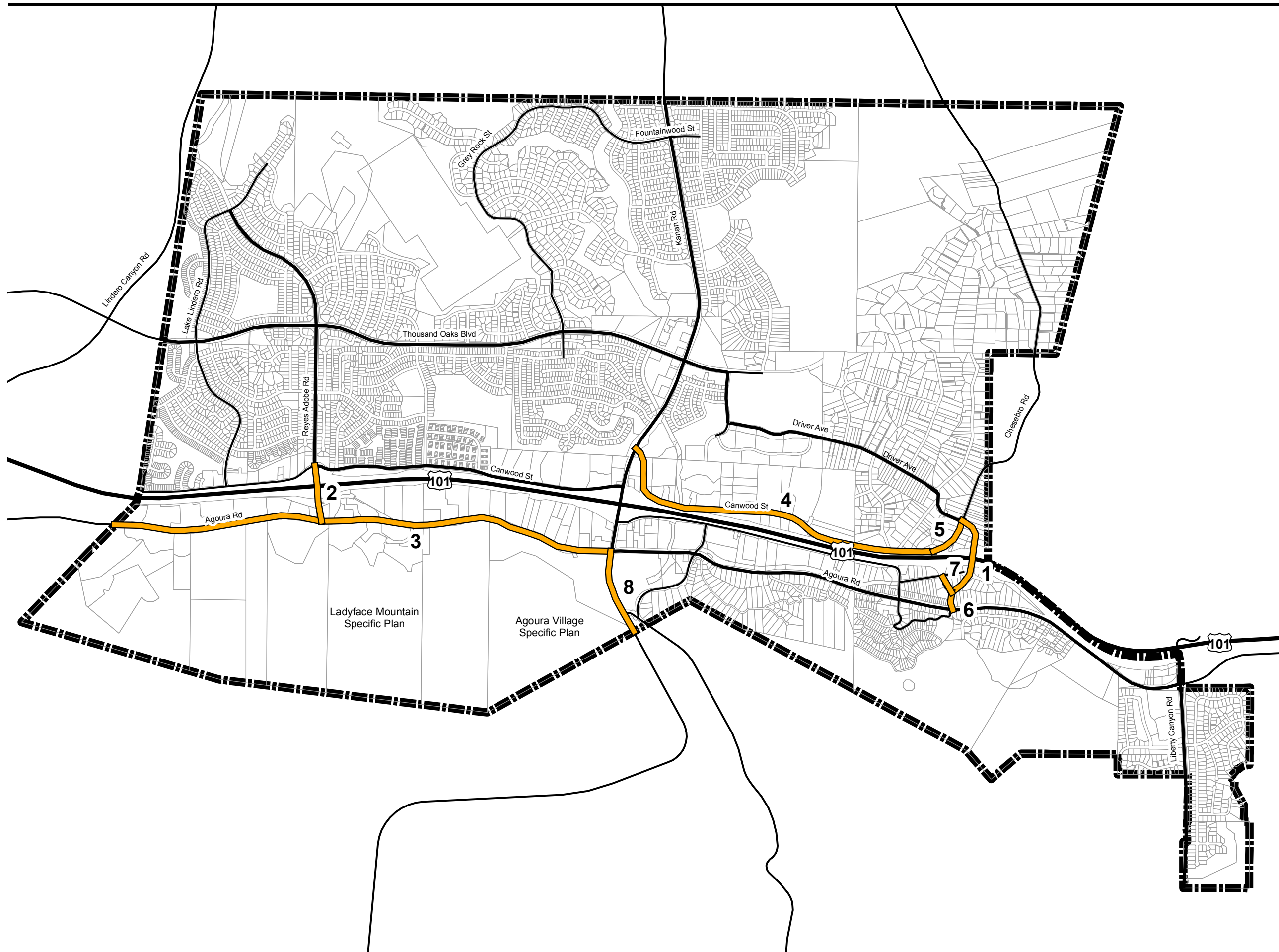
The roadway improvements described below are proposed to help address the deficient locations projected with the Agoura Hills General Plan and are illustrated in Figure M-3 (Proposed General Plan Roadway Improvements) and reflected in the circulation plan shown previously in Figure M-1. Figure M-4 (Year 2035 AM Peak Hour Segment Level of Service) and Figure M-5 (Year 2035 PM Peak Hour Segment Level of Service) illustrate projected Year 2035 road segment levels of service with the following improvements in place:

CITY of AGOURA HILLS
General Plan Update

**PROPOSED GENERAL
PLAN ROADWAY
IMPROVEMENTS**

Legend

-  Proposed Improvement
-  City Limits




FEHR & PEERS
TRANSPORTATION CONSULTANTS



September 30, 2009
M3_Proposed Gen Plan Imps Template.mxd

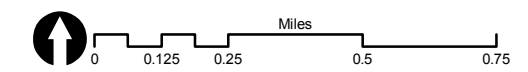


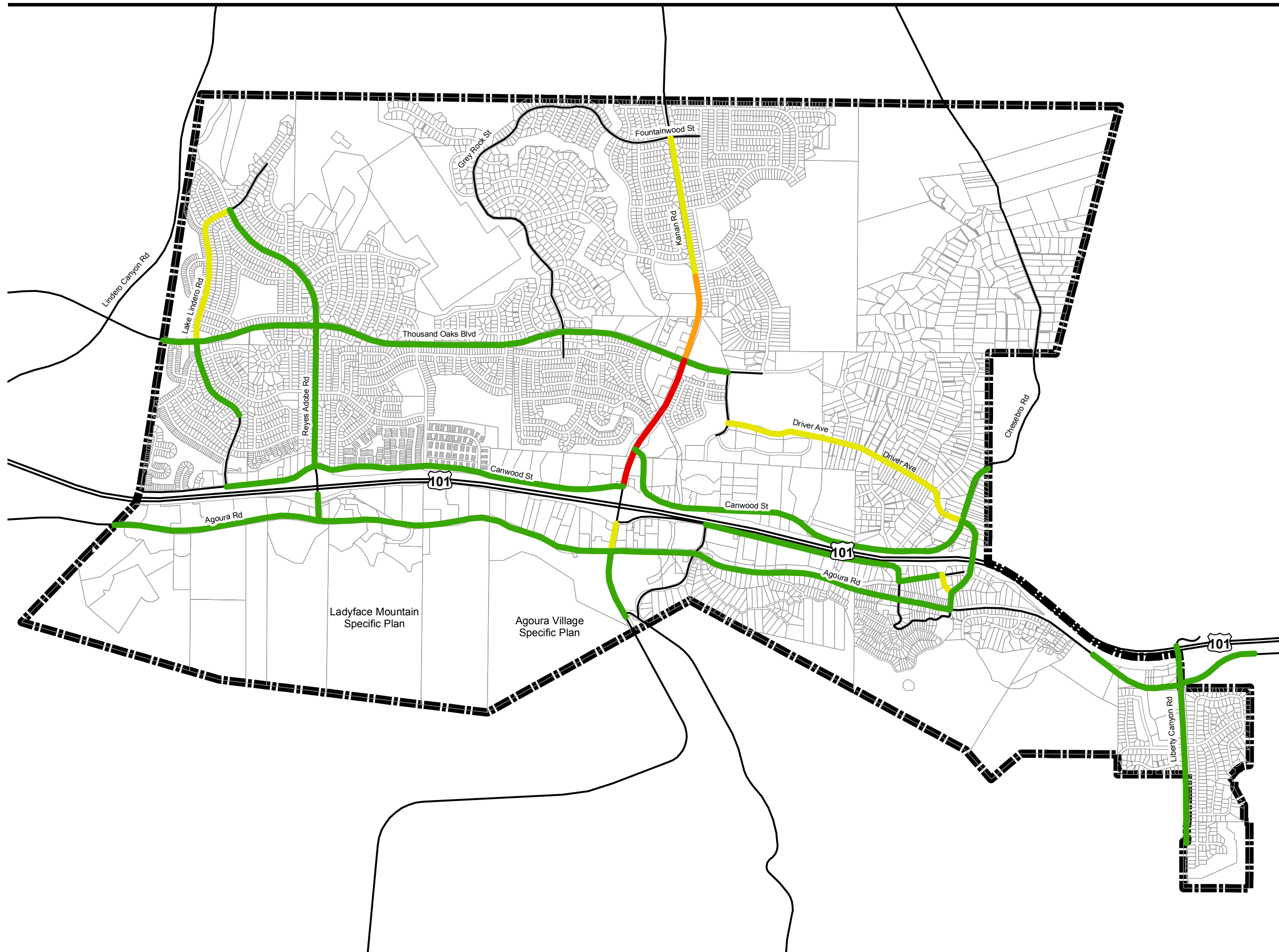
FIGURE M-3

CITY of AGOURA HILLS
General Plan Update

YEAR 2035
AM PEAK HOUR SEGMENT
LEVEL OF SERVICE

Legend

- Level of Service**
- LOS C or Better
 - LOS D
 - LOS E
 - LOS F
- City Limits



October 6, 2009
M4_AM LOS Agoura Hills Template.mxd

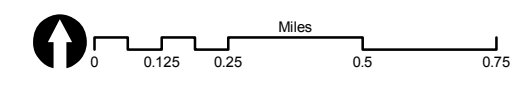







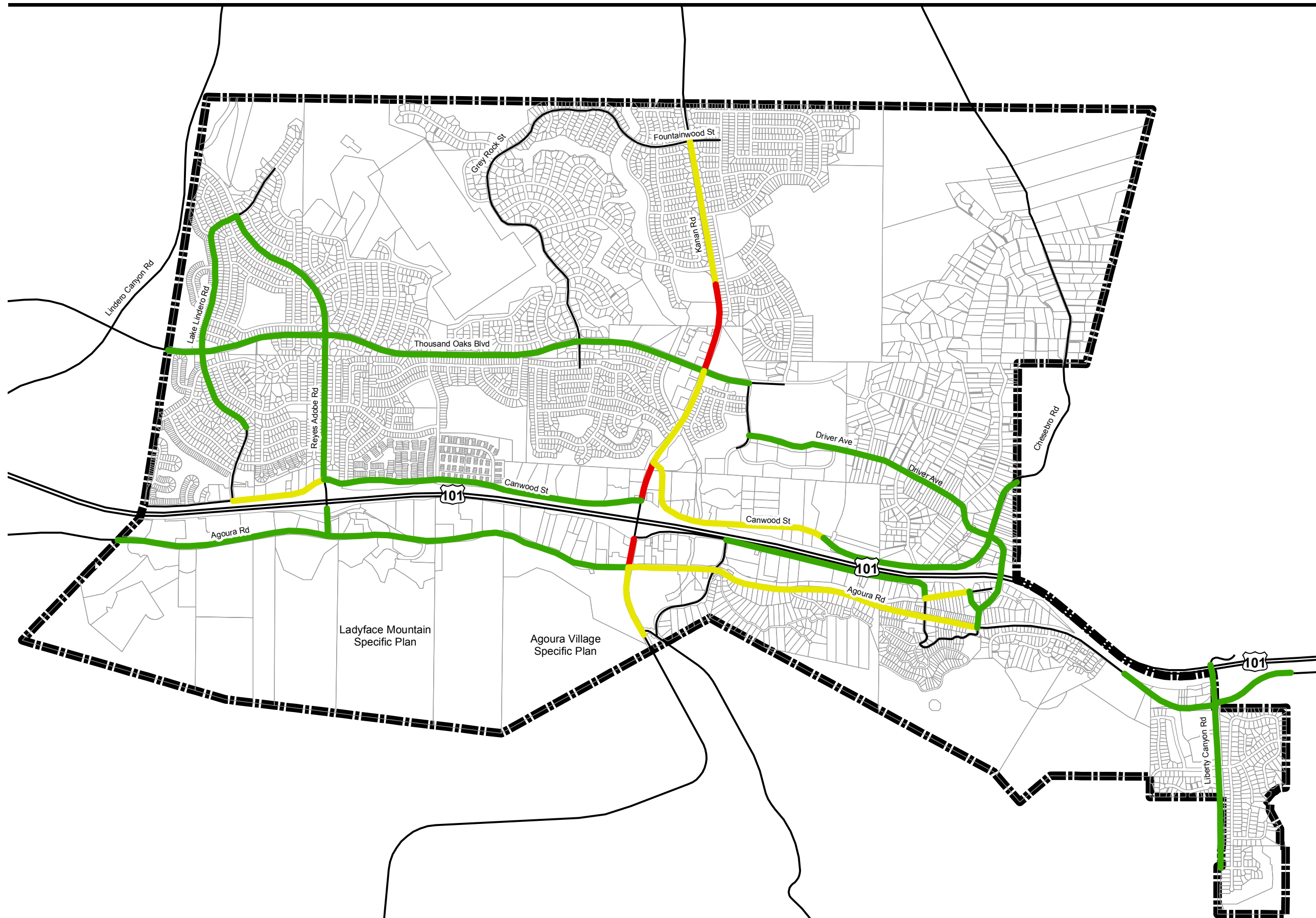
FIGURE M-4

CITY of AGOURA HILLS
General Plan Update

YEAR 2035
PM PEAK HOUR SEGMENT
LEVEL OF SERVICE

Legend

- Level of Service**
-  LOS C or Better
 -  LOS D
 -  LOS E
 -  LOS F
-  City Limits



October 6, 2009
M5_LOS Agoura Hills Template.mxd

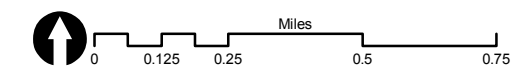


FIGURE M-5

MOBILITY (M)

	Location	Proposed General Plan Improvements
1	Palo Comado Canyon Road/Chesebro Road Interchange	Improve the overpass to four lanes and reconfigure ramp interface; improve Palo Comado Canyon Road to four lanes from Canwood Street to Chesebro Road
2	Reyes Adobe Road Interchange*	Improve the overpass to six lanes and reconfigure the ramp interface; improve Reyes Adobe Road to six lanes from Canwood Street to Agoura Road
3	Agoura Road (western City limits to Kanan Road) Widening	Widen Agoura Road between Kanan Road and the westerly City limits to four lanes
4	Canwood Street (Kanan Road to Chesebro Road) Widening	Widen Canwood Street between Kanan Road and Chesebro Road to three lanes
5	Chesebro Road (Canwood Street to Driver Avenue) Widening	Widen Chesebro Road between Canwood Street and Driver Avenue to three lanes
6	Chesebro Road (Palo Comado Canyon Road to Agoura Road) Widening	Widen Chesebro Road between Palo Comado Canyon Road and Agoura Road to four lanes
7	Chesebro Road Widening (Dorothy Drive to Palo Comado Canyon Road)	Widen Chesebro Road between Dorothy Drive and Palo Comado Canyon Road to three lanes
8	Kanan Road (Agoura Road to southern City limits)	Widen Kanan Road between Agoura Road and the southerly City limits to four lanes

* The proposed improvement at this location is under construction as of October 2009.

Goal M-1

Local Circulation System. A safe and efficient roadway system in Agoura Hills that facilitates the movement of goods and people while utilizing advanced technologies to minimize travel delays.

Policies

M-1.1 Safety. Maintain a safe and efficient system of circulation. (*Imp M-1, M-10, M-16, M-30, M-33*)

M-1.2 Collision Monitoring. Conduct regular traffic collision monitoring and identify improvements for vehicles, bicycles, and pedestrians at the top collision locations to improve safety. (*Imp M-1*)

M-1.3 Level of Service Standards. Establish flexible criteria for the minimum acceptable level of service (LOS) based on the roadway characteristics. Maintain an LOS C standard on most roadways within the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways, as shown in Figure M-4 (Year 2035 Peak Hour Segment Level of Service) and described below:



Canwood Street near the 101 Freeway ramp

- Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing 4-lane cross-section with sidewalks, bicycle lanes, and landscaped median islands
- Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain 2-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals
- Canwood Street west of Reyes Adobe Road, due to existing and projected volumes and the functional classification as a local street
- Dorothy Drive between Lewis Road and US-101 ramps, due to projected volumes and direct access to/from the southbound US-101 ramps
- Roadway segments adjacent to schools, due to heavy usage before and after school hours (i.e., Driver Avenue between Argos Street and Chesebro Road and Lake Lindero Road north of Thousand Oaks Boulevard)
- Canwood Street east of Kanan Road Avenue, due to the heavy projected volumes under future conditions with development under the General Plan. Further widening beyond the proposed General Plan improvement (three-lane cross section with a continuous left-turn lane), is not possible within the available right-of-way.

Intersection impacts from development projects shall be mitigated to appropriate levels, but at least to the extent where the post-development level of service shall not be less than the LOS existing prior to development. *(Imp M-2, M-3)*

- M-1.4 Roadway Improvements.** Promote effective, innovative, and safe solutions for roadway improvements and consider other solutions that would facilitate reduced reliance on physical roadway improvements, where appropriate. *(Imp M-4, M-5, M-11, M-12)*
- M-1.5 Roadway Character.** Implement street beautification programs to improve roadway character and create City gateways. *(Imp LU-18, LU-24, M-6)*
- M-1.6 Freeway Access.** Enhance freeway access through interchange improvements at Reyes Adobe Road and Palo Comado Canyon Road/Chesebro Roads. *(Imp M-4)*
- M-1.7 Maintenance.** Explore and establish possible funding mechanisms to provide for the continued and future maintenance and repair of the roadway system. *(Imp M-7)*
- M-1.8 Timing of Improvements.** Ensure that the identified mobility system is provided in a timely manner to meet the needs of the community. *(Imp M-4)*

MOBILITY (M)

- M-1.9 Development Required Mobility Improvements.** Ensure any new development implements the mobility improvements required for that development, as necessary, and contributes a fee toward regional mobility improvements per the City approved TIF ordinance. *(Imp LU-5, U-56)*

Goal M-2

Complete Streets. A transportation system that serves all modes of travel and meets the needs of all users, as specified in the Complete Streets Act of 2007.

Policies

- M-2.1 Complete Streets.** Ensure that the existing and future transportation system serves multiple modes of travel, such as driving, walking, biking, and transit. *(Imp M-4, M-10, M-19, M-20, M-25, M-26, M-34)*
- M-2.2 Equal Mobility for all City Residents.** Provide a transportation network that meets the needs of a wide range of users, including adults, children, seniors, and the disabled. *(Imp M-8, M-9, M-26, M-34)*
- M-2.3 Transportation Planning.** Encourage desired land use patterns, such as mixed-use walkable developments, through transportation planning and design. *(Imp LU14, LU-19, LU-34)*
- M-2.4 Interconnected System.** Develop an interconnected mobility system that allows travel on alternative routes and modes. *(Imp M-4, M-10, M-25, M-34)*
- M-2.5 Comprehensive Bicycle and Pedestrian System.** Develop and maintain a safe, integrated, and comprehensive bicycle and pedestrian system that serves all ages and abilities in Agoura Hills. *(Imp M-4, M-10, M-34)*

Intelligent Transportation Systems

Intelligent Transportation Systems (ITS) is defined as electronics, communications, or information processing that can improve the efficiency and safety of a surface transportation system. ITS covers a wide range of applications, such as advanced arterial management systems, advanced signal controllers, centralized monitoring and surveillance, advanced traveler information, and traffic management systems. By implementing ITS strategies, Agoura Hills will promote a safe and efficient transportation system while minimizing travel delays and reducing the need for physical roadway improvements.

Goal M-3

Intelligent Transportation Systems. A transportation system that utilizes advanced ITS technologies to maximize the efficiency and safety of the City’s transportation system.

Policies

M-3.1 Intelligent Transportation Systems. Utilize ITS for Agoura Hills to improve the efficiency and safety of the transportation network through advanced technologies. *(Imp M-11)*

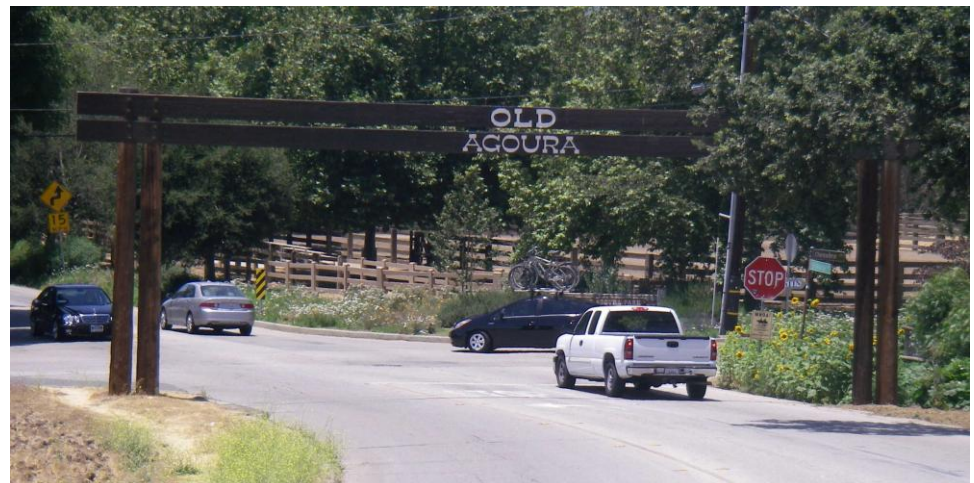
M-3.2 Signal Timing Optimization. Optimize traffic signal timing and coordination to reduce travel time and delay and increase safety. *(Imp M-12)*



Optimizing traffic signal timing can help improve traffic flow and reduce delays

Neighborhood Quality of Life

While the movement of goods and people are paramount to an efficient and functional street system, consideration of the quality of life in neighborhoods is equally important. Transportation planning efforts and roadway design guidelines should protect the neighborhood. Future development should be required to fund frontage improvements and ensure a well-connected system with walkways and pathways leading to existing neighborhoods to provide an interconnected transportation network. A well-planned transportation system will meet the needs of existing residents, workers, and visitors, as well as supporting the needs of future development, while minimizing impacts to established residential neighborhoods.



Old Agoura is characterized by its often rustic, small town atmosphere

Goal M-4

Ensuring Quality of Life. A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.

MOBILITY (M)

Policies

- M-4.1 Arterial Traffic.** Maintain the separation of local and regional through traffic by routing traffic along the primary arterials and keeping through traffic out of residential neighborhoods. *(Imp M-4, M-6, M-11, M-12)*
- M-4.2 Integrated Land Use and Transportation Planning.** Encourage the development of sustainable land use patterns that offer compatibility between future development and roadways in consideration of existing neighborhoods. *(Imp LU-1, LU-15, LU-19, LU-35, LU-41, M-4)*
- M-4.3 Traffic Control Devices.** Encourage the use of innovative methods for traffic control (such as roundabouts and traffic circles), which can add character and create opportunity for improved aesthetics while effectively managing entry, speed, and points of conflict, in addition to traditional traffic control methods (such as stop signs and traffic signals), where appropriate. Consider the use of these innovative traffic control devices based upon the physical context and street hierarchy. *(Imp M-13)*
- M-4.4 Truck Routes.** Maintain the designation of truck routes for commercial and industrial use to minimize impacts on residential neighborhoods. The City's designated truck routes are shown in Figure M-6 (Truck Routes). *(Imp M-14)*
- M-4.5 Trucking Impacts.** Minimize noise and other impacts of truck traffic, deliveries, and staging on residential neighborhoods and mixed-use areas of the City. *(Imp LU-1, LU-19, LU-34, N1, N-2, N-6, N-7, N-8)*
- M-4.6 Energy Reduction.** Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system. *(Imp M-15, U-46, NR-21)*

Goal M-5

Neighborhood Traffic Management. Minimized through traffic in neighborhoods adjacent to major travel routes.

Policies

- M-5.1 Traffic Calming.** Consider the application of traffic calming techniques, where needed, to minimize neighborhood intrusion by through traffic and promote a safe and pleasant neighborhood environment *(Imp M-16)*
- M-5.2 Neighborhood Coordination.** Encourage neighborhood input on decisions related to the installation of traffic calming features. *(Imp M-16)*

- M-5.3 Traffic Calming Funding.** Provide for sufficient funding to undertake traffic calming measures. *(Imp M-1)*
- M-5.4 Private Street Design Standards.** Encourage private streets to be designed consistently with minimum street standards as deemed necessary and appropriate by the City for the particular neighborhood (e.g., roadway width, street lighting, sidewalks, parking, etc.), as well as to include traffic calming measures. *(Imp M-18)*

Alternative Modes of Travel

The future transportation system in Agoura Hills shall promote travel by alternate modes, such as walking, biking, and transit. While many residents of Agoura Hills rely on single-occupancy vehicles for daily tasks, every effort should be made to reduce this reliance. Constructing new facilities, such as walkways connecting neighborhoods to nearby commercial uses, will promote a balanced transportation system. Future developments can provide the necessary amenities, such as bicycle racks to promote travel by alternative modes. Overall benefits of the reduced reliance on auto travel include reducing traffic congestion, improving quality of life, promoting healthy lifestyles, and promoting the City’s environmentally friendly and green efforts.

BICYCLE & PEDESTRIAN FACILITIES



In addition to mountain bike trails, bicycle routes along roads are utilized regularly in the community

People walk and ride bicycles in Agoura Hills on a daily basis, for both commuting and recreational purposes. The local mountain biking trails are popular for residents and attract many visitors to the area. In addition to the trails, designated bikeways are available in the City. The bikeways within the City are comprised of Class II and Class III facilities, which are shared facilities on the roadways, and, respectively, delineated by either signage and striping or signage only. Figure M-7 (Bikeways) displays the existing and proposed bikeways in the City of Agoura Hills. The City’s bikeway facilities are classified as follows:

- **Class I Bikeway (Bike Path)** provides a completely separate right-of-way and is designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian cross-flow minimized.
- **Class II Bikeway (Bike Lane)** provides a restricted right-of-way and is designated for the use of bicycles with a striped lane on a street or highway. Bicycle lanes are generally five feet wide. Vehicle parking and vehicle/pedestrian cross-flow are permitted.
- **Class III Bikeway (Bike Route)** provides for a right-of-way designated by signs or pavement markings for shared use with pedestrians or motor vehicles.

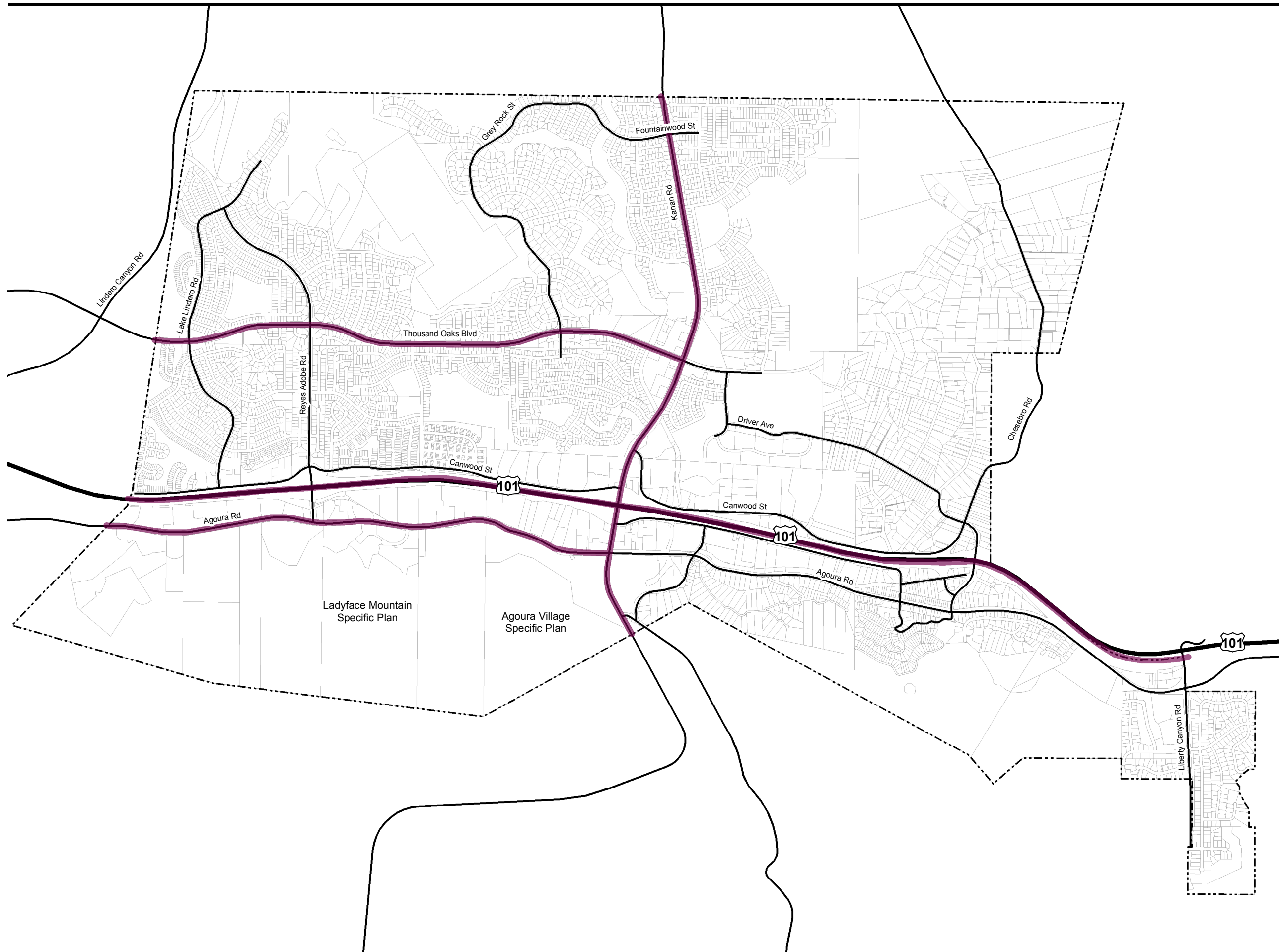
CITY of AGOURA HILLS
General Plan Update

TRUCK ROUTES

Legend

— Truck Routes

- - - City Limits



October 1, 2009
M6_Truck Routes Agoura Hills Template.mxd

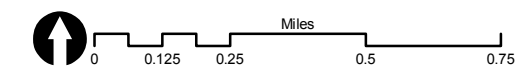


FIGURE M-6




CITY of AGOURA HILLS
General Plan Update

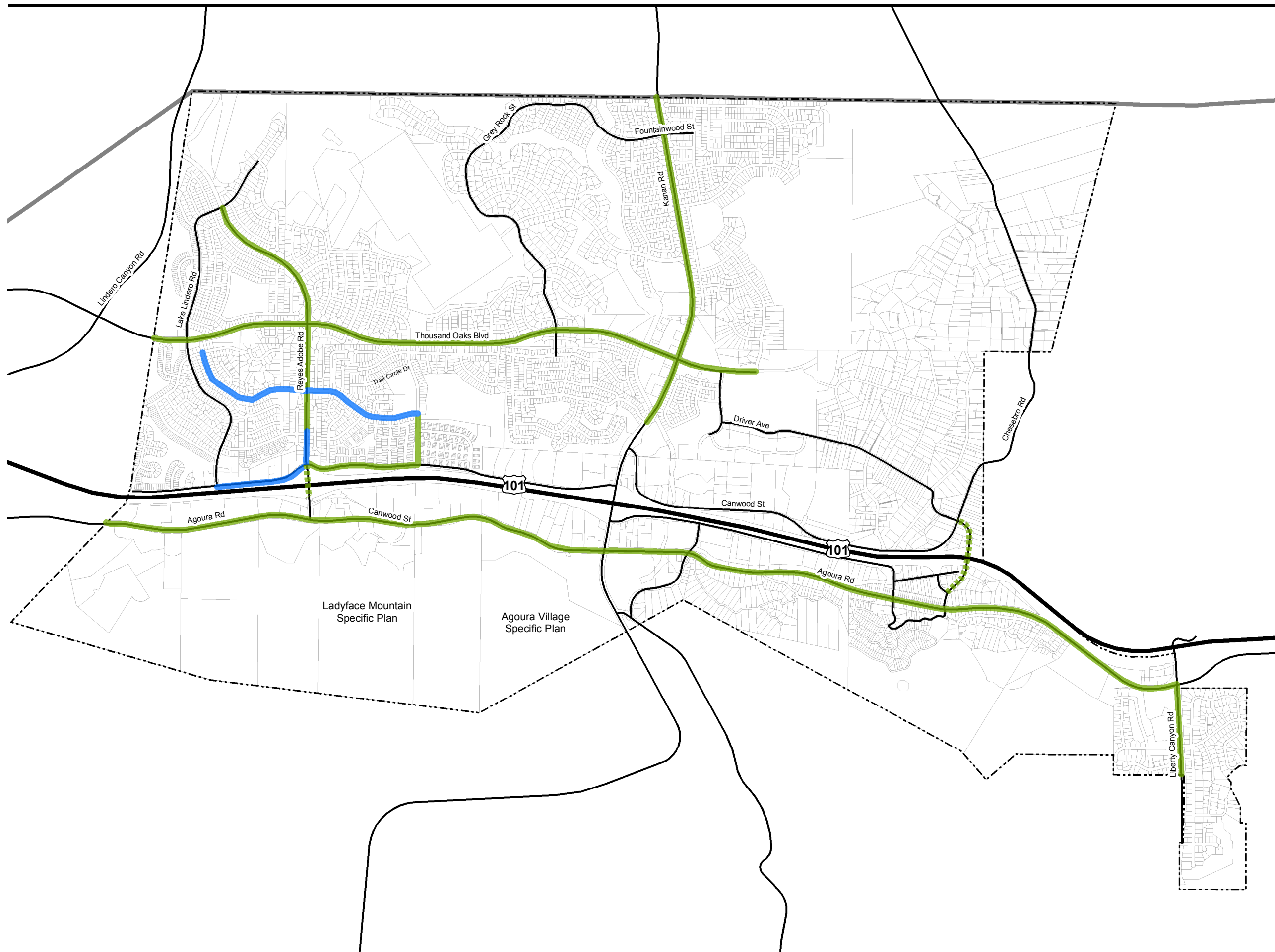
BIKEWAYS

Legend

 City Limits

Bikeways

-  Existing Class II Facility
-  Existing Class III Facility
-  Proposed Class II Facility



Source: City of Agoura Hills, 2009
October 6, 2009
M7_Bike Routes Agoura Hills Template.mxd

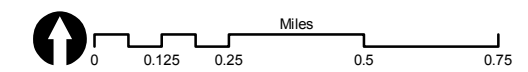


FIGURE M-7

MOBILITY (M)

The following describes the existing facilities:

- **Kanan Road**—A Class II facility between the northern City limits and Hillrise Drive.
- **Reyes Adobe Road**—A mixed Class II and Class III facility between Lake Lindero Road and Canwood Street. The Class II facility comprises the majority of the bicycle route on Reyes Adobe Road between Lake Lindero Road and Passageway Place; the Class III section lies between Passageway Place and Canwood Street.
- **Forest Cove Lane**—A mixed Class II and Class III facility between Trail Creek Drive and Canwood Street. The Class II facility is available between Rainbow Creek Drive and Canwood Street. The Class III facility is provided between Trail Creek Drive and Rainbow Crest Drive.
- **Thousand Oaks Boulevard**—A Class II facility that spans between the western City limits and Argos Street.
- **Agoura Road**—A Class II facility spanning the entire width of the City between the western and eastern City limits.
- **Rainbow Crest Drive**—A Class III facility that crosses Reyes Adobe Road and provides access between Forest Cove Lane and Mainmast Drive.
- **Canwood Street**—A mixed Class II and Class III facility that crosses Reyes Adobe Road. The Class II facility is provided east of Reyes Adobe Road to Forest Cove Drive; the Class III facility is available west of Reyes Adobe Road to Lake Lindero Road.

Planned additions to the City's system of bikeways include:

- **Reyes Adobe Road**—Extension of the existing Class II facility across the Reyes Adobe bridge; this will coincide with the Reyes Adobe Interchange improvement.
- **Palo Comado Canyon Road**—Addition of a Class II facility across the Palo Comado Canyon bridge; this will coincide with the Palo Comado Canyon Interchange improvement.

The pedestrian facilities available within the City are comprised of sidewalks, crosswalks, and a footbridge over the US-101. Sidewalks are generally available to link the residential communities to the arterial roads. Several sections of roadway do not currently have sidewalks available. These locations include: Driver Avenue between Easterly Road and Chesebro Road; Kanan Road, west side between Laro Drive and the northern City limits; portions of Agoura Road between the western City limits and Kanan Road; and Agoura Road east of Kanan Road to the eastern City limits; and Reyes Adobe Road north of Rainbow Hill Road to Lake Lindero Drive on the west side.

Crosswalks exist at all signalized intersections. Pedestrian linkages between the north and south sides of the US-101 are available through sidewalks on the bridges of Reyes Adobe Road, Kanan Road, and Palo Comado Canyon Road

overpasses. A footbridge also exists over the freeway, joining Canwood Street and Roadside Drive, just west of the Palo Comado Canyon Interchange.

TRANSIT



Metro and LADOT provide public transit service in the community

The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the City of Los Angeles Department of Transportation (LADOT) provide existing regional public transit service in the City. The Metro line provides access between Thousand Oaks and the Warner Center in the west San Fernando Valley; the LADOT Commuter Express lines provide service between Downtown Los Angeles and Thousand Oaks/Newbury Park. The following transit lines serve the City of Agoura Hills:

- **Metro Line 161**—Line 161 provides local service between Warner Center and Thousand Oaks. Within Agoura Hills, this line generally runs along Agoura Road to Roadside Drive to Kanan Road to Thousand Oaks Boulevard.
- **LADOT Commuter Express 422**—CE 422 is an express commuter line that travels from Downtown Los Angeles to Thousand Oaks. Within City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Stops are provided locally along these streets off the freeway.
- **LADOT Commuter Express 423**—CE 423 is an express commuter line that travels from Downtown Los Angeles to Newbury Park. Within City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Limited stops are provided at the US-101 park-and-ride lots and along the streets off the freeway.

The park-and-ride lots served by the commuter express lines are located in the northwest and southeast quadrants of the US-101/Kanan Road interchange at the intersections of Kanan Road & Canwood Street and Kanan Road & Roadside Drive.

In addition to the regional transit services described above, the City of Agoura Hills operates two types of dial-a-ride service (on demand and by appointment) on a regular basis. Two seasonal shuttle services are also provided in the City; the Summer Shuttle Express and the Summer Beach Bus. The following describes the local transit service available in the City:



Agoura Hills Dial-A-Ride provides transportation service

- **Agoura Hills Dial-A-Ride (demand-responsive)**—The Dial-A-Ride service provides a demand-responsive door-to-door transportation service to the general public within City limits. Destinations in the adjacent communities of Los Angeles and Ventura counties are allowed when one end of the trip is based within City limits.
- **Agoura Hills Dial-A-Ride (by appointment)**—The Dial-A-Ride service also provides a by-appointment transportation service to City residents only. There are several predetermined destinations available outside of the City limits.

MOBILITY (M)

- **Summer Shuttle Express**—The Summer Shuttle Express provides service in Agoura Hills during the summer season. Destinations generally include local activity centers, but are subject to change each summer season.
- **Summer Beach Bus**—The Summer Beach Bus provides service between Agoura Hills and local beach communities during the summer season, typically to Zuma and Leo Carrillo Beaches.
- **Ladyface Loop**—The Ladyface Loop is a fixed-route service that connects Lindero Canyon Middle School, Agoura High School, the Agoura Hills Recreation Center, the Agoura Hills Library, and the Agoura Hills/Calabasas Community Center during after school hours.

Goal M-6

Alternative Transportation. Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.

Policies

- M-6.1 Efficient System.** Promote the most efficient use of the City's existing transportation network and encourage the integration of alternative modes into design standards and future improvements. *(Imp M-10, M-19, M-34)*
- M-6.2 Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes. *(Imp M-10, M-19, M-20, M-34)*
- M-6.3 Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian-friendly in design. *(Imp M-19)*
- M-6.4 Design Enhancements.** Enhance bus stops with amenities such as street trees, benches, bus shelters and waste receptacles, public art or other measures. *(Imp M-21)*
- M-6.5 Education.** Promote non-motorized transportation through encouragement and education. *(Imp M-22)*
- M-6.6 Alternative Mode Funding.** Identify funding sources and allocate funds, including the potential formation of assessment districts, for pedestrian, bicycle, transit, and streetscape improvements in existing neighborhoods. *(Imp M-17)*

Goal M-7

Pedestrians. Transportation improvements and development enhancements that promote and support walking within the community.



Tree-lined street along Agoura Road.

- M-7.1 Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system. *(Imp M-34)*
- M-7.2 Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks. *(Imp LU-14, LU-19, LU-30, LU-31, LU-32, LU-36, LU-40, LU-41, M-31, M-34, CS-21, CS-24)*
- M-7.3 Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate. *(Imp LU-14, LU-24, LU-30, LU-32, M-34)*
- M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking. *(LU-14, LU-19, LU-36)*
- M-7.5 Safe Routes to School.** Establish and implement appropriate recommendations of the National and State Safe Route to Schools Program, and work with local schools to encourage more children to walk and bicycle to school. *(Imp M-23, M-24)*
- M-7.6 Inventory of Pedestrian Facilities.** Conduct an inventory of pedestrian facilities and routes in the City to identify missing or deficient links, such as pedestrian crossings or intersection treatments. *(Imp M-34)*
- M-7.7 Design Standards.** Prioritize the need, and establish funding, for completing gaps in the sidewalk system, improving street crossings and installing curb ramps where needed to meet ADA requirements. *(Imp M-34)*

Goal M-8

Bikeways. Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.

Policies

- M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools,

MOBILITY (M)

employment centers, and other activity centers in the community. (Imp M-10, M-31)

M-8.2 Continuous Bikeway Connectivity. Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region. (Imp M-10, M-31)

M-8.3 Recreational Biking. Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors. (Imp M-31, CS-21)

M-8.4 Bicycling Safety. Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City's bikeways. (Imp M-10, M-33)

M-8.5 Bikeway Design. Develop guidelines and standards for the design of bikeways. (Imp M-10)

M-8.6 Bicycle Facility Design. Develop guidelines and standards for the design of bicycle facilities, including bicycle racks. (Imp M-10)

M-8.7 Bicycle Parking. Developments shall provide for bicycle parking facilities. (Imp LU-10, LU-33, M-24, M-32)



Mountain bike trail head at Cheeseboro and Palo Comado Canyon

Goal M-9

Transit. Transit options that are a viable component of the City's multi-modal transportation system.

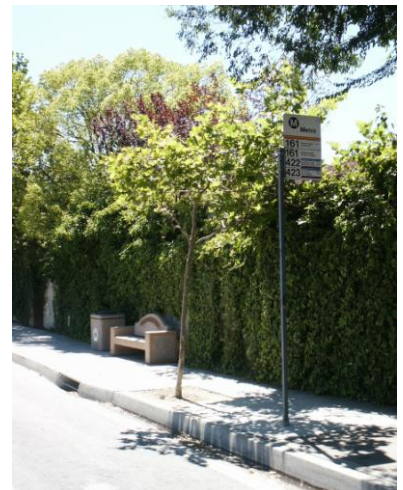
Policies

M-9.1 Transit Commuting. Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills. (Imp M-25)

M-9.2 Transit Planning. Encourage transit planning as an integral component of the development review process, and identify recommended transit routes and stations as part of long-range planning efforts. (Imp M-19, M-20)

M-9.3 Citywide Shuttle Service. Explore an intercity shuttle system to promote transit trips between residential, commercial, and community areas and enhance mobility for non-driving older adults, children, and persons with disabilities. (Imp M-26)

M-9.4 Local Transit. Explore the feasibility of expanding the services of the existing transit programs and other appropriate transit programs. (Imp M-26)



Bus stop along Metro transit route

- M-9.5 Funding.** Identify funding sources for local transit operating costs and improvements. *(Imp M-17)*

Transportation Demand Management

Transportation Demand Management (TDM) is a set of strategies and policies that are intended to reduce automobile travel demand, particularly the number of single-occupant automobiles traveling during the peak hours of the day, by promoting alternative modes of transportation. A series of development standards are required in support of the City’s TDM efforts. These standards include the provision of an information kiosk, preferential carpool/vanpool parking, pedestrian circulation features, transit stop improvements, and amenities for bicycle commuters (e.g., bicycle lockers and showers). The increasing importance of climate change and environmental friendliness requires active participation by City residents and business owners to improve the environment through modifications in travel behavior. Increasingly, the relationship between greenhouse gas emissions and transportation is becoming a key issue of focus and is influencing land use and transportation policies.

Goal M-10

Transportation Demand Management. The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.

Policies

- M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips. *(Imp M-27)*
- M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities. *(Imp M-27)*
- M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents. *(Imp M-27)*
- M-10.4 City Employees.** Establish a TDM program for the City of Agoura Hills’ employees. *(Imp M-27)*
- M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools. *(Imp M-27)*

Parking

Parking is a key component of providing a comprehensive transportation system to serve City residents, workers, and visitors. Agoura Hills can optimize parking efficiency and improve aesthetics and site design by exploring shared parking opportunities with existing and future development and revisiting parking

MOBILITY (M)

standards to ensure the appropriate amount of parking is provided throughout the City.

Goal M-11

Parking. Parking that is convenient and efficient for the use of residents, workers, and visitors.

Policies

- M-11.1 Parking Standards and Design.** Ensure that off-street parking and on-street parking requirements are adequate and that parking is designed to be sensitive to both context and environment. Include safety considerations (i.e., lighting and landscape design) in the parking standards and design. *(Imp LU-10, M-28)*
- M-11.2 Shared Parking.** Maximize shared parking opportunities for uses with varied peak parking periods and for developments providing a TDM program. *(Imp LU-14, LU-19, LU-36, M-27, M-29)*
- M-11.3 Efficient Parking Design.** Strive to provide an appropriate balance between providing adequate amounts of parking and reducing the amount of land devoted to parking through measures such as parking structures, underground parking, and shared parking. *(Imp LU-10; LU-14, LU-19, LU-36, M-29)*

Regional Transportation

To maximize the efficiency of the transportation system, Agoura Hills shall work with adjacent jurisdictions and regional agencies to coordinate improvement projects and identify funding sources. Regional roadway projects shall preserve the character of the Agoura Hills community and discourage regional through traffic on City roadways.

Goal M-12

Regional Circulation System. A comprehensive transportation system that is coordinated with adjacent jurisdictions and regional planning efforts.

Policies

- M-12.1 Cooperation.** Maintain the collaborative and cooperative relationships with neighboring jurisdictions and the County of Los Angeles to solve regional transportation issues. *(Imp M-30)*
- M-12.2 Regional Coordination.** Support regional efforts by the Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the Southern California Association of Governments (SCAG) to reduce single-occupancy vehicle travel, such as goals and measures identified



The 101 Freeway bisects the community and provides important regional access

in Metro’s Long Range Transportation Plan and SCAG’s Regional Transportation Improvement Program. (*Imp M-30*)

- M-12.3 Efficiency.** Support regional planning efforts that maximize the efficiency of existing transportation facilities. (*Imp M-22, M-30*)
- M-12.4 Regional Transit Planning.** Collaborate with regional transportation and transit agencies for the efficient allocation of transit and transportation resources. (*Imp M-30*)
- M-12.5 Freeway Enhancements.** Work with regional agencies and Caltrans to achieve timely implementation of programmed freeway and interchange improvements. (*Imp M-30*)
- M-12.6 Capital Improvements Program.** Identify and prioritize transportation improvement projects for inclusion in the City’s Capital Improvements Program (CIP) and to guide the City’s applications for regional, state or federal funds. (*Imp LU-4*)

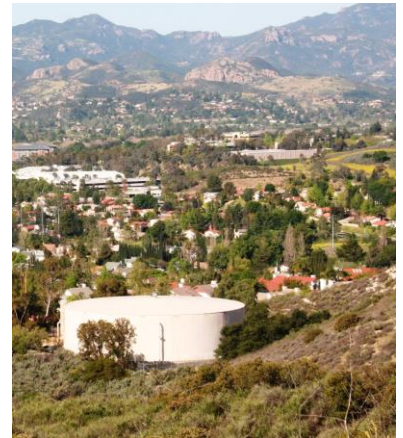
B. Utility Infrastructure (U)

The provision of an adequate utility infrastructure is a vital component of a community that supports the needs of residents and businesses and ensures a high quality of life. Utility infrastructure includes facilities necessary to distribute power (natural gas and electricity), water (both potable and reclaimed), sewage, storm water, communication services, and cable television. Policies in this section provide for high-quality and efficient utility services in Agoura Hills. Utility policies also promote sustainability and seek to limit impacts to environmentally sensitive areas.

Water Service

Potable water is distributed within the City by the Las Virgenes Municipal Water District (LVMWD) through its “Hydraulic Gradient Line” (HGL 1200) System. LVMWD obtains all of its potable water supply from the Metropolitan Water District of Southern California (MWD), which is part of the State Water Project.

Reclaimed water produced by LVMWD at the Tapia Water Reclamation Plant in Malibu Canyon is pumped to a hillside storage tank in the southwestern portion of the City. Reclaimed water lines are located along Agoura Hills Road, Thousand Oaks Boulevard and Kanan Road. Reclaimed water is used to irrigate street medians and landscaping of all public facilities and some private areas along these corridors where possible. Goals and policies ensure existing and future residents a reliable water supply by working and supporting the LVMWD to utilize the City’s water rights and maintaining long-term water supply plans.



Las Virgenes Municipal Water District storage tank

Goal U-1

Water Supply System. High-quality reliable water supply, water treatment, distribution, pumping, and storage systems to meet the current and projected future daily and peak water demands of the community.

Policies

- U-1.1 Future Water Demands.** Work closely with the Las Virgenes Municipal Water District (LVMWD) and other appropriate agencies in determining the future potable and reclaimed water needs of the City. *(Imp U-1, U-2)*
- U-1.2 Water Treatment Capacity and Infrastructure.** Work with the Las Virgenes Municipal Water District (LVMWD) and other applicable agencies to develop sufficient water-treatment capacity and infrastructure to meet projected water demands. *(Imp U-1, U-2)*

- U-1.3 Growth and Level of Service.** Require new development to provide adequate facilities or pay its share of the cost for facilities required to support growth. *(Imp LU-5, LU-8)*
- U-1.4 Water Conservation Programs.** Coordinate the implementation of water conservation programs with the Las Virgenes Municipal Water District (LVMWD). *(Imp U-3, U-4)*
- U-1.5 Water Supply During Emergencies.** Work with the Las Virgenes Municipal Water District (LVMWD) to maintain an adequate water supply during emergencies. *(Imp U-5)*
- U-1.6 Reclaimed Wastewater.** Encourage the use of reclaimed wastewater provided by the Las Virgenes Municipal Water District (LVMWD) for irrigating public and private land. *(Imp U-6, U-7, U-8, U-9)*



Reclaimed water irrigation is used to irrigate private and public land

Wastewater Service

The Las Virgenes Municipal Water District (LVMWD) operates and maintains major sewer trunk lines in Agoura Hills. However, the majority of the City has been sewered by the Los Angeles County Department of Public Works. With some homes on a septic tank system, the Old Agoura area is the only portion of the City not entirely serviced by sewer facilities.

The following goals and policies ensure that sewer service will be adequately provided and maintained in all developed areas of the City.

Goal U-2

Wastewater System. A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.

Policies

- U-2.1 Sufficient Service.** Maintain the adequacy of the City’s sewer system, including working closely with the Las Virgenes Municipal Water District (LVMWD) and the Los Angeles County Department of Public Works. *(Imp U-10, U-11, U-12, U-13, U-14)*
- U-2.2 Old Agoura Area.** Explore the potential for extending sewer lines into the Old Agoura area with the Las Virgenes Municipal Water District (LVMWD), Los Angeles County Department of Public Works, and Old Agoura Homeowners Association. *(Imp U-15)*
- U-2.3 Monitoring of Toxins.** Continue to monitor businesses or uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater. *(Imp U-16)*

UTILITY INFRASTRUCTURE (U)

- U-2.4 National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB).** Continue to implement the requirements of the NPDES and RWQCB regulations, including the use of Best Management Practices (BMP) by businesses in the City. *(Imp U-17)*
- U-2.5 Service Inadequacies.** Identify service inadequacies within the City's wastewater system, including working with the LVMWD and County Department of Public Works to address this. *(Imp U-10, U-11, U-12)*
- U-2.6 Septic Tanks.** Educate septic tank owners about the proper use and maintenance of septic systems to prevent spills and other hazards. *(Imp U-18)*

Storm Drainage

The Los Angeles County Flood Control District manages major flood control facilities in Agoura Hills. The major drainage channels in the City include Lindero Canyon, Medea, Palo Comado Canyon, Cheeseboro Canyon, and Liberty Canyon. Except for Palo Comado Canyon, all drainages that remain unchannelized or have been improved as seminatural channels are located in open space corridors. Preservation of floodplain areas as open space is considered a desirable alternative to channelization and is intended to convey a sense of the natural environment amid developed areas of the City. In addition to their visual function, these corridors are also important as pedestrian and equestrian linkages and for preservation of riparian habitats.



Stormwater drain on Agoura Road and Laura La Plante Drive

The following goals and policies ensure that existing flood control facilities are maintained and replaced as needed, nonpoint-source pollution is minimized, and that flood control improvements are provided without sacrificing the rural aesthetic quality of natural stream environments.

Goal U-3

Stormdrain System. Stormwater drainage facilities and services that are environmentally sensitive, accommodate growth, and protect residents, businesses, and property.

Policies

- U-3.1 Flood Control Planning.** Coordinate flood control planning with the Los Angeles County Flood Control District. *(Imp U-19)*
- U-3.2 Identify Deficiencies.** Improve the existing storm drainage system by correcting identified deficiencies. *(Imp LU-8, U-21)*
- U-3.3 Drainage Plans and Studies.** Require developers to prepare watershed drainage plans and studies for proposed developments that define needed drainage improvements per City standards. *(Imp U-20, U-22, U-23)*

- U-3.4 Conservation of Open Space Areas.** Conserve undeveloped, designated open space areas and drainage courses to the extent feasible for the purpose of protecting water resources in the City’s watersheds. *(Imp NR-1, NR-5, NR-7, NR-14, NR-16, NR-17)*
- U-3.5 Protection of Water Bodies.** Require new development to protect the quality of water bodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City’s NPDES permit. *(Imp U-24)*
- U-3.6 Bioswales.** Encourage the construction of bioswales in new development to minimize storm water run-off. *(Imp U-23)*

Solid Waste



Recycled waste residential service is provided in the community, including green and equestrian waste recycling

Solid waste collection and hauling services in Agoura Hills are provided by private operators. All nonhazardous residential and commercial solid waste collected within the City is disposed at the Calabasas Landfill, which is owned and operated by the Sanitation District of Los Angeles County. The City has developed numerous programs to reduce waste volumes from residences and business. The following goals and policies direct the City to implement measures that facilitate reduction and management of solid waste.

Goal U-4

Solid Waste Collection and Disposal Operations. Control and reduction of solid waste generation and disposal.

Policies

- U-4.1 Waste Collection Services.** Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law. *(Imp U-25)*
- U-4.2 Diversion of Waste.** Require recycling, green recycling/composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities, with the objective of diverting nonhazardous waste to a certified recycling processor, consistent with state mandates for landfill diversion. *(Imp U-26, U-27, U-28, U-29, U-30, U-31, U-32)*
- U-4.3 Waste Collection Performance.** Periodically review waste collection performance to verify adequacy of service. *(Imp U-25)*
- U-4.4 Community Education.** Continue to publicize and educate the public about waste reduction techniques, programs, and facilities. *(Imp U-34)*
- U-4.5 Recycling for New Development.** Require new development to incorporate recycling locations into the project. *(Imp U-35)*

UTILITY INFRASTRUCTURE (U)

- U-4.6 Hazardous Waste.** Continue the collection programs that provide disposal of household hazardous waste and electronic items to City residents throughout the year. *(Imp U-36)*
- U-4.7 Recycling and Reuse of Construction Wastes.** Continue the commercial solid waste/recycling program, consistent with state requirements for diversion, for waste collection from all commercial program providers, including recycling materials generated by the demolition and remodeling of buildings. *(Imp U-26, U-37)*
- U-4.8 Residential Waste Recycling.** Continue to provide recycling as part of regular residential curbside service, including green and equestrian waste recycling. *(Imp U-27)*
- U-4.9 Non-Residential Waste Recycling.** Continue to require non-residential uses and businesses to participate in the City's commercial recycling program. *(Imp U-26, U-38)*
- U-4.10 Community Clean-Up Events.** Continue to sponsor and help coordinate annual clean-up events, in which volunteers and community organizers help pick up litter at parks and other public areas. *(Imp U-39)*

Energy

Goals and policies in this section address the provision of energy to meet the needs of the City, improve energy efficiency, and encourage residents and businesses to consume less energy.

Electricity and natural gas within Agoura Hills are provided by Southern California Edison (SCE) and Southern California Gas Company (SCGC), respectively. Both companies are regulated by the California Public Utilities Commission and are required to extend service infrastructure to all new development.

Goal U-5

Energy Provision and Conservation. Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.

Policies

- U-5.1 New Development Requirements.** Require that new development be approved contingent upon its ability to be served by adequate natural gas and electric facilities and infrastructure. *(Imp LU-7, U-40, U-41)*
- U-5.2 Adequate Facilities.** Coordinate with Southern California Edison (SCE) and Southern California Gas Company (SCGC) to ensure that adequate electric and natural gas facilities are available to meet the



Volunteers at a community clean-up event



Power lines along Laura La Plante Drive

demands of existing and future development, and to encourage conservation techniques. *(Imp LU-7, U-40, U-43)*

- U-5.3 Solar Access.** Ensure that sites, landscaping, and buildings are configured and designed to maximize and protect solar access. *(Imp U-41)*
- U-5.4 Energy Efficient Incentives.** Coordinate with relevant utilities and agencies to promote energy rebate and incentive programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. *(Imp U-43, U-44, U-45, U-46)*
- U-5.5 Undergrounding of Utilities.** Require applicants to comply with the City’s undergrounding of utilities ordinances and policies and pursue a variety of funding opportunities to assist in supporting future efforts to underground existing utilities. *(Imp U-47, U-48)*
- U-5.6 Energy Conservation.** Install energy-efficient appliances and alternative-energy infrastructure, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible. *(Imp U-49, U-50, U-51)*
- U-5.7 Solar Panels in Projects.** Provide incentives for use of solar energy in new development. *(Imp U-52)*

Telecommunication

Telecommunications services are offered to residents by a diversity of providers. These include Time Warner and Charter Cable for television and digital services; AT&T for standard landline telephone service; Verizon, Sprint, Cingular/AT&T, Nextel, and T-Mobile for cell phone service; and Vonage and Skype for voice-over internet protocol service.

Goal U-6

Telecommunication System. Quality communication systems that meet the demands of new and existing developments in the City.

Policies

- U-6.1 Access and Availability.** Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, and institutions throughout the City. *(Imp U-53)*
- U-6.2 Design and Siting of Utilities.** Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible. *(Imp U-54)*

UTILITY INFRASTRUCTURE (U)

- U-6.3 Evolving Technologies.** Continue to implement, as appropriate, new systems and technologies that may enhance City operations and services to the public. *(Imp U-55)*

C. Community Services (CS)



Forest Cove Park

The provision of community services is necessary for ensuring the health, safety, and welfare of the City’s residents. Community Services includes parks and recreation facilities and programs, fire and police protection, emergency services, education, and libraries. The social well-being of a community is nurtured and sustained by access to a full range of services that educate, enrich the lives, and meet basic human needs for health, safety, and quality of life. To reach these goals, Agoura Hills strives to provide quality recreational, educational, and cultural services through schools, libraries, parks, and community centers, as well as public safety services.

Recreation



A variety of recreation programs for all ages is provided in Agoura Hills

Agoura Hills has a variety of parks and open space areas that provide land for recreation and for preservation of natural features. A number of regional recreational facilities also surround Agoura Hills. The majority of these resources are situated within the Santa Monica National Recreation Area, one of the world’s largest urban national parks, which borders Agoura Hills on the south and east. Other recreational opportunities near the City include the Paramount Ranch, Peter Strauss Ranch, Cheeseboro Canyon owned by the National Park Service; the state-owned Malibu Creek State Park; parks within the Conejo Valley Recreation and Park District; and parks within the Oak Park area, including Chaparral, China Flat Trailhead, Eagle View, Mae Boyer, Oak Canyon Community, and Valley View Neighborhood Park. Within the City, six neighborhood parks and facilities and the Agoura Hills Community Center and Agoura Hills/Calabasas Community Center provide a variety recreational facilities and programs for residents (Figure CS-1 [Community Facilities] and Figure CS-2 [Recreational Facilities]).

Extensive bikeways and trail systems link open space and recreational resources in surrounding communities, including Thousand Oaks and Oak Park. Trails in Agoura Hills connect into the Westlake Village and Oak Park bikeways /trail network, further linking the City with a wider regional open space and trail network. Equestrian trails are located in the community throughout Old Agoura providing equestrian access to the Santa Monica Mountains. (Figure CS-3 [Trail Network]).

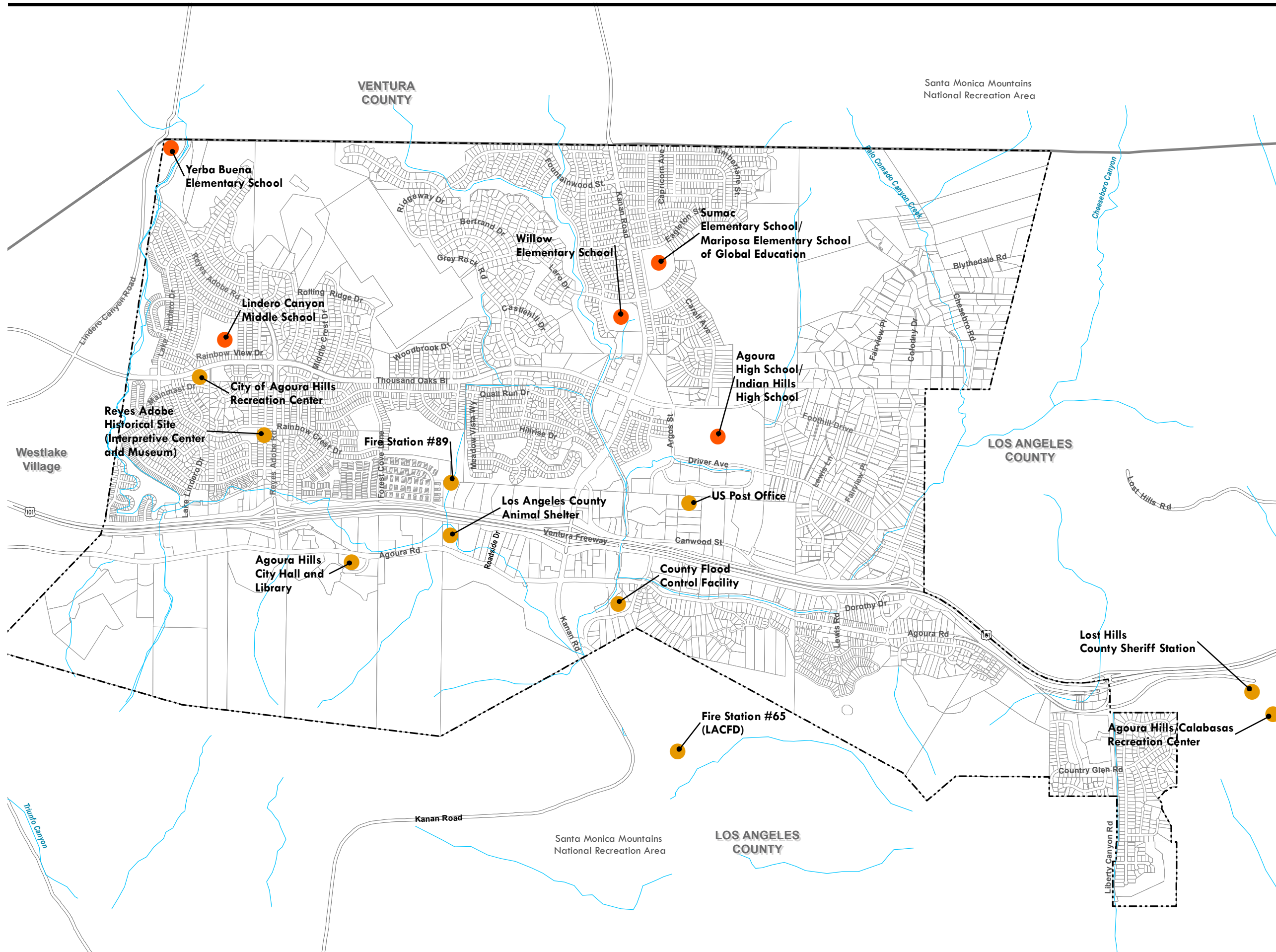
In addition to the City-owned parks, local schools serve as joint recreational facilities. The Las Virgenes Unified School District includes five school sites that are available for recreational use after school hours and on weekends. Each offers the use of open playfields, and Agoura High School has specialized facilities, including a pool, tennis courts, and a gymnasium.

CITY of AGOURA HILLS General Plan Update

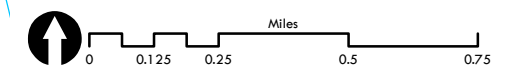
COMMUNITY FACILITIES

Legend

- Schools
- Community Facilities
- City Limits
- Parcel Boundaries
- County Boundary
- ~ Streams



Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills\Community_Facilities.mxd



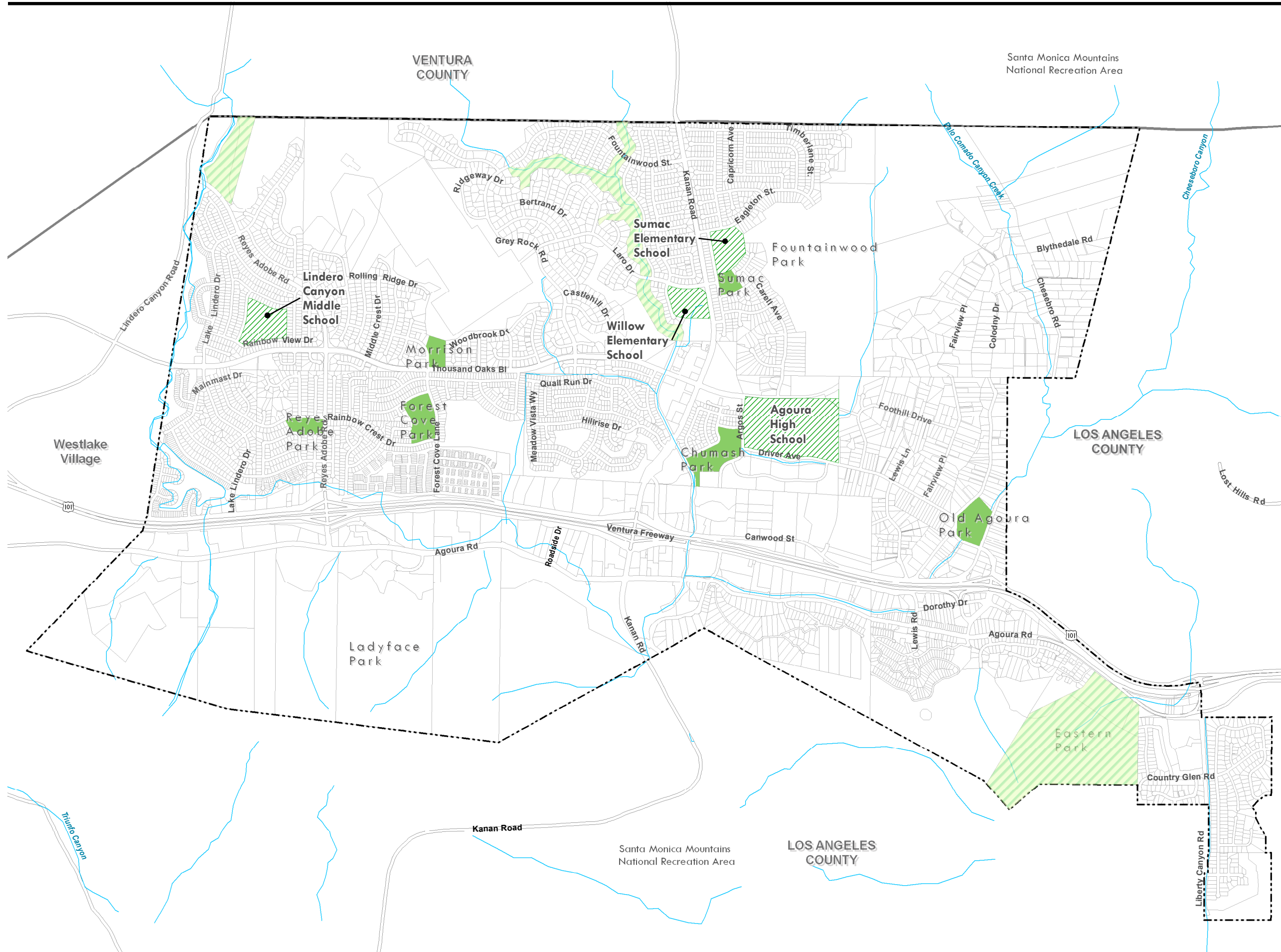
**CITY of AGOURA HILLS
General Plan Update**

**RECREATIONAL
FACILITIES**

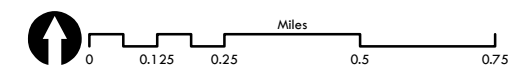
Legend

City Parks

- 1. Chumash Park
- 2. Forest Cove Park
- 3. Morrison Park
- 4. Old Agoura Park
- 5. Reyes Adobe Park
- 6. Sumac Park
- Open Space Recreation Area
- School Playgrounds
- City Limits
- County Boundary
- Streams



Source: City of Agoura Hills, July 14, 2009
D21377_Agoura_Hills\Recreation.mxd

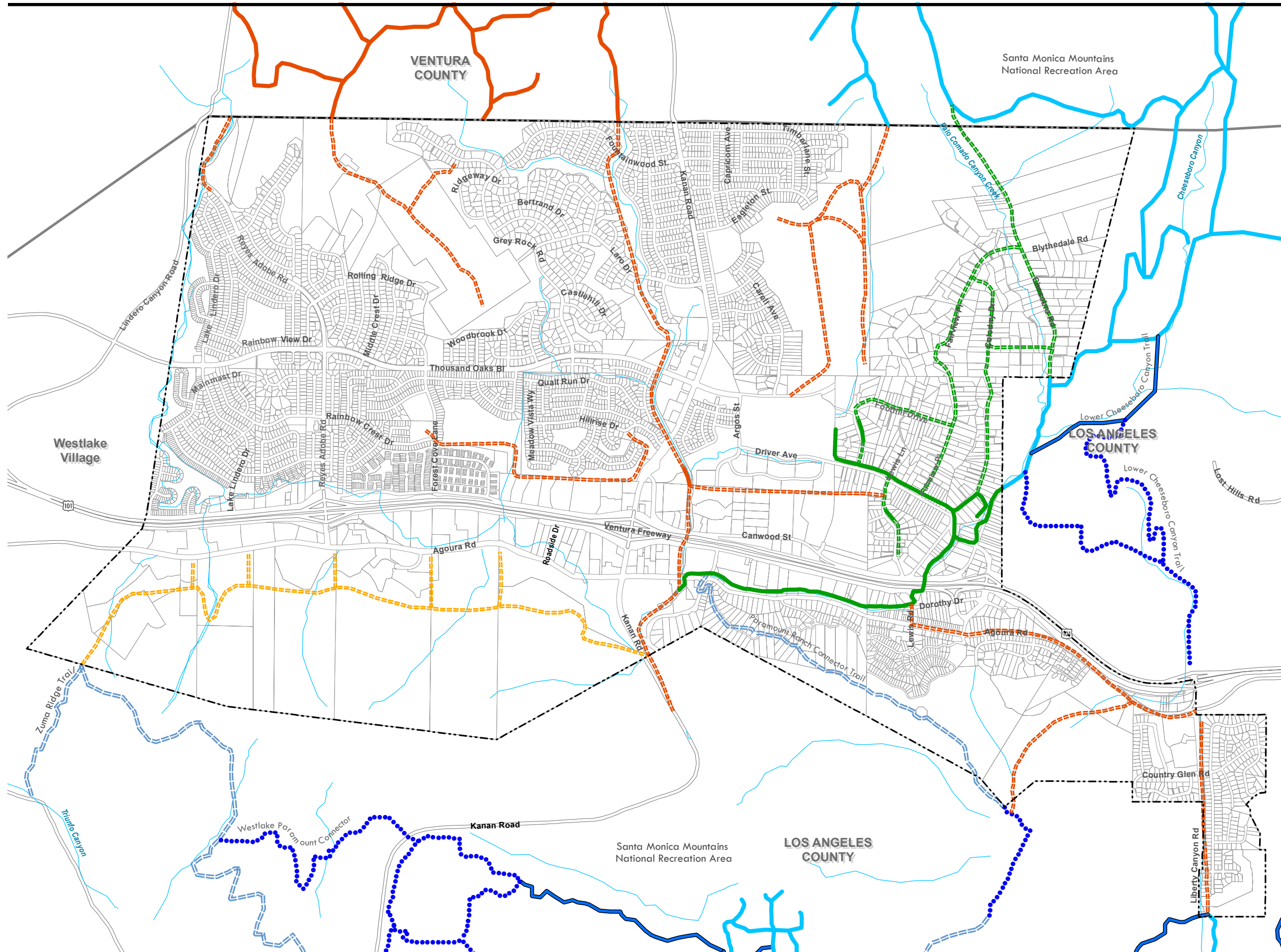


CITY of AGOURA HILLS General Plan Update

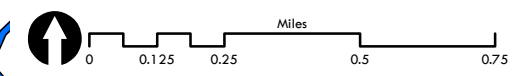
TRAIL NETWORK

Legend

- Existing, All Purpose
- - - Future, All Purpose
- - - - - Future, All Purpose
(Final trail alignment subject to future trail study)
- Existing, Equestrian
- - - Future, Equestrian
- Santa Monica Mountains NRA**
- Existing, Multiple Use
- Existing, Hike & Equestrian Only
- Existing, Unofficial Trail
- - - - - Future, Multiple Use
- City Limits
- County Boundary
- ~ Streams



Source: City of Agoura Hills, 2009
 Agoura Hills Citywide Trails
 and Pathways Master Plan, 2008
 NPS TMP Conceptual Trail Policy
 Alternatives, 2009
 D21377_Agoura_Hills\Trails.mxd



PARK FACILITIES

Goals and policies address the development and maintenance of parklands, trails, facilities, and programs throughout the City.

Goal CS-1

Park and Recreation Facilities. Balanced and comprehensive recreation facilities for the Agoura Hills community.

Policies

CS-1.1 Service Level Goals. Develop and maintain parks and recreational areas in accordance with the goals in Table CS-1 (Parks, Community Facility, and Recreation Facility Service Level Goals). *(Imp CS-1, CS-2)*



Recreational facilities at Chumash Park

Table CS-1 Parks, Community Facility, and Recreation Facility Service Level Goals	
Classification	Standard (unit/1,000)
PARK TYPES	
All Park and Open Space	8 acres/1,000 persons
Local Park and Recreational Space	3 acres/1,000 persons
Open Space	5 acres/ 1,000 persons

SOURCE: City of Agoura Hills, May 2009

CS-1.2 Cooperation with External Agencies. Work with agencies outside of the City that control park lands, including the counties of Ventura and Los Angeles, National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents. *(Imp CS-3)*

CS-1.3 Bicycle and Pedestrian Connections. Connect recreational facilities with walking paths, trails, bikeways, and equestrian trails. *(Imp M-31)*

CS-1.4 Bicycle Racks. Require the installation of bicycle racks at parks and community centers. *(Imp M-32)*

CS-1.5 Complementary Activities. Ensure that the location and design of all parks, recreation, and community centers are compatible with existing adjoining uses. *(Imp CS-2, CS-4)*

CS-1.6 Location of Facilities. Distribute parks and facilities so that they are well dispersed throughout the community, and include recreation opportunities for all residents. *(Imp CS-2, CS-5, CS-6, CS-12)*

CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

- CS-1.7 Accessible Facilities.** When renovating and creating new recreational facilities, ensure accessible standards as specified in state and federal laws, such as the Americans with Disabilities Act (ADA). *(Imp CS-7)*
- CS-1.8 Facilities in Residential Development.** Encourage the provision of recreation facilities within new residential developments, as appropriate. *(Imp CS-8)*
- CS-1.9 Maintenance.** Provide a high-quality maintenance program with regular inspections of facilities. *(Imp CS-9)*

RECREATION PROGRAMS

Goal CS-2

Park and Recreation Programs. Recreational programs and services that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships.

Policies



A variety of youth recreational programs are provided in the community

- CS-2.1 Variety of Services.** Provide a wide range of recreation opportunities designed to enrich the lives of all residents, including passive, active, individual, and organized recreational services, including reasonable accommodations for special needs individuals and groups. *(Imp CS-10, CS-11, CS-12, CS-13, CS-14, CS-15, CS-18)*
- CS-2.2 Programs for Residents.** Provide community services and programs that meet social, recreational, and health needs of the population, including seniors and youth. *(Imp CS-10, CS-11, CS-12, CS-13, CS-14)*
- CS-2.3 Monitor Recreation Programs.** Monitor and update existing recreation programs and services to ensure that programs keep pace with community needs. *(Imp CS-10)*
- CS-2.4 Quality of Life.** Promote healthy lifestyles and activities for the entire family as important considerations for recreational programs and amenities. *(Imp M-31, CS-13, CS-15)*
- CS-2.5 Community Special Events.** Encourage community-wide special events that promote the City’s history, family activities, cultural events, and educational outreach. *(Imp CS-16)*

COORDINATION AND COOPERATION

Goals and policies support coordination and cooperation with other agencies and groups to create additional recreation opportunities for Agoura Hills residents.

COMMUNITY SERVICES (CS)

Goal CS-3

Coordination of Park and Recreation Facilities. Park facilities and programs that are coordinated between Agoura Hills and the Las Virgenes Unified School District (LVUSD), surrounding jurisdictions, the private sector, and regional resources.

Policies

- CS-3.1 Use Agreements with Other Agencies.** Continue to develop joint use and cooperative agreements with the Las Virgenes Unified School District and other agencies to provide recreational facilities and programs and services for residents and children. *(Imp CS-17)*
- CS-3.2 Work with Surrounding Communities.** Coordinate with surrounding local businesses and communities, including Westlake Village, Thousand Oaks, Oak Park, Calabasas, and Hidden Hills to provide opportunities for intercommunity participation in city programs and facilities. *(Imp CS-17)*
- CS-3.3 Volunteers.** Continue opportunities for citizen volunteers to participate in enhancing City programs. *(Imp CS-18)*



Tennis facilities at Agoura Hills High School

FINANCIAL RESOURCES

The maintenance and operation of existing structures and the construction of new facilities require substantial financial support. Goals and policies support creative financing mechanisms needed to implement an adequate recreational system.

GOAL CS-4

Funding for Park and Recreation Facilities. A comprehensive park and recreation system that is well funded.

Policies

- CS-4.1 Funding Mechanisms.** Implement financing mechanisms, such as Quimby Fees, user or service fees, or in-lieu fees, to acquire, obtain improvements to, and maintain park facilities. *(Imp CS-19, CS-20)*
- CS-4.2 Service Agreements.** Continue to pursue agreements with local community services, sports organizations, and clubs to provide shared use and maintenance services at City recreational facilities. *(Imp CS-17)*

TRAILS

Trails and pathways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also health benefits and an overall improvement in quality of life. In the General Plan survey

conducted in August 2006, an overwhelming majority of residents (85%) indicated they would support developing a network of pedestrian-friendly paths in the City that would allow residents to walk between schools, shopping facilities, libraries, and residences.

If properly planned for and constructed, trails and pathways can connect residential areas with commercial areas, schools, and open space, which will provide residents not only a place to exercise but an alternative route for commuting or running errands, thus reducing air pollution and traffic congestion.

Goals and policies support the development, maintenance, and implementation of a comprehensive trail system throughout the community that provides connections to regional trails that surround the City.

Goal CS-5

Trail and Path Network. A comprehensive trail and pathway system that makes pedestrian and equestrian travel healthy, feasible, safe, and enjoyable modes of transportation and forms of recreation in Agoura Hills.

Policies



Equestrian trail

- CS-5.1 Regional Trail Linkages.** Link the local trail and pathway system to existing and proposed regional trails. *(Imp CS-21)*
- CS-5.2 Local Trail Linkages.** Create a pedestrian pathway system between neighborhoods and to local parks, businesses, schools, and open space, routing users off major roadways wherever possible. *(Imp M-34, CS-21)*
- CS-5.3 Coordinated Trail Planning.** Coordinate the City’s trail system planning, implementation, and management efforts with those of regional jurisdictions and other public agencies. *(Imp CS-21)*
- CS-5.4 Coordination with Agencies.** Partner with neighborhood groups, private individuals, and local businesses to acquire various trail amenities. *(Imp CS-21)*
- CS-5.5 Sustainable Trails.** Locate trails and pathways in a manner that does not cause environmental degradation, and protects environmentally sensitive areas. *(Imp CS-22)*
- CS-5.6 Trail System.** Implement the Citywide Trails and Pathway Master Plan, and complete the City’s Trail System as shown on Figure CS-3 (Trail System). *(Imp CS-21, CS-23)*
- CS-5.7 Funding Trail Development.** Pursue creative methods of trail easement acquisition, such as encouraging the donation of trail

COMMUNITY SERVICES (CS)

easements, working with property owners, and applying for grants and alternative funding sources. *(Imp CS-21)*

CS-5.8 Community Outreach. Develop a trail promotion program that provides information on trail locations, connections, uses, and rules. Information can include a trail user’s guide and maps posted on the City’s webpage and at trailheads and activity centers, such as the City’s community centers and parks. *(Imp CS-21)*

CS-5.9 Connecting to Trail System. Require that new development provide connections to adjacent trail systems, as applicable. *(Imp CS-21, CS-24)*

CS-5.10 Trail Maintenance. Pursue an ongoing trail and pathway maintenance program, including volunteer opportunities. *(Imp CS-21)*

Emergency Services

The quality of life in the City of Agoura Hills depends in part on the ability of residents, business owners, and visitors to receive adequate crime protection and emergency service in response to fires, accidents, and natural disasters. The Los Angeles County Sheriff’s Department and the Los Angeles County Fire Department provide police and fire services within Agoura Hills. Paramedic units responding to medical emergencies in Agoura Hills transfer patients primarily to Westlake Medical Center in Westlake Village, or alternatively to emergency care facilities in Thousand Oaks, Simi Valley, or West Hills.

Goals and policies in this section provide for coordinated fire and police protection and emergency medical services that serve all areas of the City and support the needs of residents and businesses.

Goal CS-6

Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

Policies

CS-6.1 Support the Los Angeles County Fire Department. Continue to work with and support the Los Angeles County Fire Department to ensure adequate personnel, facilities, and infrastructure needs to maintain a high level of fire protection and emergency services within the City. *(Imp CS-25)*

CS-6.2 Coordination with Other Agencies. Coordinate with the Ventura County Fire Department and Los Angeles County Fire Department to provide assistance during emergency situations that require outside help. *(Imp CS-26)*



Fire and emergency services in the City are provided by the Los Angeles County Fire Department

- CS-6.3 Agoura Hills CERT.** Support the efforts of the Agoura Hills Community Emergency Response Team (CERT). *(Imp CS-27)*
- CS-6.4 Emergency Response.** Continue to monitor emergency response to citywide disasters to determine if service improvements are needed. *(Imp CS-25, CS-28)*
- CS-6.5 Adequate Infrastructure.** Continue to monitor the water pressure for fire suppression and evaluate and implement feasible solutions. *(Imp U-5)*
- CS-6.6 New Development.** Require all new developments to implement measures to reduce the potential for fire hazards, including incorporating fire prevention suppression systems. *(Imp CS-29)*

Goal CS-7

Police and Emergency Services. Quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors.

Policies

- CS-7.1 Support Los Angeles County Sheriff’s Department.** Continue to work with and support the Los Angeles County Sheriff’s Department to ensure adequate personnel, facility, and infrastructure to provide police protection and emergency services. *(Imp CS-25, CS-30, CS-31)*
- CS-7.2 Coordination with Other Agencies.** Coordinate with the California Highway Patrol and other nearby law enforcement and emergency agencies to provide assistance during emergency situations requiring outside help. *(Imp CS-26)*
- CS-7.3 Graffiti Removal.** Continue to implement the City’s graffiti removal program. *(Imp CS-33)*
- CS-7.4 Crime Prevention through Environmental Design.** Encourage the use of Crime Prevention through Environmental Design (CPTED), or other comparable concepts, to increase the perception of public safety and decrease the opportunity for crime. *(Imp CS-32)*

Educational Services



The Las Virgenes Unified School District provides public educational services (Willow Elementary pictured)

This section identifies issues relating to the public school and library systems that serve City residents. Agoura Hills is a family-oriented community with a large number of children who are served by the Las Virgenes Unified School District, which also serves the cities of Westlake Village and Calabasas. Educational facilities within the City include one high school, one continuation high school, one middle school, three elementary schools, and one alternative elementary school.

Goal CS-8

Educational System. Quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents.

Policies

- CS-8.1 Educational Services.** Support the Las Virgenes Unified School District and private schools to provide educational services to all kindergarten-, elementary school-, middle school-, and high school-aged residents. *(Imp CS-35)*
- CS-8.2 Expand and Improve Facilities.** Cooperate with the Las Virgenes Unified School District to expand or upgrade its facilities. *(Imp CS-36)*
- CS-8.3 Joint-Use Facilities.** Continue to coordinate with the Las Virgenes Unified School District in the utilization of joint school/park facilities for recreational purposes. *(Imp CS-17)*



Born Learners School is a private school on Agoura Road

Libraries

Library services in the City are provided by the County of Los Angeles Public Library System. Over the years, library services have been located at various sites including several schools and, in 1970, a 7,500-square-foot storefront facility. In 2001, the former Las Virgenes Library became the “Agoura Hills” Library, moving to a new 17,500-square-foot facility that is part of the recently constructed City Hall Civic Center. The City worked actively with a committee to design the new library to address all segments of the community. Library services include a children’s reading room, conference rooms, multimedia services, special collections, numerous reading and educational programs, and a bookstore. Goals and policies provide for the continuation of library services and the provision of facilities commensurate with population growth.



Goal CS-9

Library System. Library facilities that enhance Agoura Hills residents’ and employees’ quality of life and create opportunities for self-learning and cultural and academic enrichment.

Policies

- CS-9.1 Support Library Services.** Continue to support Los Angeles County in the provision of library services and programs to meet the needs of residents. *(Imp CS-36)*

Chapter 4 NATURAL RESOURCES

A commitment to the conservation of natural resources ensures the ongoing availability of finite resources, such as open space, safe water supply, clean air, scenic vistas, and energy resources. This assurance contributes substantially to the physical and psychological health and well-being of the community and strengthens the vitality of the local and regional economic base. Goals and policies in this chapter address the preservation and maintenance of Agoura Hills’ environmental resources, not only to benefit current residents, but also to ensure the sustainability of these resources for future generations.

A. Open Space

A ring of open space land surrounds the City of Agoura Hills. The open lands within and surrounding the City, combined with its close proximity to regional parks, provide an immediate scenic and recreational benefit to local residents and an important habitat area for wildlife. In addition, open space promotes the quality of life by providing psychological relief, and is a source of civic pride. Open space provides opportunities for tourism, and increases property values, as people find it desirable to live near open space areas. The City of Agoura Hills is situated at the gateway to the Santa Monica Mountains National Recreation Area, which offers miles of hiking, equestrian, and bicycling trails, and guided nature walks. Within the community, there are 2,000 acres of land in that are deed restricted or designated for preservation as open space. The sheer abundance of the community’s designated open space areas, and the scenic hillsides that define the City, contribute to its unique character quality of life.

Some of the larger open space parcels located within Agoura Hills and the adjoining planning area are designated as restricted open space. This category includes areas in which development rights are assumed to exist, but where development potential is constrained because of natural habitat, visual and aesthetic value, and ownership by land conservation groups. Some dwelling units are allowed within restricted open space areas limited to densities of no greater than one unit per 5 acres. Other areas, such as Morrison Highlands, contain restricted open space/deed-restricted lands that are held by homeowners associations. Figure NR-1 (Open Space Resources) identifies open space resource areas within and surrounding the City of Agoura Hills and includes a wildlife corridor, City parks, school playgrounds, the Santa Monica Mountains National Recreational Area. Other open space areas identified on this map include private lands, such as those owned by homeowners associations (Morrison Ranch) or private development sites (Ladyface Mountain Specific Plan, and publicly owned- preserved open space (Agoura Village). Within the community, several open space corridors provide access for people and wildlife to passive and active open space lands. The City recognizes the need to



Cheeseboro Canyon, part of the Santa Monica Mountains National Recreation Area, has over 2,000 acres of rolling oak woodland

preserve and protect these corridors, while working with surrounding jurisdictions to create an efficient system.

Key open space resources—Lindero Canyon, Medea Creek, Ladyface Mountain, Palo Comado Hills, Morrison Hills, Southeast Ridge, and Indian Hills—serve as linkages through the community. Lindero Canyon, which runs along the northwest boundary of Agoura Hills, consists of an open space corridor and a golf course. Medea Creek traverses the center of the City, including an open space area. The Ladyface Mountain open space area is within the Ladyface Mountain Specific Plan area, in the southwest portion of the City. Collectively, these resources provide access to active and passive open spaces throughout Agoura Hills and the surrounding area and provide biological habitat for wildlife and visual value for the community.

There are four primary ridgelines within the City: Morrison Highlands, Fountainwood, Ladyface Mountain, and the Southeast Ridge (Figure NR-1). The Morrison Hills are located in the Morrison Ranch area in the north-central portion of the City, while the Palo Comado Hills are in the northeastern part of the City, within Old Agoura. The southwestern part of the City is the location of the Southeast Ridge/Indian Hills open space.

Goal NR-1

Open Space System. Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policies



Park land preserve on Agoura Road

NR-1.1 Open Space Preservation. Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*

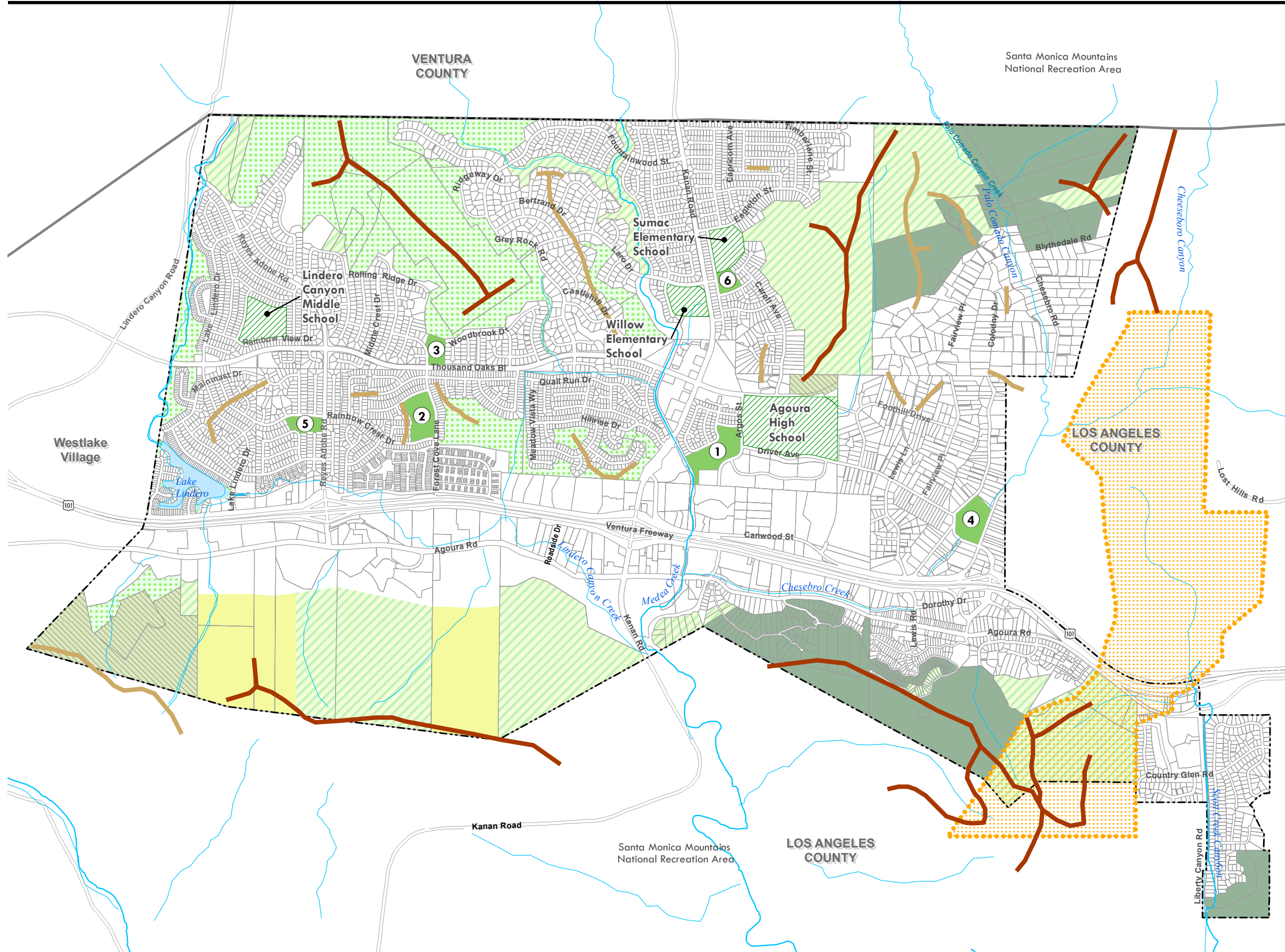
NR-1.2 New Development. Require new development to create a transition area between open space resources and development to minimize the impacts affecting these resources. *(Imp NR-2)*

NR-1.3 Slope Preservation. Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff. *(Imp LU-11, LU-12, NR-3)*

NR-1.4 Wildlife Habitat. Prioritize preservation of open space in its natural form to support sensitive, endangered, threatened, or otherwise protected species as part of a contiguous system that allows the movement of wildlife from one habitat area to another. *(Imp NR-1, NR-4, NR-5)*

CITY of AGOURA HILLS General Plan Update

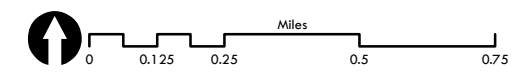
OPEN SPACE RESOURCES



Legend

- Wildlife Corridor
- Open Space**
 - HOA Owned and Preserved
 - Ladyface Mountain Specific Plan Open Space
 - Possible Future Open Space
 - Private Open Space
 - Publicly Owned or Preserved Open Space
- City Parks**
 - 1. Chumash Park
 - 2. Forest Cove Park
 - 3. Morrison Park
 - 4. Old Agoura Park
 - 5. Reyes Adobe Park
 - 6. Sumac Park
 - School Playgrounds
- City Limits
- County Boundary
- Primary Ridgeline
- Secondary Ridgeline
- Creeks/Drainage Corridors

Source: City of Agoura Hills, 2009
D21377_Agoura_Hills\open_space_framework.mxd



OPEN SPACE

NR-1.5 Funding. Pursue and apply for grant funding from existing and anticipated county, state, federal, private, and other funding sources to support the purchase of open space and the restoration of open space resources. *(Imp NR-1)*

B. Visual Resources

Hillsides

Situated within the Santa Monica Mountains, the City of Agoura Hills has many hillsides within its jurisdiction; however, six primary ridgelines dominate the community’s landscape. These ridgelines remain generally undeveloped; however, some construction has occurred at the base of the hillsides. The ridgelines identified below have slopes greater than 25 percent and are the primary topographical features viewed from the Ventura Freeway corridor and major arterials within Agoura Hills.



View of Ladyface Mountain

Ladyface Mountain between Kanan Road and the western City limits on the southern border of Agoura Hills reaches a peak elevation of 2,036 feet. One ridgeline in the northwestern portion of the community is situated above Thousand Oaks Boulevard and west of Kanan Road, and the two others are located in the northeastern corner of Agoura Hills. A ridgeline in the southeast corner of Agoura Hills between Kanan and Liberty Canyon Roads creates the City’s southern boundary. Outside Agoura Hills’ boundaries to the northeast is a ridgeline situated within the Santa Monica Mountains National Recreation Area.

A number of secondary ridgelines are located in Agoura Hills. These ridgelines, while important visual form-giving and space-defining features, are of lesser significance than primary ridgelines because views of these features are partially blocked or the s have been developed with urban land uses. Topographical features within Agoura Hills create important viewsheds in the community, and development should be limited within these areas as outlined in the City’s Hillside Development Ordinance.

Scenic Resources



View of the Santa Monica Mountains from Morrison Ranch

The massive volcanic structure of Ladyface Mountain within the Santa Monica Mountains provides a dramatic backdrop to the City as viewed from along the freeway corridor and other arterials. Ladyface Mountain, which rises to a dramatic elevation of over 2,000 feet, is a focal point of community pride and parallels the US 101 corridor. Other important scenic resources include Strawberry Hill (located north of Canwood Street and south of Thousand Oaks Boulevard, just east of Forest Cove Park), Morrison Ranch Hills, the Morrison Ranch Hills (north of Thousand Oaks Boulevard, generally between Reyes Adobe Road and Kanan Road), Palo Comado Hills (in the northeastern corner of the City), and the higher more distant Simi Hills that border the City on the north.

Agoura Hills is known as the “Gateway to the Santa Monica Mountains National Recreation Area.” The trailhead for the Zuma Ridge, or Simi-to-Sea, Trail that connects the national parklands both north and south of the freeway is within

VISUAL RESOURCES

close proximity to the Ventura Freeway and City arterials. The hills of the Santa Monica Mountains provide panoramic vistas, majestic oak trees, and dramatic backdrops of picturesque canyons and hillsides. Scenic corridors provide an opportunity to take advantage of the natural environment. Scenic corridors can help carry the feeling of rural character throughout the City, both by providing views of open and rural areas from a variety of locations, and by carrying more natural design themes along the roadway and parkway landscaping of the scenic highway itself.

The following road segments are valuable scenic resources in the community that provide scenic views of the Santa Monica Mountains, including Ladyface Mountain.

1. Reyes Adobe Road from Thousand Oaks Blvd. to Agoura Road
2. Thousand Oaks Blvd. from westerly City limits to easterly City limits
3. Agoura Road from westerly City limits to easterly City limits
4. Kanan Road from Agoura Road south to the City limits

Reyes Adobe Road provides scenic vistas to the north and south along the roadway axis, including prominent views of Ladyface Mountain. Single-family residential uses predominate along Reyes Adobe Road, with commercial nodes at Agoura Road and Canwood Street. The landscape theme is varied as the areas between the residential walls and the sidewalk along most of this corridor are owned by private individuals.

Thousand Oaks Boulevard runs east/west through the heart of the residential sections of the community. It provides vistas from key high locations near Strawberry Hill and Reyes Adobe Road. From these high points, there are views of the developed areas of the City with the backdrop of mountains and foothills.

Thousand Oaks Boulevard has landscaping of suburban character and a City landscaped median. Adjacent uses along Thousand Oaks Boulevard are predominantly residential with commercial nodes at Lake Lindero Drive and Kanan Road.

Agoura Road runs east/west through the southern section of the community, along the base of the Santa Monica Mountains foothills. The view along Agoura Road is characterized by close-in foothill views to the south, with occasional vistas beyond the City to the north with the backdrop of rolling hills and the higher, more distant Simi Hills. Through the old commercial district of the City near Chesebro Road, Agoura Road is lined with large mature oak trees. An open rectangular concrete drainage channel carries the Cheeseboro Canyon Wash along the north side of Agoura Road from Medea Creek beyond Waring Place.

Generally, Agoura Road east of Kanan Road is a two-lane arterial developed to rural standard without curb and gutter.

Curb, gutters, and sidewalk requirements have been established by the Agoura Village Specific Plan for portions of Agoura Road in that Plan area. Additionally, Agoura Road will remain two lanes through the Plan area, generally from Cornell Road to Kanan Road. Portions of the road west of Kanan Road are four lanes. From Kanan Road westerly to the City limits, the roadway in its entirety will eventually become a four-lane arterial.

In general, land to the south of Agoura Road is undeveloped or developed with scattered hillside residential units. Between Agoura Road and the Ventura Freeway are older commercial uses and more recently developed research and development parks and office buildings with surface parking. Between Cornell Road and Kanan Road, Agoura Road runs through the Agoura Village Specific Plan area, forming the primary backbone of the mixed-use development village. West of Reyes Adobe Road, the south side of Agoura Road is primarily vacant until just before the City limits. However, these parcels are expected to be developed in the future pursuant to the Ladyface Mountain Specific Plan.

Landscaped medians are located along portions of Agoura Road, west of Kanan Road. The Agoura Village Specific Plan establishes guidelines for median landscaping along the segment generally between Cornell Road and Kanan Road while the Ladyface Mountain Specific Plan provides standards for the portion west of Kanan Road to the westerly City limits.

Kanan Road runs north/south through the City. The segment south of Agoura Road to the City limits provides excellent views of Ladyface Mountain. South of Agoura Road, it is currently a two-lane road through undeveloped areas with no landscaping. This segment serves as a scenic entry at the southerly City limits.

Goal NR-2

Visual Resources. Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

Policies

NR-2.1 Maintenance of Natural Topography. Require development to be located and designed to maintain the visual quality of hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography. *(Imp LU-11, LU-12, LU-13, LU-14, LU-15, NR-1)*

NR-2.2 Trails, Recreation Areas, and Viewing Areas. Provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate. *(Imp LU-14, LU-15, CS-2, CS-21)*

NR-2.3 Protect Ridgelines. Maintain the community’s primary and secondary ridgelines. *(Imp LU-11, LU-12, LU-14, LU-15)*



Multi-purpose trail along Driver Avenue

VISUAL RESOURCES

NR-2.4 Location and Design of Developments. Require development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks (*Imp LU-10, LU-11, LU-14, LU-15, NR-2*)

NR-2.5 Signage. Ensure that building and site signage is appropriate to the use and location, and is not visually intrusive. (*Imp LU-20, NR-28*)

Goal NR-3

Scenic Roads. Maintenance and enhancement of the visual quality of City roads that have valuable scenic resources in order to create a special awareness of the environmental character and natural and man-made resources of the community.

NR-3.1 Development along Scenic Roads. Ensure a quality visual experience along the entire length of the scenic roads through protection and enhancement of views and development of appropriate landscaping. (*Imp LU-10, LU-11, LU-14, LU-15*)

NR-3.2 View Protection. Preserve the hillside backdrop and natural landforms visible from the scenic roads in their present state to the extent possible. (*Imp LU-10, LU-11, LU-12, LU-14, LU-15*)

C. Biological Resources

A number of sensitive animals and plants live in Agoura Hills’ open space areas. (Figure NR-2 [Habitats and Sensitive Species]). These resources may diminish as the City continues to grow, and therefore need to be protected. The County has identified two significant ecological areas (SEAs) with portions in Agoura Hills: the Las Virgenes SEA #6 and Palo Comado Canyon SEA #12. The Las Virgenes SEA, situated southeast of the Kanan and Agoura Road Intersection, and the Palo Comado SEA, located in the northeast corner of Agoura Hills, contain species of sensitive plant life (Figure NR-2).

The majority of this land is, however, currently under private ownership and may be subject to development pressures. The City of Agoura Hills and Los Angeles County have policies and regulations influencing development activities within the SEAs. Agoura Hills’ adopted Zoning Ordinance contains measures to protect the SEA from incompatible development, preserve the natural terrain, and maintain a quality environment and aesthetic character of the City while limiting development. The adopted ordinance requires new development to obtain a conditional use permit or architectural review approval prior to the commencement of development within the SEA.

The Liberty Canyon Wildlife Corridor is part of a larger habitat linkage between the Santa Monica Mountains, the Simi Hills, the Santa Susana Mountains, and the Sierra Madre Mountains. The corridor passes through the City in the southeastern corner, as shown on Figure NR-1.



Oak trees are valuable natural resources in the community

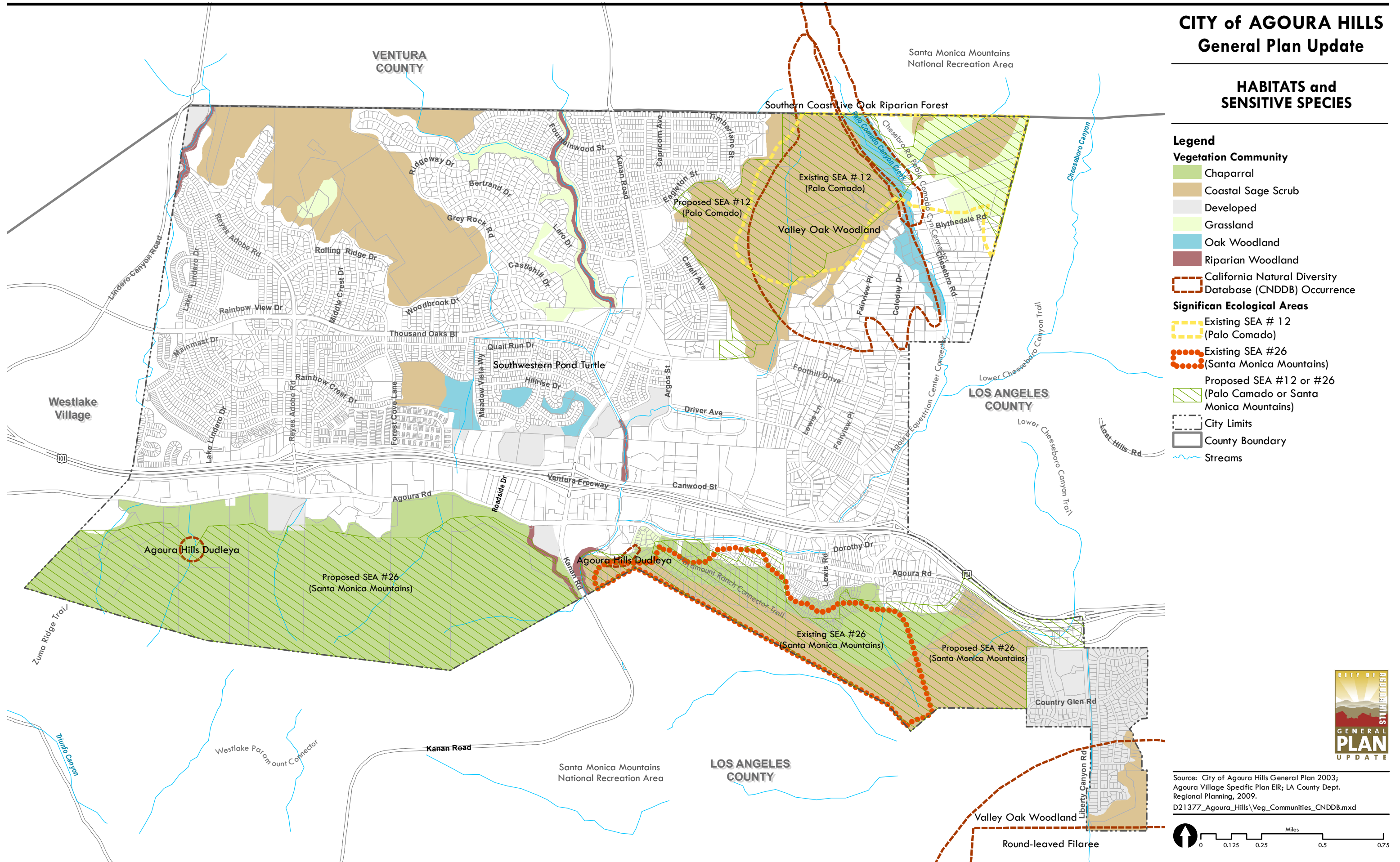
Native oaks are considered a valuable resource by the California Department of Fish and Game and the City of Agoura Hills. A significant number of oak trees remain scattered throughout Agoura Hills despite development pressures. Concentrations of oak trees are clustered in the northeastern area of the City and along the foothills of Ladyface Mountain. Oak trees have additionally been incorporated into subdivision designs and commercial developments throughout the community. The trees are protected by the City of Agoura Hills Oak Tree Ordinance and the preservation of these oak trees remains a high priority in recognition of their historical, environmental, and aesthetic values to the community, present and future.

Goal NR-4

Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

CITY of AGOURA HILLS General Plan Update

HABITATS and SENSITIVE SPECIES



Source: City of Agoura Hills General Plan 2003; Agoura Village Specific Plan EIR; LA County Dept. Regional Planning, 2009.

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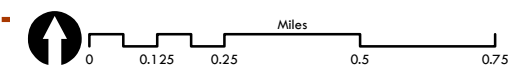


Figure NR-2

BIOLOGICAL RESOURCES

Policies

- NR-4.1 Resource Protection.** Preserve Agoura Hills’ two significant ecological areas (SEAs) from incompatible development through City policies and coordination with Los Angeles County and other relevant agencies to protect habitats of sensitive plants and animals. *(Imp LU-11)*
- NR-4.2 Conserve Natural Resources.** Continue to enforce the ordinances for new and existing development in the City’s hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land. *(Imp LU-11, LU-14, LU-15, LU-29, NR-3, NR-6, NR-7)*
- NR-4.3 Development and Environmental Review.** Ensure that the development and environmental review process is sensitive to the preservation and protection of sensitive wildlife and plant species, wildlife corridors, significant ecological areas (SEAs), and other sensitive habitat communities. *(Imp NR-8)*
- NR-4.4 Cluster Development.** Encourage clustered development in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-11, LU-14, LU-15)*
- NR-4.5 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits. *(Imp LU-14, LU-15, NR-1)*
- NR-4.6 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s open space systems. *(Imp LU-11, LU-14, LU-15, M-31, NR-1, NR-2, CS-21)*
- NR-4.7 Green Infrastructure.** Maintain a multi-functional “green infrastructure,” consisting of natural areas, open spaces, urban forest, and parklands, that serves as a defining physical character of Agoura Hills, provides visitors and residents with access to open spaces and recreation, and is designed for environmental sustainability. *(Imp M-31, M-34, CS-1, CS-2, CS-9, NR-1, NR-9, NR-10)*
- NR-4.8 Open Space and Activity Centers.** Link open space to activity centers, parks, other open space, and scenic routes to help define urban form and beautify the City. *(Imp LU-14, M-34, CS-21)*
- NR-4.9 Landscaping.** Encourage landscaping that minimizes the need for herbicides and pesticides and that provides food, water, shelter, and nesting sites for birds, butterflies, beneficial insects, and other

creatures that both help maintain the landscape and restore the larger ecosystem. Landscape design can re-create habitat lost to urban development and attract resident and migratory wildlife. *(Imp NR-11, NR-12, NR-13, NR-14)*

NR-4.10 Tree Preservation. Continue to sustain the City’s oak trees, which are an integral part of the character of the City, and continue to plant and maintain these trees in a manner that will allow them to mature and thrive. *(Imp NR-6)*



Palo Comado Canyon Creek is a natural waterway in the community

NR-4.11 Creeks and Natural Resources. Support the restoration of creeks and other natural resources. Activities include creek cleanup, erosion and urban runoff control, and weeding of non-native plants. *(Imp NR-15, NR-16, NR-17)*

NR-4.12 Wildlife Corridors. Protect and maintain wildlife corridors, particularly the Liberty Canyon wildlife corridor, and adjacent areas as appropriate, to help the continued survival of wildlife. *(Imp NR-4)*

NR-4.13 Public Education. Support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and about how to manage development to preserve native wildlife populations. *(Imp CS-13, CS-16, NR-18)*



Wildlife corridor located within Liberty Canyon

NR-4.14 Volunteer Programs. Create opportunities for volunteers to participate in maintaining the City’s biological and other natural resources. *(Imp U-39)*

D. Water

Policies in this section guide development and infrastructure practices to support water conservation and protect surface water and groundwater from the degradation of runoff and pollution. Agoura Hills has a number of blue-line streams that intermittently transport water. The four primary creeks are Medea, Lindero Canyon, Chesebro, and Palo Comado. Medea Creek flows through the center of Agoura Hills, encompassing unimproved and improved channels and an open space corridor. Lindero Canyon Creek runs through the canyon in the northwest quadrant of the City to empty into Lake Lindero then daylights again just south of Agoura Road west of Kanan Road. Palo Comado Creek crosses the northeast section of Agoura Hills. Chesebro Creek in the City runs along the north side of Agoura Road between Lewis Road and Medea Creek. In addition to these watercourses, a number of streams throughout Agoura Hills intermittently transport water.



Lindero Canyon Creek

Preserving watercourses in their natural state, where feasible, is a community priority. Clean water is essential in sustaining present and future generations, as well as plants and animals.

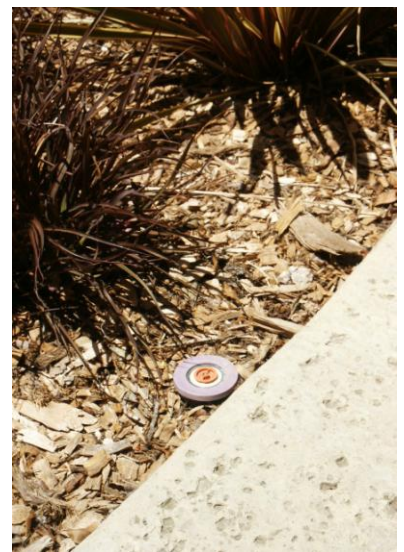
Water Conservation

Goal NR-5

Water Conservation. Minimization of water consumption through conservation methods and other techniques.

Policies

- NR-5.1 Water Conservation and Education.** Continue to support the efforts of the Las Virgenes Municipal Water District in water conservation in the City, both through minimizing the consumption of water and through public education. *(Imp U-3, U-4)*
- NR-5.2 Water Conservation Measures.** Require water conservation measures/devices that limit water usage for all new construction projects, including public facilities, such as the use of water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient plumbing fixtures, and the use of recycled water for irrigation. *(Imp U-4, U-6, U-7, U-8, U-9, U-22)*
- NR-5.3 Water-Efficient Landscaping and Irrigation.** Require that drought-tolerant landscaping, water-efficient irrigation systems be installed, and recycled water be used for landscaping, as feasible, for all private and City landscaping and parkways. Encourage such landscaping and irrigation, as appropriate, in private development. *(Imp U-3, U-6, U-7, U-8, U-9, NR-19)*



A number of areas of the City are irrigated with reclaimed water

- NR-5.4 Optimum Timing for Water Irrigation.** Require that all irrigation systems irrigate at optimum times of the day, as recommended by the Las Virgenes Municipal Water District, and consider the use of weather sensors, to facilitate optimum irrigation and other technology for monitoring and control. Encourage such irrigation timing for private development. *(Imp NR-5)*
- NR-5.5 Recycled Water.** Work with the Las Virgenes Municipal Water District in further creating opportunities for recycled water to irrigate the public landscape, provided that the heavy metal and salt content of recycled water will not interfere with plant growth. *(Imp U-7, U-8)*

Water Quality

Goal NR-6

Water Quality. Protection of the water quality of local watersheds and groundwater resources.

Policies

- NR-6.1 Riparian Habitat.** Protect and enhance the natural qualities of riparian habitat. *(Imp NR-5, NR-7, NR-14, NR-15, NR-16, NR-17)*
- NR-6.2 Percolation.** Design trails, landscaped areas, and other open areas in development projects to capture stormwater runoff and percolate into the groundwater basin, to the extent feasible. *(Imp U-22, U-23, CS-21)*
- NR-6.3 Permeable Surfaces.** Encourage maximizing permeable surfaces for new or substantially renovated public, institutional, residential, and commercial projects. *(Imp U-22, U-23)*
- NR-6.4 Protect Open Space Areas and Water Resources.** Conserve undeveloped open space areas and drainage courses and channels for the purpose of protecting water resources in the City’s watershed. For construction and post-development runoff, control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City’s National Pollution Discharge Elimination System (NPDES) Permit. *(Imp U-22, U-23, U-24, NR-1, NR-3, NR-7, NR-14, NR-15, NR-16, NR-17)*
- NR-6.5 Watershed Education.** Participate in regional and inter-agency watershed awareness and water quality educational programs for community organizations, the public, and other appropriate groups. *(Imp NR-17)*
- NR-6.6 Cooperation with Other Agencies.** Coordinate and collaborate with other jurisdictions and regional agencies in the watershed to address water quality issues of regional or local importance. *(Imp NR-17)*



Percolation swale

WATER

- NR-6.7 Stormwater Quality.** The City shall control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit. *(Imp U-22, U-23, U-24)*
- NR-6.8 New Development.** The City shall require new development to protect the quality of waterbodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City's NPDES Permit. *(Imp U-20, U-22, U-23, U-24)*

E. Air Quality



Smoke from fires can be a major contributor to point source pollution

Pollutants emitted into the air from stationary and mobile sources affect air quality. Stationary sources can be divided into two major subcategories: point sources and area sources. Point sources consist of one or more emission sources at a facility with an identified location and are usually associated with manufacturing plants or a localized event, such as a fire. Area sources are widely distributed and produce many small emissions.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources are a combination of emissions from automobiles, trucks, and indirect sources. Indirect sources are sources that by themselves may not emit air contaminants; however, they indirectly cause the generation of air pollutants by attracting vehicle trips or consuming energy. Examples of indirect sources include an office complex or commercial center that generates commuter trips and consumes energy resources through the use of natural gas for space and water heating. Indirect sources also include actions proposed by local governments, such as redevelopment districts and private projects involving the development of either large buildings or tracts. Off-road sources include aircraft, ships, trains, and self-propelled construction equipment.

Although air quality improvements have occurred in Southern California and Los Angeles County over the past two decades, the region continues to experience significant air pollution problems. Agoura Hills is located within the South Coast Air Basin, where the South Coast Air Quality Management District (SCAQMD) is responsible for bringing air quality within the basin into conformity with the established state and federal standards pursuant to the South Coast Air Quality Management Plan (SCAQMP). These air quality regulations pertain to a variety of air pollutants and their control. Some of these regulations are administered by the Southern California Association of Governments (SCAG) in its role as the regional metropolitan planning organization within the south coast air basin. The following goals and policies balance the City’s management of land use, circulation and other regulatory actions with their potential effects on local and regional air quality.

Goal NR-7

Air Quality. Improvement of the City and the region’s air quality.

Policies

NR-7.1 Regional Cooperation. Cooperate with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) in their efforts to implement provisions of the region’s Air Quality Management Plan. *(Imp NR-20)*

AIR QUALITY

- NR-7.2 Truck Deliveries.** Encourage businesses to alter local truck delivery schedules to occur during non-peak hours, as feasible. *(Imp M-14)*
- NR-7.3 Federal and State Regulations.** Comply with and promote state and federal legislation that improves vehicle/transportation technology and cleaner fuels. *(Imp U-46, NR-20, NR-21)*
- NR-7.4 Dust and Particulate Control.** Adopt incentives, regulations, and/or procedures to minimize particulate emissions from paved and unpaved roads, parking lots, and building construction. *(Imp NR-22, NR-23)*

F. Mineral Resources

According to the California Division of Mines and Geology (DMG), no significant mineral deposits are known to exist within the City of Agoura Hills. The City was surveyed by DMG as part of a regional study to determine the existence of aggregate construction materials such as sand, gravel, and crushed rock. The survey identified Agoura Hills as being part of the “Simi Production-Consumption Region,” and delineated Mineral Resource Zone (MRZ) boundaries within the City.

Most of the City north of Agoura Road is classified in the DMG report “Mineral Land Classification of Ventura County” as MRZ-1. This classification defines areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. The remaining areas of the City, including Ladyface Mountain, a small portion of Palo Comado Canyon, and the Liberty Canyon area, are classified as MRZ-3. This classification includes areas containing mineral deposits, the significance of which cannot be evaluated from available data.

The Liberty Canyon area is the only location within Agoura Hills where mining activities have been documented. For a brief period, sand was extracted from this area and was used for general filling purposes at local construction sites. Elsewhere in the City, large-scale movements of earth materials have been associated with grading operations for urban developments only, not for the purpose of extracting minerals or construction aggregates.

Goal NR-8

Mineral Resources. Protection of access to and availability of mineral resources, while maintaining protection of the surrounding environment.

Policies

NR-8.1 Mineral Resource Zones. Protect access to and availability of lands designated MRZ, as mapped by the California Geological Survey, for potential further mining, and regulate any such activities consistent with the Surface Mining and Reclamation Act, mineral land classification information, and the California Environmental Quality Act. (*Imp NR-24*)

G. Energy Conservation

Energy use contributes significantly to emissions of air pollutants as well as greenhouse gases that contribute to global warming. Energy conservation provides one of the major avenues of achieving clean air through a reduction of the emissions that contribute to pollution and increase global warming. Important to the community’s goals for environmental sustainability, efforts to conserve energy further energy independence and the availability of natural resources for future generations.



Ground-mounted solar panels

Goal NR-9

Energy Conservation. Provision of affordable, reliable, and sustainable energy resources to residents and businesses.

Policies

- NR-9.1 Public Outreach.** Promote energy conservation measures and options to all residents, businesses, contractors, and consultants. *(Imp U-43, U-44, U-45, U-46)*
- NR-9.2 Energy Conservation for City Facilities.** Implement energy-conserving measures for all existing City facilities, as feasible. For new City facilities, incorporate energy-conserving measures to the extent practical. *(Imp U-49)*

H. Climate Change

The concentration of green house gases in the atmosphere has significantly increased as a result of the combustion of fossil fuels primarily associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Worldwide, governments, organizations, and private citizens are looking for ways to address the issue of global warming and climate change.

Goal NR-10

Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.

NR-10.1 Climate Change. Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emission reductions targets. *(Imp NR-25)*

NR-10.2 Regional Coordination. Ensure that that any plans prepared by the City, including the General Plan, are aligned with, and support any regional plans to help achieve reductions in greenhouse gas emissions. *(Imp NR-26)*

NR-10.3 Outreach and Education. Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change. *(Imp NR-27)*

Chapter 5 COMMUNITY SAFETY

The urban and natural environments of Agoura Hills contain a number of hazards that require special consideration and treatment in the land use planning process to protect the public’s safety. These hazards include flooding, unstable earth conditions, wildland and urban fires, crime, and hazardous materials. Protection from the risks of natural and man-made hazards, crime, and disease are essential in establishing a sense of well-being for residents and important considerations in attracting new businesses to the City that will provide quality jobs. Goals and policies in this chapter strive to reduce hazards, mitigate noise impacts, provide for emergency response strategies, and coordinate emergency response agencies.

A. Flood Hazards (S)

In Agoura Hills, potential flood hazards may result from overflow of natural watercourses and man-made drainage systems due to excessive and unusual storm runoff. Agoura Hills does not have a significant flooding problem, as the City’s flood control facilities and storm drainage system generally have sufficient capacity to adequately protect developed areas from excessive storm runoff. However, heavy rains can result in flooding on City roadways Figure S-1 (Hazards) displays FEMA-recognized zones subject to flooding and other hazards within the community. The following goal and policies provide the City with guidance in reducing present and future flood hazards.



Flood control and storm water facilities

Goal S-1

Protection from Flood Hazards. Residents, workers, and visitors that are protected from flood hazards.

Policies

- S-1.1 Coordination of Drainage Improvements.** Locate and improve deficiencies in the storm drain system to prevent local flooding problems in the City. *(Imp U-21)*
- S-1.2 New Development.** Require new development to upgrade storm drains to handle the increased runoff generated from the development sites. *(Imp U-20, U-22)*
- S-1.3 Facility Use or Storage of Hazardous Materials.** Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with applicable standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers. *(Imp S-1)*






- S-1.4 SEMS Plan.** Ensure that the City’s Standardized Emergency Management System (SEMS) Plan is evaluated annually and revised as required, that the current mitigation strategies addressing flood hazards are implemented, and that effective public outreach and education are included. *(Imp S-2)*
- S-1.5 Preservation of Flood Plains.** Preservation of flood plains as open space shall be considered, as feasible, as an alternative to channelization. *(Imp S-3)*
- S-1.6 Floodplain Requirements.** Regulate development within floodplains in accordance with the County, state and federal requirements, and maintain the City’s eligibility under the National Flood Insurance Program. *(Imp S-1)*
- S-1.7 Flood Mitigation Design.** Require that new development incorporates sufficient measures to mitigate flood hazards, including the design of on-site drainage systems linking with citywide storm drainage, grading of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of any structures above any flooding elevation. *(Imp U-19, U-20, U-21, U-22, S-1)*

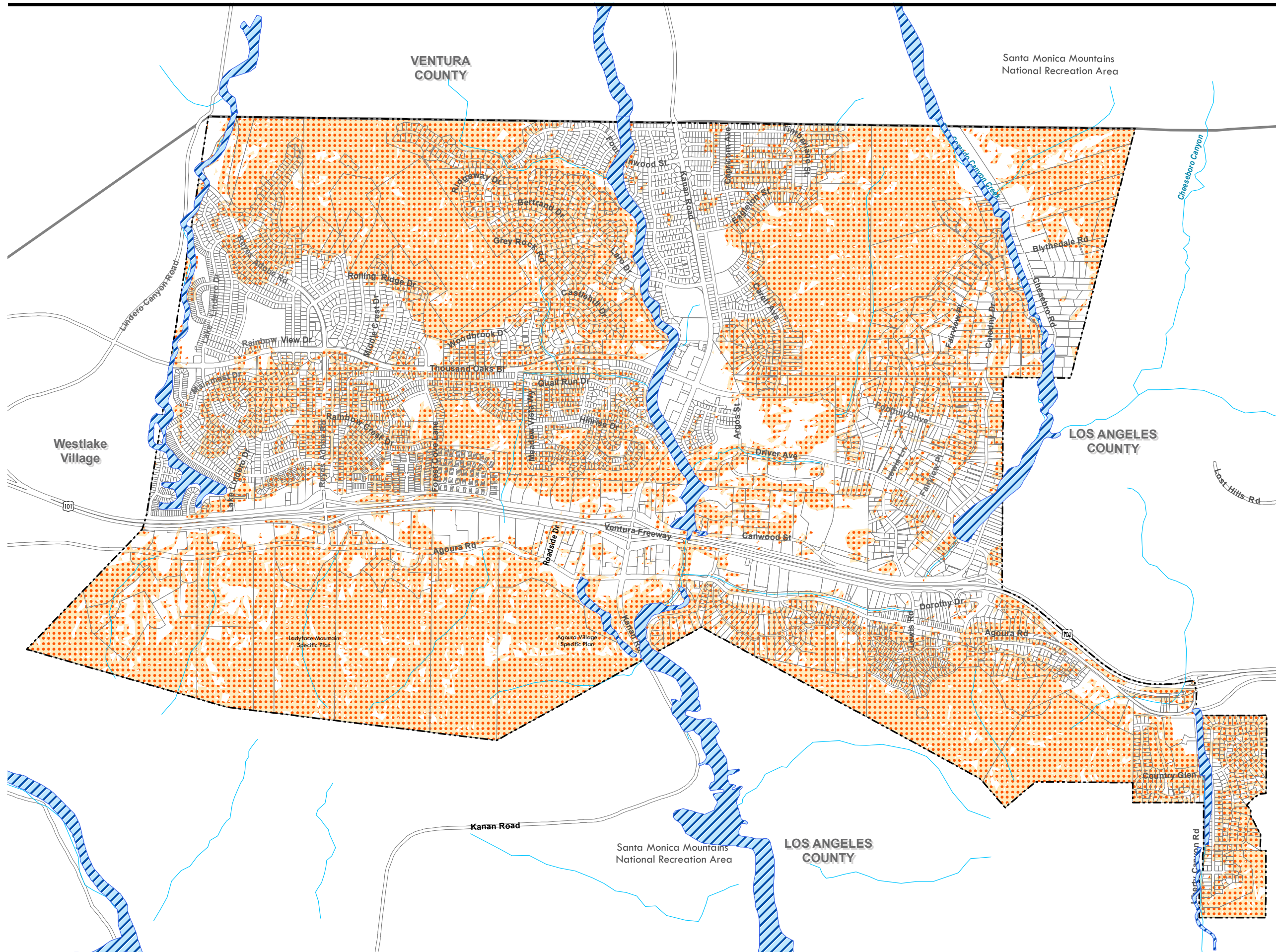
CITY of AGOURA HILLS General Plan Update

HAZARDS

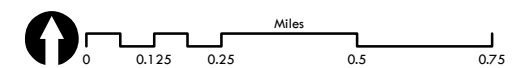
Legend

Entire City is in a Very High Fire Hazard Severity Zone

-  Special Flood Hazard Area 1% Annual Chance Flood (Zone A - No base flood elevations determined)
-  Slopes > 10% Note: See Policy S-2.2
-  City Limits
-  County Boundary
-  Streams



Source: City of Agoura Hills, January 2007, FEMA Q3, USGS Seamless Data Distribution System, 2009
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B. Geological and Seismic Hazards (S)

Slope Stability Hazards

Slope stability is a major environmental concern in the developed hillside areas of the City. Several areas are prone to such stability problems as landslides, mudslides, slumping, and rockfalls. Development occurring within close proximity to these geologic conditions may endanger the public's safety. Landslides have occurred in the mountainous portions of Agoura Hills. (Figure S-1).

Shallow slope failures, such as mudslides and slumping, have occurred in the City, especially where graded cut and fill slopes have been poorly constructed or not properly maintained. Mudslides have the potential to occur with great suddenness and destructive force, thereby constituting a significant threat to life and property in hillside areas. Soil slumping is a slower process that can also potentially cause extensive structural damage, although it is not as life threatening as the other soil stability hazards. Rockfalls are generally associated with seismic groundshaking and are a potential hazard for developments located at the base of steep slopes that have fractured rock outcroppings. Rockfall hazard is greatest during strong earthquakes.

Expansive Soil Hazard

Soils that expand when exposed to water are considered expansive soils. Another important concern is the shrink/swell behavior and erodibility of soils in the City. Ungraded native soils in the lowland portions of the City exhibit the highest potential for shrinkage and swelling, and would have to be removed or extensively modified before development could occur.

Soil Erosion Hazard

Soil erosion typically results from concentrated runoff on unprotected slopes or along unlined stream channels. Soil erosion has largely been reduced throughout most of the City due to soil coverage by various land uses and the construction of flood control facilities. However, the undeveloped hillside and mountainous areas of the City could experience substantial erosion from runoff if the vegetation cover is destroyed by brushfire or removed by grading operations.

Seismic Hazards

Agoura Hills', significant seismic hazard is caused by potential groundshaking on the Simi–Santa Rosa Fault, Oak Ridge Fault, and San Cayetano Fault. The Simi–Santa Rosa Fault is approximately 7 miles from Agoura Hills and the Oak Ridge Fault and San Cayetano Fault are located 17 miles and 18 miles from the City respectively.

The Alquist-Priolo Special Studies Zone Act requires the State Geologist to delineate “special studies zones” along known active faults in California. Cities and counties affected by the zones must regulate certain development “projects” within the zones. No Alquist-Priolo Special Studies Zones have been identified within the City of Agoura Hills.

Landslides

Although landslides can result from improper grading practices, no major structural damage apparently has occurred in the City as a result of deep-seated-bedrock instability triggered by grading practices. Superficial slides, however, have occurred locally on graded cut-and-fill slopes in a few tract developments. One such problem area has been in Liberty Canyon, south of the Ventura Freeway. The majority of shallow-slope failures occur on the moderate-to-steep, soil-covered natural slopes.

Subsidence

The phenomenon of widespread land sinking, or subsidence, is generally related to the over pumping of groundwater or petroleum reserves from deep underground reservoirs. Subsidence is not related to any surface activity. No recognized subsidence has been identified in the City.

Because of the generally limited groundwater resources contained in the relatively shallow alluvial basin, and because of the low probability of significant future oil production, the likelihood of significant subsidence occurring in the City is considered very minimal.

Local Seepage Problems

Surfacing groundwater causing boggy ground, or heavy rains giving rise to ephemeral springs, may occur locally because of the natural or artificial barriers to subsurface water flow. Such areas are generally known from historic records. New grading activities, however, may encounter other springs or seepage areas. In most instances, surfacing water is a nuisance problem rather than a hazard to building sites or slope stability. Nevertheless, the need for mitigation measures during development should be anticipated in potentially affected areas.

Soil Percolation

The soil and bedrock formations throughout the entire area have generally very poor (slow) percolation rates because of their generally fine-grained or indurated (cemented) nature. The most significant development constraint or hazard resulting from poor soil percolation would be limitations on the feasibility of on-site sewage disposal systems, and the potential for creating slope stability problems.

The following goal and policies provide the City with guidance in reducing and/or avoiding geological and seismic hazards by requiring enforcement of safety standards, state-of-the-art site design and construction methods, and mitigation to minimize the impacts of new development.

Goal S-2

Protection from Geologic Hazards. Minimized adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards.

Policies

- S-2.1 Review Safety Standards.** Regularly review and enforce all seismic and geologic safety standards, including the City's Building Code, and require the use of best management practices (BMPs) in site design and building construction methods. *(Imp S-4)*
- S-2.2 Geotechnical Investigations.** Require geotechnical investigations to determine the potential for ground rupture, groundshaking, and liquefaction due to seismic events, as well as expansive soils and subsidence problems on sites, including steep slopes, where these hazards are potentially present. *(Imp S-4)*
- S-2.3 Retrofit Critical Facilities.** Encourage the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., schools, police stations, fire stations, and medical facilities) and other important public facilities that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards. *(Imp S-5)*
- S-2.4 Funding Programs.** Pursue federal and state programs to provide additional protection against seismic activity. *(Imp S-6)*

C. Wildland and Urban Fire Hazards (S)



The hillside areas in Agoura Hills are susceptible to wildfires

The City of Agoura Hills is susceptible to both urban and wildland fire hazards. For thousands of years, wildland fires have been a natural part of the ecosystem in Southern California. However, wildfires present a substantial hazard to life and property in Agoura Hills and other nearby communities in the Las Virgenes-Malibu region where hillsides and mountainous areas interface with urban areas. Natural vegetation that covers the undeveloped hillsides that surround the community contributes to scenic beauty but may also provide fuel to support a large wildfire. Consequently, all of Agoura Hills is within a Very High Fire Hazard Zone (Figure S-1). Wildfire hazards can be magnified by various factors including fuel load, weather conditions, topography, and property characteristics.

Urban fires are also a risk for the community; these can result from a number of causes, including arson, carelessness, home or industrial accidents, or from ignorance of proper safety procedures. Fire protection services in the City are provided by the Los Angeles County Fire Department. The following goals and policies address the risks of fire hazards in the community. Related goals and policies addressing fire and emergency services that serve the City are included in Chapter 3 (Infrastructure and Community Services).

Goal S-3

Protection from Fire Hazards. Persons and property in Agoura Hills protected from urban and wildland fires.

Policies

- S-3.1 Coordination with the Los Angeles County Fire Department.** Cooperate with the Los Angeles County Fire Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate fire protection and prevention services. *(Imp CS-26)*
- S-3.2 Wildfire Mitigation.** Coordinate with the Los Angeles County Fire Department on appropriate wildland fire mitigation. *(Imp CS-26)*
- S-3.3 New Development.** Continue to ensure that all new development incorporates current state, county, and City, fire safe building code requirements, as appropriate. *(Imp CS-32)*
- S-3.4 Fire Protection Systems.** Require all new commercial and multiple-unit residential developments to install fire protection systems, as required by the state and City buildings and fire codes, and encourage

WILDLAND AND URBAN FIRE HAZARDS (S)

the use of automatic sprinkler systems in existing structures. *(Imp CS-32)*

- S-3.5 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by that particular development. *(Imp S-7, CS-26)*
- S-3.6 Fire Inspection.** Work with the County Fire Department to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings. *(Imp CS-26)*
- S-3.7 SEMS Plan.** Incorporate and periodically review fire prevention and protection procedures in the City's Standardized Emergency Management Systems (SEMS) Plan. *(Imp S-2)*
- S-3.8 Fire Department Review.** Continue review by the Los Angeles County Fire Department of proposed structures and developments within the community, as applicable, to assure adequacy of structural fire protection, access for fire fighting, water supply, and vegetation management. *(Imp CS-26, CS-30)*
- S-3.9 Fuel Modification.** Ensure that new development complies with fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encourage design that minimizes the need for fuel modification on public parklands, to the extent feasible. *(Imp S-8, CS-30)*

D. Crime Prevention and Protection (S)

Part of the quality of life sought in Agoura Hills is a feeling of security and safety from criminal activity. To keep the City a safe place, it is essential that the Los Angeles County Sheriff’s Department maintain adequate law enforcement operations in Agoura Hills. The following goal and policies serve to enhance public safety in the City through maintenance of adequate law enforcement services.

Goal S-4

Protection from Crime. Persons and property in Agoura Hills protected from criminal activities.

Policies



Police services in the City are provided by the Los Angeles County Sheriff’s Department

- S-4.1 **Support Los Angeles County Sheriff’s Department.** Support the Los Angeles County Sheriff’s Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate law enforcement services. *(Imp CS-25)*
- S-4.2 **Agency Cooperation.** Continue to cooperate with the California Highway Patrol and other nearby law enforcement agencies, such as the Ventura County Sheriff’s Department, to provide backup police assistance in emergency situations. *(Imp CS-26)*
- S-4.3 **Public Education.** Encourage citizen participation in public safety programs, such as Neighborhood Watch, and facilitate educational programs dealing with personal safety awareness. *(Imp CS-30, CS-31)*
- S-4.4 **Crime Prevention through Environmental Design (CPTED).** Use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of all new development. *(Imp CS-32)*
- S-4.5 **Development Review.** Provide for law enforcement review of applicable projects as part of the review process. *(Imp S-9)*
- S-4.6 **Evacuation Planning.** Coordinate evacuation planning among the Los Angeles County Fire and Sheriff’s departments, the California Highway Patrol, the City of Agoura Hills Community Emergency Response Team (CERT), and law enforcement agencies in other local jurisdictions. *(Imp S-2)*

E. Hazardous Materials (S)

The ongoing generation, use, and transportation of hazardous materials can constitute a threat to the safety of the community.

The transport of hazardous materials on the Ventura Freeway is an important safety issue in the City. The numerous residential, commercial, and industrial developments lying within the freeway corridor face a potential risk of exposure to hazardous materials if a freeway accident involving a vehicle transporting hazardous materials were to occur.

Another important safety issue involves underground facilities, such as storage tanks and natural gas pipelines. Motor vehicle fuels and other toxic substances escaping from these tanks have the potential to seriously contaminate soils and local groundwater.

Agoura Hills is underlain by a network of natural gas pipelines, the largest of which is a 15-inch transmission line traversing the northwestern corner of the City. Natural gas is distributed under high pressure, thereby increasing its explosive potential. Natural gas leaks and explosions can occur as a result of either strong earthquakes or accidental rupture of gas lines during excavation operations at construction sites. Hazardous materials are present throughout the City, but are widely varied in terms of both quantity and type. Such uses as light industry, dry cleaners, and automotive service shops routinely utilize solvents and other toxic substances, and also generate hazardous wastes, which must be properly disposed in compliance with strict federal and state regulations. Households also utilize and store materials that could be considered hazardous, although usually not of the same type and quantity as commercial and industrial uses.

Goal S-5

Protection from Hazardous Materials. Residents, visitors, property, and the natural environment in Agoura Hills are protected to the maximum extent feasible by the use, storage, or transport of hazardous materials.

Policies

- S-5.1 Interjurisdictional Coordination.** Continue to coordinate with and support the Los Angeles County Sheriff's Department and Fire Department in carrying out inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures for Agoura Hills. *(Imp S-2)*
- S-5.2 Hazardous Waste Collection.** Conduct frequent and convenient household hazardous waste round-ups. *(Imp U-36)*

- S-5.3 Educate Residents/Businesses.** Educate residents and businesses regarding methods to reduce or eliminate the use of hazardous materials, including the disposal of household hazardous materials, including medications, batteries, e-waste, etc., and the use of safer nontoxic equivalents. *(Imp U-36, NR-14, U-34)*
- S-5.4 Hazardous Materials Regulation.** Work with relevant agencies regarding enforcement of applicable laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, produce, or transport, and to notify the appropriate county, state, and federal agencies in the event of a violation. *(Imp S-10)*
- S-5.5 Known Areas of Contamination.** Require proponents of projects in known areas of contamination from oil operations or other uses to perform comprehensive soil and groundwater contamination assessments, and undertake remedial procedures, as appropriate, prior to grading and development. *(Imp S-11)*
- S-5.6 Siting of Sensitive Uses.** Protect sensitive uses, such as schools, medical facilities and hospitals, daycare facilities, eldercare facilities, and residential, from significant impacts from uses that generate, use, or store hazardous materials. *(Imp S-12, S-13)*

F. Emergency Preparedness (S)

The Las Virgenes–Malibu Council of Governments Hazard Mitigation Plan (2005) includes resources and information to assist cities, residents, public and private sector organizations, and others interested in participating in planning for hazards. The Hazard Mitigation Plan provides a list of activities and agencies that may assist the City in reducing risk and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as activities for earthquakes, wildfires, terrorism, earth movements, flooding, and windstorms.

Terrorism is a continuing threat throughout the world and within the United States. In recent years, terrorism has taken on new forms with the introduction of chemical, biological, and radiological weapons. The probability that an individual/location will be targeted by a terrorist is a function of the attractiveness of the target, potential for success, and potential for avoiding identification and capture.

In the case of a terrorist event, the Los Angeles County Sheriff's Department would be the lead agency for crisis management, perimeter security, access control, traffic/crowd control, evacuations, notifications, and safeguarding evidence. The Los Angeles County Fire Department would be the lead for fire response, hazardous materials events, and medical/rescue operations. The Los Angeles County Fire Department will be the lead for fire response, hazardous materials, and medical/rescue operations. Although local government emergency response organizations will respond to the incident scene, other appropriate local, state, and federal authorities will be notified. As mutual-aid partners, state and federal responders will arrive to augment local responders as necessary.

Goal S-6

Preparation for Natural or Manmade Disasters. Effective emergency response to natural or human-induced disasters that minimize the loss of life and damage to property, and also reduce disruptions in the delivery of vital public and private services during and following a disaster.

Policies

- S-6.1 The SEMS Plan.** Maintain and implement the Standardized Emergency Management System (SEMS) Plan to address disasters, such as earthquakes, flooding, hazardous material spills, epidemics, fires, extreme weather, accidents, and terrorism. *(Imp S-2)*
- S-6.2 Post-Disaster Response.** Plan for the continued function of critical facilities following a major disaster to help prevent major problems during post-disaster response, such as evacuations, rescues, large

numbers of injuries, and major cleanup operations. (*ImpCS-2, CS-27, CS-28*)

- S-6.3 Emergency and Disaster Preparedness Exercises.** Coordinate with Los Angeles County and other jurisdictions to conduct emergency and disaster-preparedness exercises to periodically test operational and emergency plans. (*Imp CS-27, S-2*)
- S-6.4 Mutual Aid Agreements.** Continue to participate in mutual-aid agreements to ensure adequate resources, facilities, and other support for emergency response. (*Imp CS-26*)
- S-6.5 Education Programs.** Sponsor and support educational programs regarding emergency response, disaster preparedness protocols and procedures, and disaster risk reduction for City residents and volunteers, and provide ongoing training for City staff. (*Imp CS-27, CS-28*)

G. Noise (N)

The urban environment contains a variety of noise sources that can affect the way people live and work. Some types of noise are only short-term irritants, like the pounding of a jackhammer or the whirring rattle of a lawnmower. These noise sources generally can be controlled through City noise regulations, such as a noise ordinance. However, other noises, such as freeway noise, may be permanent fixtures in the community, posing long-term health hazards to community residents. The City of Agoura Hills is bisected by the Ventura Freeway and several arterial roadways. The Ventura Freeway (US-101) is the most significant noise source within the City due to the high volume of traffic using this roadway on a daily basis. Other areas of noise in the community are along heavily trafficked roads, such as Kanan Road, Thousand Oaks Boulevard, and Agoura Road.

Sound is created when objects vibrate and produce pressure variations that move rapidly outward into the surrounding air. The main characteristics of these air pressure waves are amplitude, which we experience as a sound's "loudness," and frequency, which we experience as a sound's "pitch." The standard unit of sound amplitude is the decibel (dB), which is a measure of the physical magnitude of the pressure variations relative to the human threshold of perception. The human ear's sensitivity to sound amplitude is frequency-dependent, and thus a modification is usually made to the decibel to account for this; A-weighted decibels (dBA) incorporate human sensitivity to a sound's frequency as well as its amplitude.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, during the night, or over a 24-hour period, called the community noise equivalent level (CNEL). Environmental noise levels are generally considered low when the CNEL is below 55 dBA, moderate in the 55 to 70 dBA range, and high above 70 dBA.

Community Noise Contours

Existing roadway noise contours are shown in Figure N-1 (Noise Contours—Existing). Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation.

The US-101 and arterial roads, such as such as Kanan Road, Thousand Oaks Boulevard and Agoura Road, show the greatest level of noise exposure in the community. Existing residential uses in close proximity to these roadway segments could be exposed to high noise levels on a regular basis. However, as new residential projects are proposed near major roadways or other potential noise sources, future noise levels are evaluated and noise mitigation strategies are required as appropriate to meet City noise standards. Future noise conditions for roadways are presented for the time period ending in 2035 and



Noise from motor vehicles is one of the main sources of noise in the community

were derived from projected traffic levels for that year. (Figure N-2 [Noise Contours—Future]).

New nonresidential uses proposed in proximity to existing residential uses and other sensitive receptors may also create potential noise issues. Project-specific noise studies help identify the level of impact and appropriate mitigation measures.

As shown in Figure N-2, there are limited areas of the City where noise levels are expected to increase, and these are associated with increases in traffic volumes. These areas are located along Agoura Road and the Ventura Freeway. The majority of this is associated with the increase in regional traffic along the Ventura Freeway, rather than the projected land development activity associated with the General Plan.

Building interior noise levels can be reduced by protecting the receiver with acoustical structures, enclosure, or construction techniques. Windows and doors are the most important paths for sound to enter a structure. Use of sound insulating doors and double paned windows can provide substantial reductions of interior noise levels. Because these features have little effect in reducing noise when they are left open, installation of air conditioning units for adequate ventilation may be required.

Noise exposure criteria should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by specifying acceptable noise exposure ranges for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-1 (Noise/Land Use Compatibility Matrix) presents criteria used to assess the compatibility of proposed land uses with the noise environment.

In addition to the noise/land use compatibility matrix, the City's interior and exterior noise standards are identified in Table N-2 (Interior and Exterior Noise Standards). The City's Municipal Code also contains noise standards and regulations for residential development and limits unnecessary, excessive, and annoying noise in the City.







Policies in this section protect residents, businesses, and visitors from noise hazards by establishing exterior and interior noise standards.

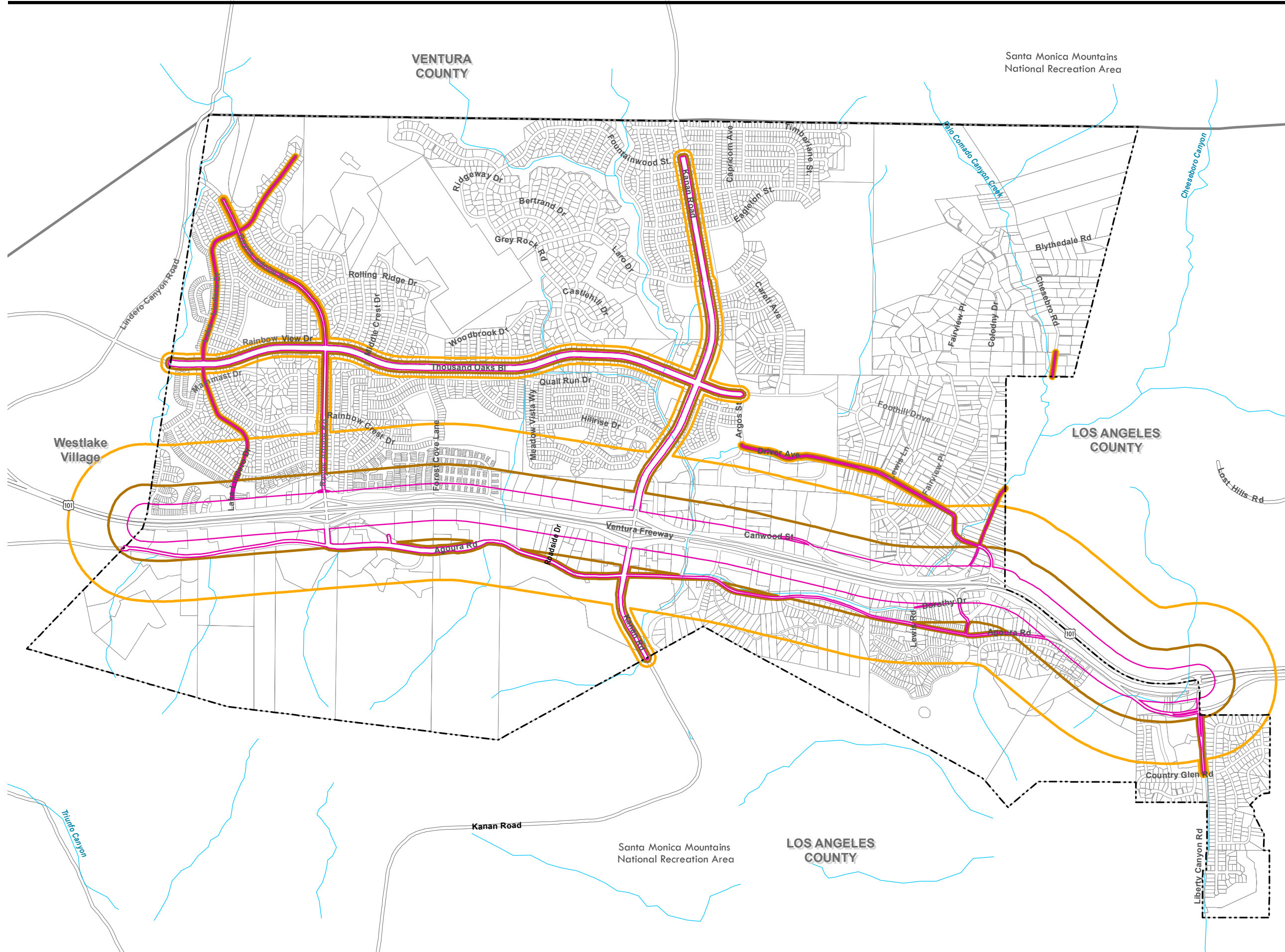
**CITY of AGOURA HILLS
General Plan Update**

**NOISE CONTOURS-
EXISTING**

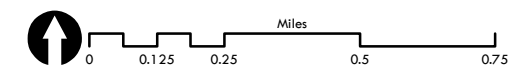
Legend

Existing Roadway Noise Contours

-  70 CNEL
-  65 CNEL
-  60 CNEL
-  City Limits
-  County Boundary
-  Streams



Source: Fehr & Peers, June 2009
D21377_Agoura_Hills\noise.mxd









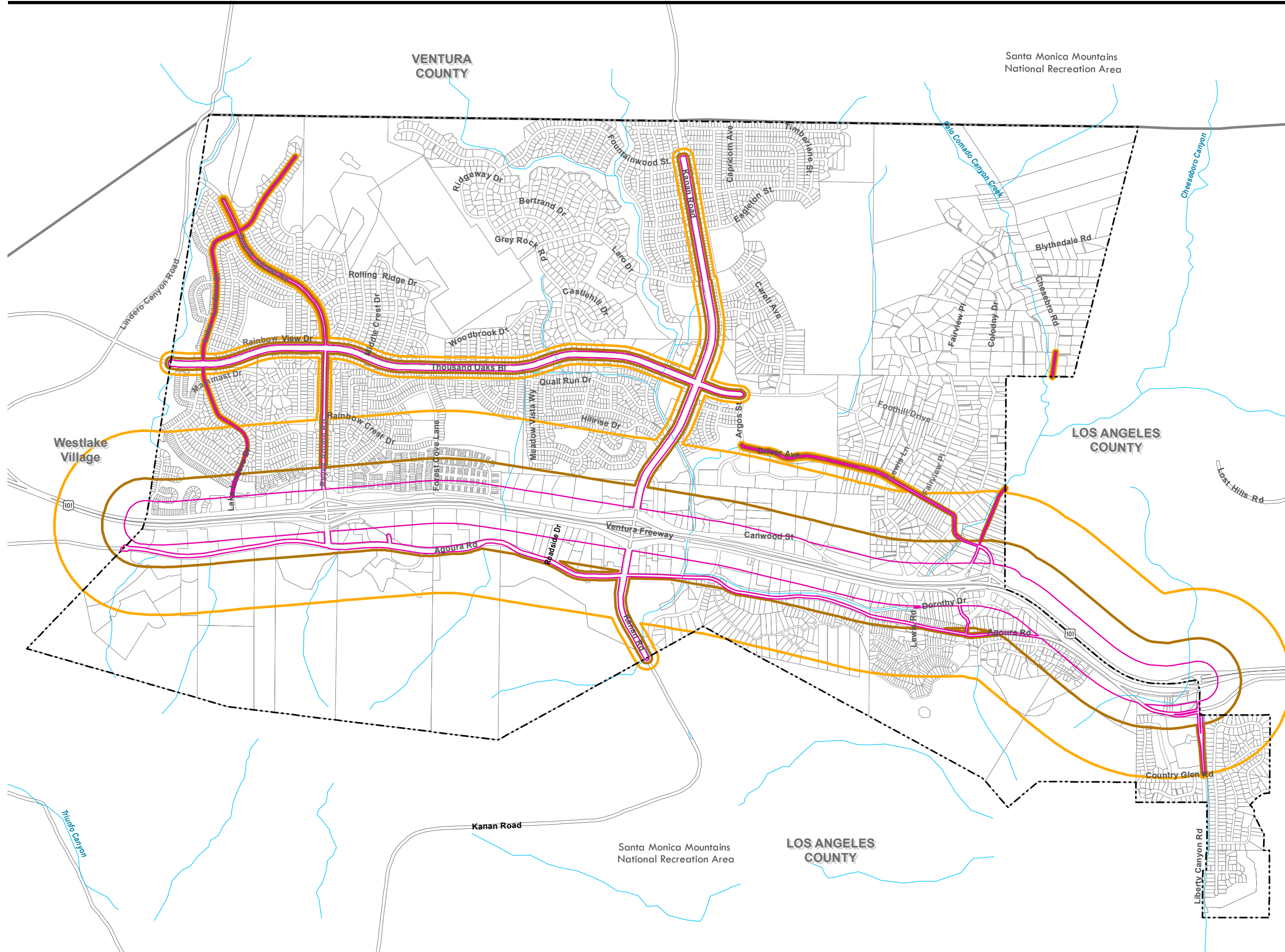
**CITY of AGOURA HILLS
General Plan Update**

**NOISE CONTOURS-
FUTURE**

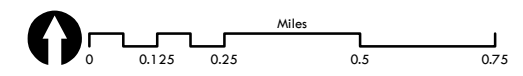
Legend

Future Roadway Noise Contours

-  70 CNEL
-  65 CNEL
-  60 CNEL
-  City Limits
-  County Boundary
-  Streams



Source: Fehr & Peers, June 2009
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NOISE (N)

Table N-1 Noise/Land Use Compatibility Matrix								
Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Uses	<55	60	65	70	75	80	>
Residential	Single Family, Duplex, Multiple Family	A	A	B	B	C	D	D
Residential	Mobile Homes	A	A	B	C	C	D	D
Commercial Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theater	A	A	A	A	B	B	C
Commercial Industrial Institutional	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
Commercial Recreation Institutional Civic Center	Amphitheater, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track; Equestrian Center, Sports Club	A	A	A	B	B	D	D
Commercial General, Special Industrial, Institutional	Automobile, Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional General	Hospital, Church, Library, Schools' Classroom	A	A	B	C	C	D	D
Open Space	Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemeteries, Nature Centers, Wildlife Habitat	A	A	A	A	B	C	C

SOURCE: Mestre Greve Associates, 1992 General Plan

Zone A: Clearly Compatible Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

Zone B: Normally Compatible New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.

Zone C: Normally Incompatible New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

Zone D: Clearly Incompatible New construction or development should generally not be undertaken.

Table N-2 Interior and Exterior Noise Standards			
Land Use Categories		CNEL	
Categories	Uses	Interior ^a	Exterior ^b
Residential	Single Family, Duplex, Multiple Family	45 ^c	55
	Mobile Home	45	55
Commercial	Hotel, Motel, Transient Lodging	45	—
	Commercial Retail, Bank, Restaurant	55	—
	Office Building, Research and Development, Professional Offices, City Office Building	50	—
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	—
	Gymnasium (Multipurpose)	50	—
	Sports Club, Movie Theatres	55	—
Industrial	Manufacturing, Warehousing, Wholesale, Utilities	65	—
Institutional	Hospital, Schools' classroom	45	55
	Church, Library	45	55
Open Space	Parks	—	65

a. Includes bathrooms, toilets, closets, corridors

b. Limited to the following:

- Private yard of single family
- Multi-family private patio or balcony which is served by a means of exit from inside the dwelling
- Balconies 6 feet deep or less are exempt
- Mobile home park
- Park's picnic area
- School's playground

c. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

NOISE AND LAND USE COMPATIBILITY

Goal N-1

Land Use Conflicts. Minimized land use conflicts between various noise sources and other human activities.

Policies

N-1.1 Noise Standards. Require noise mitigation for all development where the projected noise levels exceed those shown in Table N-2, to the extent feasible. *(Imp N-1)*

N-1.2 Compatibility of Noise-Generating Uses with Sensitive Receptors. Require buildings and sites to be designed such that surrounding noise sensitive uses are adequately buffered from noise generating uses. *(Imp N-2)*

NOISE (N)

- N-1.3 Mixed-Use Development Standards.** Require, whenever physically possible, new mixed-use developments to locate noise sources away from the residential portion of the development, and apply physical construction standards to reduce noise between uses. *(Imp N-2)*
- N-1.4 Noise Mitigation Measures.** Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources. *(Imp N-3)*
- N-1.5 Sensitive Receptors.** Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise-sensitive uses. *(Imp N-4)*
- N-1.6 Noise Standards.** Enforce standards that specify acceptable noise limits for various land uses throughout the City. Table N-1 (Noise/Land Use Compatibility Matrix) shows criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases of specific Noise Standards. These standards, presented in Table N-2 (Interior and Exterior Noise Standards), define City policy related to land uses and acceptable noise levels. *(Imp N-5)*

MOBILE NOISE SOURCES

Goal N-2

Motor Vehicles. Minimized motor vehicle traffic noise impacts on sensitive noise receptors.

Policies

- N-2.1 State Motor Vehicle Noise Standards.** Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and the Los Angeles County Sheriff's Department. *(Imp N-9)*
- N-2.2 Roadway Mitigation Measures.** Ensure the employment of noise mitigation measures in the design of roadway improvement projects consistent with funding capability. Support efforts by the California Department of Transportation and others to provide for acoustical protection of existing noise-sensitive land uses affected by these projects. *(Imp N-6)*
- N-2.3 Noise Mitigation Along Major Arterials.** Require sound-attenuating devices, such as walls and berms, in the design of residential and other noise-sensitive land uses that are adjacent to the Ventura Freeway and major arterials. *(Imp N-7)*
- N-2.4 New Development.** New development along the freeway corridor and major thoroughfares will be required to prepare noise studies, as deemed necessary by the Planning Department. *(Imp N-1)*

NON-TRANSPORTATION-RELATED NOISE

Goal N-3

Non-Transportation-Related Noise. Minimized non-transportation-related noise impacts on sensitive noise receptors.

Policies

- N-3.1 Protection from Stationary Noise Sources.** Continue to enforce interior and exterior noise standards to ensure that sensitive noise receptors are not exposed to excessive noise levels from stationary noise sources, such as machinery, equipment, fans, and air conditioning equipment. *(Imp N-1, N-3, N-4, N-5, N-8)*
- N-3.2 Regulation of Sound-Amplifying Equipment.** Continue to regulate the use of sound-amplifying equipment. *(Imp N-8)*
- N-3.3 Enforcement of Hours of Construction and Maintenance Activity.** Continue to enforce restrictions on hours of construction activity so as to minimize the impacts of noise and vibration from the use of trucks, heavy drilling equipment, and other heavy machinery, including property maintenance equipment, to adjacent uses, particularly in residential areas. *(Imp N-8)*

Chapter 6 IMPLEMENTATION PROGRAM

This implementation program is a set of the principal measures necessary to achieve the goals and policies set forth in the Agoura Hills General Plan. There is, in fact, an array of programs, actions, strategies, and processes that will be undertaken to implement the General Plan in the performance of day-to-day City operations. If the General Plan is to serve its purpose effectively, it must be reviewed, maintained, and implemented in a systematic and consistent manner. Thus, the categories of measures used to implement the General Plan, listed and generally described below, begin with a discussion of how the General Plan is maintained and how development and other programmatic actions by the City are used to achieve the General Plan's goals and policies. This overview of the organization of the implementation program is followed by a series of tables (Table 6-1 through Table 6-10) that describe each implementation measure individually and includes a list of the specific policies that the measure will implement.



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The measures to be undertaken by the City to implement the General Plan can be grouped into the eight categories listed below, which generally correspond to the topics covered in the content of this document as follows:

1. General Plan Administration
2. Land Use and Community Form
3. Economic Development
4. Historic and Cultural Resources
5. Mobility
6. Utilities
7. Community Services
8. Natural Resources
9. Community Safety
10. Noise

Each general plan policy is correlated with one or more implementation measures. Each program or action description includes the following key components to prescribe accountability as well as timelines for performance:

- **Lead Responsible Department and Supporting Department.** The lead City department who has primary responsibility for completion of a program will be listed. If additional departments or external agencies provide key support to implement the program, they are also indicated.
- **Timeframe.** A timeframe for existing and proposed (new) programs will be identified. It is important to note that the timeline for the initiation or completion of programs is only an estimated timeframe and may not occur as indicated due to budget or resource constraints. Timeframes are provided in periodic increments as well as notations that the program is annual or ongoing.

Table 6-1 Administration Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
1. The City shall prepare an annual report to the City Council on the status of the General Plan and progress in its implementation, including the status of priority implementation measures, and submit it to the California Office of Planning and Research and the Department of Housing and Community Development.						
Implements Which Policy(ies)	Administrative				⊙	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
2. The City shall review the General Plan every five years and update it as appropriate.						
Implements Which Policy(ies)	Administrative					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
3. As part of its annual review and adoption of the Budget and Capital Improvement Program (CIP), the City shall review the policies and implementation measures of the General Plan to ensure consistency in the Budget and CIP.						
Implements Which Policy(ies)	Administrative				⊙	
Responsible Department(s)	Finance					
Supporting Department(s)	Planning and Community Development, City Manager's Office, Public Works					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-1. The City shall update the Agoura Hills Municipal Code, Zoning Map, and applicable guidelines to be consistent with the policies and diagrams of the General Plan with regard to land use designations and standards.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.1; LU-1.2; LU-2.1; LU-2.2; LU-2.3; LU-2.4; LU-2.5; LU-4.3; LU-4.4; LU-6.1; LU-12.1; LU-12.2; LU-14.1; LU-14.2; LU-14.6; LU-15.1; ED-1.2; M-4.2</p>	○				
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>City Attorney's Office</p>					
<p>LU-2. The City shall develop and maintain a Citywide database of vacant and underutilized sites to monitor the City's growth and change, and as a resource for potential development. The City shall prepare a report on the number of vacant sites and underutilized sites that were developed during the previous year, and verify that the City has not exceeded the General Plan limits for housing units and maximum square footages for other uses.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.1</p>				○	
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>LU-3. The City shall continue to work with Los Angeles County and Ventura County and other adjacent communities to coordinate land use and growth policies, and to strengthen and promote inter-jurisdictional communication and cooperation.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.3</p>					○
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-4. The City shall continue to update, prioritize, and implement the City's Capital Improvement Plan (CIP) to eliminate deficiencies in public facilities, and to accomplish the goals, policies, and programs of the General Plan. The City shall explore and implement a range of financing approaches to accomplish the CIP, including the potential for using redevelopment funds, evaluating development fee schedules, obtaining grants, and regional, state and federal funding, and other mechanisms.</p>					●	
Implements Which Policy(ies)	LU-1.3; ED-1.4; ED-2.3; ED-2.4; M-12.6; M-12.6					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>LU-5. The City shall continue to implement the Arterial Street System Development Fee (Transportation Improvement Fee or TIF) for new development, and update the fee periodically, as necessary.</p>						●
Implements Which Policy(ies)	LU-1.4; ED-2.4; U-1.3; M-1.9					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>LU-6. The City shall continue to maintain the reciprocal agreement with Ventura County for traffic impact fees, and seek similar agreements with other neighboring jurisdictions.</p>						●
Implements Which Policy(ies)	LU-1.4; ED-2.4					
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	City Attorney's Office					
<p>LU-7. The City shall continue to require developers to construct, upgrade or repair improvements to the public right-of-way along their site frontage, as appropriate, and require developers to construct other infrastructure improvements that are necessary to serve the developments from the public right-of-way to the project site, as well as other improvements identified as mitigation measures for project impacts under the California Environmental Quality Act (CEQA).</p>						●
Implements Which Policy(ies)	LU-1.4; U-5.1; U-5.2; ED-2.4; U-5.1; U-5.2					
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>LU-8. The City shall explore the feasibility of establishing a fee system for recovering costs of providing sewer, storm water, and other necessary infrastructure to new development, or may participate in applicable regional or Countywide programs at the City’s discretion.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.4; ED-2.4; U-3.2; U-1.3</p>		●			
<p>Responsible Department(s)</p>	<p>Public Works</p>					
<p>Supporting Department(s)</p>	<p>City Attorney’s Office</p>					
<p>LU-9. The City shall explore the feasibility of establishing an assessment district or other funding mechanism to address storm water and sewer facility maintenance and repair needs in areas where deficiencies exist or are anticipated.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.4; ED-2.4</p>		●			
<p>Responsible Department(s)</p>	<p>Public Works</p>					
<p>Supporting Department(s)</p>	<p>City Attorney’s Office</p>					
<p>LU-10. The City shall continue to enforce the Municipal Code.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-2.4; LU-3.9; LU-4.1; LU-4.3; LU-4.4; LU-4.9; LU-7.7; LU-7.10; LU-7.11; LU-8.1; LU-8.2; LU-8.3; LU-8.4; LU-8.5; LU-9.1; LU-10.1; LU-10.3; LU-10.4; LU-11.1; LU-11.2; LU-11.3; LU-12.1; LU-12.2; LU-12.3; LU-12.4; LU-12.5; LU-13.2; LU-14.5; LU-15.2; LU-15.3; LU-16.1; LU-16.2; LU-16.3; LU-18.3; LU-18.7; LU-18.8; LU-20.1; LU-20.2; LU-20.3; LU-20.4; LU-25.1; LU-31.1; LU-31.4; NR-2.4; NR-3.1; NR-3.2; M-11.1</p>					●
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>LU-11. The City shall continue to enforce the City’s Hillside and Significant Ecological Areas Ordinance.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-3.1; LU-3.2; LU-3.6; LU-3.7; LU-4.1; LU-8.3; LU-19.4; LU-31.3; LU-31.4; NR-1.3; NR-2.1; NR-4.4; NR-4.6; NR-2.3; NR-3.1; NR-3.2; NR-4.1; NR-4.2</p>					●
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
LU-12. The City shall continue to implement the City’s Architectural Design Standards and Guidelines.						
Implements Which Policy(ies)	LU-3.1; LU-3.2; LU-3.6; LU-3.7; LU-7.7; LU-7.8; LU-8.3; LU-8.4; LU-8.5; LU-8.7; LU-13.2; LU-18.3; LU-19.4; LU-20.1; LU-20.2; LU-20.3; LU-20.4; LU-21.1; LU-25.1; NR-1.3; NR-2.1; NR-3.1; NR-3.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
LU-13. The City shall continue to implement the specific housing programs identified in the adopted Housing Element in the timeframes established therein.						
Implements Which Policy(ies)	LU-2.1; LU-28.1					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
LU-14. The City shall continue to implement the Agoura Village Specific Plan.						
Implements Which Policy(ies)	LU-2.2; LU-3.1; LU-3.3; LU-3.6; LU-3.7; LU-4.1; LU-4.2; LU-4.3; LU-4.4; LU-4.6; LU-4.9; LU-4.11; LU-5.4; LU-14.1; LU-14.2; LU-17.1; LU-17.2; LU-17.3; LU-19.2; LU-26.1; LU-26.2; LU-26.3; LU-26.4; M-4.2; M-7.4; M-11.2; M-11.3; NR-1.1; NR-2.1; NR-2.2; NR-2.3; NR-2.4; NR-3.1; NR-3.2; NR-4.2; NR-4.4; NR-4.5; NR-4.6; ED-1.3					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
LU-15. The City shall continue to implement the Ladyface Mountain Specific Plan.						
Implements Which Policy(ies)	LU-3.1; LU-3.3; LU-3.6; LU-3.7; LU-4.1; LU-4.2; LU-4.3; LU-4.4; LU-4.6; LU-4.9; LU-4.11; LU-17.1; LU-17.2; LU-17.3; LU-19.2; LU-22.2; LU-23.1; LU-23.2; LU-23.3; LU-23.4; LU-23.6; M-4.2; M-4.5; NR-1.1; NR-2.1; NR-2.2; NR-2.3; NR-2.4; NR-3.1; NR-3.2; NR-4.2; NR-4.4; NR-4.5; NR-4.6					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
LU-16. The City shall explore the feasibility of creating protective ordinances for other tree species in the City, in addition to oaks.						
Implements Which Policy(ies)	LU-3.4;NR-4.2		●			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
LU-17. The City shall review the allowed uses in commercial land use designations, identifying any uses that may pose compatibility concerns with neighboring residential or other sensitive uses, and updating the Zoning Ordinance to address potential compatibility concerns.						
Implements Which Policy(ies)	LU-4.5; LU-7.11		●			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
LU-18. The City shall develop a plan to implement special design features to create community identity, such as enhanced paving and entry monuments, at key entry points into the City along Thousand Oaks Boulevard, Agoura Road, and Kanan Road, as well as other appropriate locations.						
Implements Which Policy(ies)	LU-4.10			●		
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-19. The City shall prepare and implement a specific plan, master plan, design guidelines or other regulatory document for the Planned Development District west of Kanan Road and north of Agoura Road (Community Subarea 5 on Figure LU-3) to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value. The document shall address permitted land uses; density; streets and sidewalks to promote pedestrian activity internally and connecting to adjacent uses, such as Agoura Village; building heights and setbacks; architectural design principles; parking, including possibility of shared parking; streetscape and landscape guidelines and standards and amenities; implementation actions and responsibilities and other necessary elements. Prior to adoption of such a document, the development of uses in this subarea shall be consistent with the <i>Business Park-Manufacturing</i> designation and the Zoning Ordinance.</p>			●			
Implements Which Policy(ies)	LU-4.11; LU-13.3; LU-14.1; LU-14.2; LU-17.1; LU-17.2; LU-17.3; LU-24.2; LU-24.2; LU-24-3; LU-24.5; LU-24.6; LU-27.3; LU-29.4; ED-1.3; M-2.3; M-4.2; M-4.6; M-7.2; M-7.3; M-7.4; M-11.2; M-11.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
<p>LU-20. The City shall continue to implement the Sign Ordinance.</p>						●
Implements Which Policy(ies)	LU-13.1; LU-13.2; LU-16.2; LU-30.4					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>LU-21. The City shall consider establishing an incentive program to encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies in accordance with Leadership in Energy and Environmental Design (LEED) or other similar standard.</p>			●			
Implements Which Policy(ies)	LU-5.2					
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development					

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Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>LU-22. The City shall amend the Zoning Ordinance and/or Architectural and Design Guidelines to encourage the use of white roofs, light-colored hardscape paving, and other methods of reducing the “heat island effect” in development projects, and outline standards for their use.</p>						
<p>Implements Which Policy(ies)</p>	LU-5.3		●			
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	Building; City Attorney’s Office					
<p>LU-23. The City shall explore the feasibility of using redevelopment tools and joint public-private partnerships to facilitate the revitalization of underutilized and obsolete parcels along the Ventura Freeway Corridor and in the Old Agoura Commercial Center (Subarea 11 on Figure LU-3), and of encouraging the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character throughout the City.</p>						
<p>Implements Which Policy(ies)</p>	LU-5.5; LU-5.6; LU-15.3; LU-29.3; ED-1.3		●			
<p>Responsible Department(s)</p>	City Manager’s Office					
<p>Supporting Department(s)</p>	Planning and Community Development; City Attorney’s Office					
<p>LU-24. The City shall establish and implement a streetscape design improvement program identifying design features to enhance the appearance of the public right-of-way in key areas of the City, including special paving along sidewalks and at street intersections and crosswalks, street trees and landscaping, street furnishings and other pedestrian amenities, and public art, as applicable to the area.</p>						
<p>Implements Which Policy(ies)</p>	LU-7.5; LU-7.6; LU-29.2; M-1.5			●		
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Planning and Community Development					
<p>LU-25. The City shall continue to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods.</p>						
<p>Implements Which Policy(ies)</p>	LU-7.10; LU-9.1; M-1.5					●
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-26. The City shall continue to maintain an active enforcement program to ensure compliance with the Municipal Code and other nuisance abatement programs that aim to keep the City's neighborhoods attractive, safe, and free from public nuisances.</p>						
Implements Which Policy(ies)	LU-7.12; LU-7.8					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>LU-27. The City shall continue to implement the Old Agoura Residential Design Guidelines.</p>						
Implements Which Policy(ies)	LU-7.1; LU-8.3; LU-7.10; LU-8.1; LU-8.2; LU-8.4; LU-8.5; LU-8.6; LU-8.7; LU-10.1; LU-10.3					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>LU-28. The City shall consider amending the Old Agoura Residential Design Guidelines to provide further specificity on the types of building and fencing material to be encouraged.</p>						
Implements Which Policy(ies)	LU-8.5		○			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
<p>LU-29. The City shall continue to ensure, during the development project review and entitlement phase, that landscaping design and plant selection on sites adjacent to undeveloped open space areas do not conflict with, but transition to, the vegetation in the abutting natural areas, while at the same time meeting fuel modification objectives.</p>						
Implements Which Policy(ies)	LU-8.6; NR-4.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>LU-30. The City shall explore the feasibility of offering regulatory and/or financial incentives to existing commercial retail centers to renovate and redevelop the properties for aesthetic, economic and environmental benefits, including to improve architectural design (e.g., façade improvements), signage and landscaping; reduce the visual prominence of parking lots; create pedestrian pathways attractively and clearly linking parking areas to businesses and pedestrian connections to adjacent uses; enhance pedestrian activity in the centers by providing appropriate ground floor uses, as well as amenities like furnishings and outdoor gathering places.</p>			●			
Implements Which Policy(ies)	LU-13.1; LU-13.2; LU-27.1; M-7.2; M-7.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager’s Office; City Attorney’s Office					
<p>LU-31. The City shall adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park-Office Retail (BP-OR) and Business Park-Manufacturing (BP-M) districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity. The provisions shall also encourage incorporation of retail and service uses along the periphery of any parking structures that are proposed, as appropriate.</p>		●				
Implements Which Policy(ies)	LU-13.2; LU-13.4; LU-16.1; LU-22.2; M-7.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
<p>LU-32. The City shall amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity.</p>			●			
Implements Which Policy(ies)	LU-13.2; LU-27.1; LU-27.4; M-7.2; M-7.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-33. The City shall explore the feasibility of offering incentives to encourage commercial retail centers and major business park and industrial park centers to incorporate facilities that promote employee and customer access by bicycles, including secured storage, showers and lockers.</p>						
Implements Which Policy(ies)	LU-13.6; M-8.7			●		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>LU-34. The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Commercial Shopping Center-Mixed Use (CS-MU), and establish standards for this district, which shall include those of the CS district, as revised, as well as standards for allowable density and the provision of housing. The district shall allow limited development of ancillary multi-family housing on the upper floors of buildings containing ground floor retail or office uses, providing the project incorporates all requirements of the CS district, as revised, as well as provides recreational and other resident-serving amenities; ensures compatibility between residential and non-residential uses in terms of design, safety, noise and privacy, including separate parking facilities for the residential uses. For existing retail shopping center uses proposing to add residential units, the existing buildings shall be required to conduct façade and other improvements to improve architectural design, and the site shall be brought up to all standards of the CS district.</p>		●				
Implements Which Policy(ies)	LU-14.1; LU-27.2; M-4.5; ED-1.3; M-2.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
<p>LU-35. The City shall explore the potential for using incentives to encourage ancillary retail, service, restaurant uses, and childcare facilities (as appropriate), to be integrated within business park and industrial centers.</p>						
Implements Which Policy(ies)	LU-15.2; LU-15.4; LU-22.1; M-4.2			●		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-36. The City shall amend the Zoning Ordinance and Zoning Map, in accordance with Figure LU-2, to create a Planned Development (PD) district and establish standards for this district, which shall required the preparation of a specific plan, master plan, design guidelines or other regulatory document to ensure cohesive and integrated development, and incorporate provisions for mixed use development and promote pedestrian activity.</p>		○				
<p>Implements Which Policy(ies)</p>	<p>LU-17.1; LU-17.3; LU-24.1; LU-24.2; LU-24.3; LU-24.4; LU-24.5; LU-24.6; M-7.2; M-7.4; M-11.3</p>					
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>City Attorney’s Office</p>					
<p>LU-37. The City shall incorporate sustainable and green building practices; a high level of architectural and structural quality; landscaping that is native or sensitive to natural areas; building and site design sensitive to its natural setting and surrounding developed areas; and other leading design standards in new civic facilities and infrastructure, to the extent practicable.</p>						○
<p>Implements Which Policy(ies)</p>	<p>LU-18.3; LU-18.4</p>					
<p>Responsible Department(s)</p>	<p>Planning and Community Development; Building; Public Works</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>LU-38. The City shall continue to coordinate with school districts, utility and other service providers, and other government entities proposing development projects and conducting ongoing operations that may be exempt from City land use control and approval to encourage a high level of visual and architectural quality and compatibility of use with the surrounding neighborhood so that the character of the City neighborhood or district is maintained.</p>						○
<p>Implements Which Policy(ies)</p>	<p>LU-18.4</p>					
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>Public Works, Building</p>					

Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-39. The City shall amend the Commercial Recreation (CR) district in the Zoning Ordinance to allow only those uses that protect and complement the area’s open space character, such as active or passive open space, golf course or other non-intensive commercial recreation use. Ancillary structures, such as clubhouses, restaurants, and similar uses shall be allowed as long as they are designed to assure the visual prominence of the open space. Active recreational uses shall demonstrate compatibility with adjacent residential areas with regard to noise, lighting, traffic and other potential impacts.</p>		●				
Implements Which Policy(ies)	LU-20.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
<p>LU-40. The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Commercial Neighborhood (CN), and establish standards for this district, which shall include provisions for the following: allowed land uses; building and lot standards; landscaping standards; pedestrian amenities and pedestrian circulation onsite and linking to adjoining areas; and demonstrated compatibility of uses and design with the surrounding neighborhoods.</p>		●				
Implements Which Policy(ies)	LU-21.2; M-7.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
<p>LU-41. The City shall, as part of development project review and entitlement, assess the circulation plans for the commercial retail shopping centers in the Commercial Shopping Center-Mixed Use (CS-MU) district, to ensure that vehicular and pedestrian circulation and ingress and egress points connect the adjacent centers, minimizing traffic that must travel on nearby roadways, as feasible.</p>						●
Implements Which Policy(ies)	LU-27.5; LU-28.2; M-7.2; M-2.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					

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Table 6-2 Land Use and Community Form Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>LU-42. The City shall amend the Old Agoura Design Overlay District (OA) in the Zoning Ordinance to differentiate Subarea 11, as shown on Figure LU-3, from the remaining commercial areas of the district. Allowed uses in this special area shall be identified, and those primarily serving community residents, including smaller scale office and retail commercial, and emphasizing equestrian-oriented uses, shall be encouraged.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-30.1</p>					
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>City Attorney's Office</p>					
<p>LU-43. The City shall prepare design guidelines for Subarea 11, as identified on Figure LU-3, that promote the unique identity of this area, indicating standards for site development, architecture, wayfinding and public signage (including that identifying historic resources), public streetscapes, and trails and paths that reflect Old Agoura's character and semi-rural history. Streetscapes shall retain a rustic appearance, and avoid the use of formal sidewalks and curbs, street lighting, and street tree and landscape placement in favor of an eclectic but unified aesthetic that appears to have been created naturally over a period of time.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-30.2; LU-30.3; LU-30.4; HCR-6.1</p>					
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>City Attorney's Office</p>					

Table 6-3 Economic Development Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>ED-1. The City shall continue to coordinate with business owners in the City through programs, such as the Business Task Force, and coordinate with other local economic development and business interests to ensure that the City is retaining and attracting sufficient businesses to provide a solid and diversified economy and job base for the community.</p>						
Implements Which Policy(ies)	ED-1.1; ED-1.2; ED-1.3					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
<p>ED-2. The City shall continue to promote the use of local businesses to residents and employees working in Agoura Hills to retain businesses and strengthen the City's economy, through such programs as "Buy Local" and other similar efforts.</p>						
Implements Which Policy(ies)	ED-1.2					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>ED-3. The City shall continue to monitor the City's economic and fiscal performance as part of the regular budget process.</p>						
Implements Which Policy(ies)	ED-2.1					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Finance					
<p>ED-4. For certain larger development projects, as determined by the City, the City shall require a fiscal impact analysis to be submitted as part of the project application review and entitlement phase.</p>						
Implements Which Policy(ies)	ED-2.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager's Office, Finance					

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Table 6-4 Historic and Cultural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
HR-1. The City shall consider creating a program to identify historic resources, including recommendations to promote and protect such resources to the extent feasible.						
Implements Which Policy(ies)	HR-1.1		●			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
HR-2. The City shall continue to maintain and enhance the Reyes Adobe Historical site.						
Implements Which Policy(ies)	HR-1.2					●
Responsible Department(s)	Community Services					
Supporting Department(s)	Public Works, Building, City Manager’s Office; Planning and Community Development					
HR-3. The City shall continue to utilize the Reyes Adobe site as an important historic and cultural resource focal point and gathering space for the community, and shall consider utilizing other locally significant historic resources to further engage residents in cultural and civic activities.						
Implements Which Policy(ies)	HR-1.3; HR-2.3					●
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development					
HR-4. The City shall continue to implement the Art in Public Places Program.						
Implements Which Policy(ies)	HR-2.4					●
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-4 Historic and Cultural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>HR-5. The City shall assess development projects for the potential to encounter archaeological and paleontological resources during the project review and entitlement phase, and as necessary, require the project proponent to provide a cultural resources analysis, and implement all required mitigation measures.</p>						
Implements Which Policy(ies)	HR-3.1					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>HR-6. The City shall continue to ensure that any cultural resource reports, investigations and recovery activities required for development projects reviewed and entitled by the City be completed in accordance with the requirements of the California Environmental Quality Act (CEQA), with a priority for preserving the resources in-situ, if feasible, and coordinated with and monitored by a recognized Chumash representative, as necessary.</p>						
Implements Which Policy(ies)	HR-3.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>HR-7. For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure's immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of an historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historical significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development.</p>						
Implements Which Policy(ies)	HR-1.1					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-4 Historic and Cultural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>HR-8. During project review and entitlement, the City shall require as a condition of project approval that if human remains or funerary objects are discovered during earthwork activities, applicable federal and state laws shall be adhered to, including ceasing subsurface work until the County Coroner has made the necessary findings as to origin and disposition of the human remains, and if the finds are of Native American descent, the California Native American Heritage Commission is notified, and proper procedures followed.</p>						○
<p>Implements Which Policy(ies)</p>	HR-3.3					
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-1. The City shall establish a traffic collision monitoring program to collect and monitor collision data at major intersections on a regular basis, and identify improvements for vehicles, bicycles, and pedestrians at the most frequent collision locations to improve safety.</p>						
Implements Which Policy(ies)	M-1.2; M-1.1		●			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-2. The City shall, during the development project review and entitlement phase, continue to evaluate traffic impact analyses and reports according to the City's minimum level of service standards for roadways and intersections.</p>						
Implements Which Policy(ies)	M-1.3					●
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>M-3. The City shall prepare a study to identify the maximum peak hour volume to capacity (V/C) ratio increases per each level of service (LOS) category allowed at intersections resulting from a development project.</p>						
Implements Which Policy(ies)	M-1.3	●				
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-4. The City shall implement the specific roadway improvements listed in the Mobility section, as shown in Figure M-3, the timing of which shall be determined by periodic monitoring of roadway traffic.</p>						
Implements Which Policy(ies)	M-1.4; M-1.6; M-1.8; M-2.1; M-2.4; M-2.5; M-4.1; ED-1.4					●
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>M-5. The City shall, in conjunction with the Las Virgenes Unified School District, explore the feasibility of Transportation Demand Management (TDM) strategies (e.g., staggering class schedules or adjusting school hours to avoid periods of high traffic volumes) along the following road segments adjacent to schools: Driver Avenue between Argos Street and Chesebro Road; and Lake Lindero Road north of Thousand Oaks Boulevard.</p>			●			
Implements Which Policy(ies)	M-1.4; ED-1.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager’s Office					
<p>M-6. The City shall continue to implement street beautification programs, including installation and maintenance, involving street trees and median landscaping, pavement, and street signage.</p>						●
Implements Which Policy(ies)	M-1.5; LU-10.7					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-7. The City shall continue to identify and pursue a variety of funding methods to ensure the continued maintenance of the City’s roadway system, including grants and matching funds from county, state, and federal agencies.</p>						●
Implements Which Policy(ies)	M-1.7; M-4.1; LU-7.11					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager’s Office					
<p>M-8. The City shall continue to ensure that all structures and facilities within the City, including transportation facilities and services, are in compliance with the Americans with Disabilities Act (ADA), as applicable.</p>						●
Implements Which Policy(ies)	M-2.2					
Responsible Department(s)	Building					
Supporting Department(s)	Public Works, Planning and Community Development					

Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-9. The City shall continue to ensure that the transportation network as a whole (roadways, bikeways, pedestrian paths, transit) accommodates the needs of a wide range of users, including adults, youth, and seniors, as feasible and applicable.</p>						
Implements Which Policy(ies)	M-2.2					●
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-10. The City shall prepare a Bikeways Master Plan, addressing existing facilities and proposed improvements and additions to the facilities to create a comprehensive and safe system for a wide range of users, as well as specific implementation measures and funding options, to facilitate the use of bicycles as an alternative to vehicles as a travel mode. The Plan shall consider connecting bikeways with other travel modes, including bus and shelter stops.</p>			●			
Implements Which Policy(ies)	M-2.1; M-1.1; M-2.4; M-6.1; M-6.2; M-8.1; M-8.2; M-8.4; M-8.5; M-8.6; LU-4.2; LU-7.11					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>M-11. The City shall prepare and implement an Intelligent Transportation Systems (ITS) Plan that addresses such items as the following: adaptive signal controls, centralized traffic signal control system, real-time transit, traveler, and parking availability information. The ITS Plan shall identify and prioritize specific short- and long-term needs and projects.</p>			●			
Implements Which Policy(ies)	M-1.4; M-3.1; M-4.1; ED-1.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-12. The City shall evaluate intersections where traffic signal timing can be optimized and coordinated on a periodic basis, and implement such improvements.</p>						
Implements Which Policy(ies)	M-3.2; M-4.1; M-1.4; ED-1.4					●
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-13. The City shall continue to consider a variety of traffic control devices at intersections, including the use of roundabouts and traffic circles, as appropriate, when undertaking transportation improvement projects, and shall encourage the same in private development projects during the project review and entitlement phase.</p>						
<p>Implements Which Policy(ies)</p>	M-4.3					●
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>M-14. The City shall require the use of the truck routes designated on Figure M-3 for ongoing commercial and industrial business operations and during construction of new development, to the extent practicable, and shall identify ways to monitor and ensure compliance. The City shall provide truck route information to commercial and industrial businesses, and shall stipulate the truck routes, and in some cases, schedules, as part of development project conditions of approval in the project review and entitlement phase.</p>						
<p>Implements Which Policy(ies)</p>	M-4.4; NR-7.2					●
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>M-15. The City shall incorporate more reliable and energy efficient mechanisms and alternative energy technologies into its traffic control systems, such as the use of light emitting diodes (LED), the use of uninterruptible power supplies (UPS), and battery backup systems, traffic signal re-timing, and other technologies as they become available, to the extent feasible.</p>						
<p>Implements Which Policy(ies)</p>	M-4.6		●			
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					

Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-16. The City shall periodically assess the need for traffic calming measures (e.g., curb extensions, center islands) along local and collector streets in residential areas, and identify and implement such measures in coordination with input from neighborhood residents.</p>						
Implements Which Policy(ies)	M-5.1; M-1.1; M-5.2					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-17. The City shall investigate the feasibility of creating a special assessment district or exploring other funding sources and tools to provide improvements and maintenance for traffic calming and alternative modes of travel, including pedestrian, bicycle, and transit (e.g., local shuttle) within existing neighborhoods and along existing roadways.</p>						
Implements Which Policy(ies)	M-5.3; M-6.6; M-9.5			○		
Responsible Department(s)	Public Works					
Supporting Department(s)	City Attorney’s Office; City Manager’s Office					
<p>M-18. City shall coordinate with neighborhood residents to encourage that private streets are developed in accordance with the provisions of the Municipal Code and other regulatory federal, state, and county standards used by the City, including provisions for traffic calming, as necessary.</p>						
Implements Which Policy(ies)	M-5.4					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>M-19. The City shall accommodate alternative travel modes (e.g., bikeways, sidewalks/pathways; and transit shelters, stops and pullouts), as appropriate and feasible, when designing roadway and intersection improvements, and shall require private development to accommodate such facilities in their projects and along public right-of-way site frontage, pursuant to City standards, during the project review and entitlement phase. The City shall also explore the feasibility of incorporating alternative mode facilities into existing roadway and intersection infrastructure.</p>						
Implements Which Policy(ies)	M-6.1; M-6.2; M-6.3; M-9.2; LU-4.8; LU-16.1; LU-27.4					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>M-20. The City shall, to the extent feasible, design roadways with sufficient flexibility for, and in anticipation of, possible future advances in technology for alternate transportation modes.</p>						
<p>Implements Which Policy(ies)</p>	M-6.2; M-2.1					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>M-21. The City shall continue to implement bus stop design improvements, which shall include consideration for the following: covered bus shelters, benches, waste receptacles, public art, or special aesthetic treatment of transit amenities. The City shall also consider such design measures in shuttle stop areas.</p>						
<p>Implements Which Policy(ies)</p>	M-6.3; LU-27.4					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>M-22. The City shall promote the use of alternative modes of travel through dissemination of information about bikeways, pedestrian pathways, and bus and shuttle services available in the City and adjacent communities, and inform the public about the benefits of utilizing alternative travel modes. The City shall collaborate and coordinate with regional transportation groups and agencies and other advocacy groups in these education efforts.</p>						
<p>Implements Which Policy(ies)</p>	M-6.5; M-7.5					○
<p>Responsible Department(s)</p>	Public Works; Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>M-23. The City shall implement, in coordination with the Las Virgenes Unified School District and private schools, relevant measures of the federal and state Safe Routes to Schools Program, and shall coordinate with the schools to promote the use of alternative modes of transportation for students and staff.</p>						
<p>Implements Which Policy(ies)</p>	M-7.5; M-6.5			○		
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Planning and Community Development					

Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-24. The City shall continue to require that residential developments incorporate adequate enclosed, secured space for bicycle parking.</p>						
Implements Which Policy(ies)	M-8.7					●
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>M-25. The City shall explore the feasibility of expanding bus transit services in the City with the Metropolitan Transportation Authority (MTA or Metro) and other relevant agencies to provide a viable alternative mode of travel for residents and employees, and the City shall coordinate with such agencies to ensure that a sufficient number of bicycles can conveniently be accommodated on buses to encourage mode links.</p>						
Implements Which Policy(ies)	M-9.1; M-2.1; M-2.4			●		
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
<p>M-26. The City shall continue to operate its specific seasonal and special service shuttles, and explore the feasibility of a regularly scheduled Citywide shuttle system connecting various areas and districts of the City, and providing a reliable means of moving within the City for the non-driving population.</p>						
Implements Which Policy(ies)	M-9.3; M-2.1; M-2.2; M-9.4					●
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development; City Manager's Office					
<p>M-27. The City shall update the Transportation Demand Management (TDM) Ordinance to encourage increased participation in the TDM Program, and to include current TDM techniques.</p>						
Implements Which Policy(ies)	M-10.1; M-10.2; M-10.3; M-10.4; M-10.5; M-11.2		●			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					

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Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>M-28. The City shall conduct a comprehensive update to the Parking Ordinance in the Municipal Code, including establishing new ratios of parking space requirements by land use, if warranted.</p>						
<p>Implements Which Policy(ies)</p>	M-11.1		●			
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	City Attorney's Office					
<p>M-29. The City shall update the Municipal Code to further expand shared parking options, and address shared parking for mixed-use projects and projects with varied peak parking demands.</p>						
<p>Implements Which Policy(ies)</p>	M-11.2; M-11.3		●			
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	City Attorney's Office					
<p>M-30. The City shall continue to coordinate with the California Department of Transportation (Caltrans), the Metropolitan Transportation Authority (MTA or Metro), the Southern California Association of Governments (SCAG), neighboring jurisdictions, and other appropriate agencies, as necessary, on City and regional transportation matters, including to: solve transportation issues affecting the City and complete transportation projects; support efforts to reduce single occupancy vehicle travel; encourage efficiency of transportation facilities; ensure efficient allocation of transit and transportation resources; support alternative modes of travel; and comply with federal, state and regional mandates.</p>						●
<p>Implements Which Policy(ies)</p>	M-12.1; M-12.2; M-12.3; M-12.4; M-12.5					
<p>Responsible Department(s)</p>	Public Works; Planning and Community Development; City Manager's Office					
<p>Supporting Department(s)</p>	N/A					
<p>M-31. The City shall study the feasibility of connecting parks and recreational facilities with walking paths, trails, bikeways and equestrian trails, as appropriate, both within the City and from the City to adjacent facilities, and installing bicycle facilities in City park and recreation areas.</p>						
<p>Implements Which Policy(ies)</p>	CS-1.3; LU-4.2; LU-4.8; LU-5.4; LU-7.5; LU-7.6; LU-9.2; M-7.2; M-8.1; M-8.2; M-8.3; NR-4.7		●			
<p>Responsible Department(s)</p>	Public Works; Planning and Community Development					
<p>Supporting Department(s)</p>	Community Services					

Table 6-5 Mobility Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>M-32. The City shall continue to ensure that bicycle racks or other comparable storage facilities are installed at existing and new City parks and community or recreation centers, and shall continue to require bicycle racks or other comparable storage facilities in all new commercial development.</p>						
Implements Which Policy(ies)	CS-1.4; LU-5.4; LU-7.6; M-8.7					○
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	Community Services					
<p>M-33. The City shall establish a bicycle safety program, in conjunction with development of the Bikeways Master Plan, using the National Highway Traffic Safety Administration (NHTSA) or other relevant program as a guide. The program shall include education and outreach to the community regarding bicycle safety and the safe use of City bikeways.</p>						
Implements Which Policy(ies)	M-8.4; M-1.1					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>M-34. The City shall prepare and implement an urban pedestrian plan that identifies existing and proposed paths and sidewalks to connect various residential, school, commercial, open space, recreation uses, districts, and scenic routes throughout the City, as well as to connect with the system identified in the Citywide Trails and Pathways Master Plan, transit and shuttle stops, and to address Safe Routes to School programs. As part of the plan, necessary improvements to the existing path and sidewalk system and intersection crossings for greater functionality and safety shall be addressed. The needs of a wide range of uses, including compliance with the Americans with Disabilities Act, shall be addressed in the plan, as well as possible funding sources to carry out the plan. The plan shall also address any proposed amenities along the paths and sidewalks, such as landscaping and signage, if any. The distinct character of each of the City's various districts shall be considered in development of the plan.</p>			○			
Implements Which Policy(ies)	NR-4.8; LU-4.2; LU-4.8; LU-5.4; LU-7.6; M-2.2; M-2.4; M-2.5; M-7.1; M-7.2; M-7.5; M-7.6; CS-5.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					

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Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-1. The City shall continue to periodically update the Las Virgenes Municipal Water District (LVMWD), Southern California Edison, Southern California Gas Company, and other utility and service providers on development projects proposed in the City for planning purposes.</p>						
<p>Implements Which Policy(ies)</p>	U-1.1; U-1.2; LU-2.5; ED-1.4					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	Public Works					
<p>U-2. The City shall continue to provide information and comments to the Las Virgenes Municipal Water District as part of its periodic updates to the Urban Water Management Plan, Integrated Water System Master Plan, the Recycled Water Master Plan, and other planning documents that affect the City’s water supply, wastewater treatment, and availability of recycled water to ensure adequate services.</p>						
<p>Implements Which Policy(ies)</p>	U-1.1; U-1.2; LU-2.5; ED-1.4					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	Public Works					
<p>U-3. The City shall continue to assist the Las Virgenes Municipal Water District in disseminating information to City residents about reducing water usage, use of drought tolerant landscaping, and other important water conservation measures.</p>						
<p>Implements Which Policy(ies)</p>	U-1.4; LU-5.4; NR-5.1; NR-5.3					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>U-4. The City shall continue to reference the requirements and recommendations of the Las Virgenes Municipal Water District for using low flow fixtures, drought tolerant landscaping, irrigation timing, water-conserving irrigation, and other water conservation measures, as well as emerging water conservation techniques as they become available, in City projects and in private development project conditions of approval.</p>						
<p>Implements Which Policy(ies)</p>	U-1.4; U-1.3; LU-5.4; ED-2.3; NR-5.1; NR-5.4					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-5. The City shall continue to consult with the Las Virgenes Municipal Water District to ensure adequate emergency water supply capacity is available to the City.</p>						
Implements Which Policy(ies)	U-1.5; CS-6.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
<p>U-6. The City shall continue to require that all new office, retail, and industrial/manufacturing developments utilize reclaimed water for landscaping, providing there is reclaimed water service to the site.</p>						
Implements Which Policy(ies)	U-1.6; LU-5.4; NR-5.2; NR-5.3					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>U-7. The City shall continue to utilize reclaimed water for landscaping in City maintained facilities, as service is available.</p>						
Implements Which Policy(ies)	U-1.6; LU-5.4; LU-18.3; NR-5.2; NR-5.3; NR-5.5; U-1.6					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-8. The City shall work with the Las Virgenes Municipal Water District to encourage the development of adequate reclaimed water infrastructure that serves the entire City.</p>						
Implements Which Policy(ies)	U-1.6; LU-5.4; ED-2.3; NR-5.2; NR-5.3; NR-5.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-9. The City shall explore with the Las Virgenes Municipal Water District the feasibility of providing reclaimed water for residential landscaping, as infrastructure becomes available.</p>						
<p>Implements Which Policy(ies)</p>	U-1.6; LU-5.4; NR-5.2; NR-5.3		●			
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>U-10. The City shall prepare a Sewer System Management Plan to outline maintenance and repair procedures for City owned lines.</p>						
<p>Implements Which Policy(ies)</p>	U-2.1; U-2.5; ED-2.3			●		
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>U-11. The City shall continue to maintain City owned sewer lines, including coordinating with the Los Angeles County Public Works Department and other entities, as necessary</p>						
<p>Implements Which Policy(ies)</p>	U-2.1; U-2.5; ED-2.3; LU-2.5					●
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>U-12. The City shall continue to coordinate with the Las Virgenes Municipal Water District regarding upgrades to sewer main lines that may be required as development projects are proposed.</p>						
<p>Implements Which Policy(ies)</p>	U-2.1; U-2.5; LU-2.5; ED-2.3					●
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-13. The City shall regularly identify necessary repairs and improvements to City owned sewer lines, and include them in the Capital Improvement Program, as well as coordinate such improvements with the Las Virgenes Municipal Water District, as appropriate.</p>						
Implements Which Policy(ies)	U-2.1; ED-1.4; ED-2.3					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-14. The City shall require proposed development projects to conduct sewer collection system analyses to determine if facilities are adequate to handle the proposed development during the project review and entitlement phase.</p>						
Implements Which Policy(ies)	U-2.1					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-15. The City shall prepare a feasibility study for extending sewer lines into the Old Agoura area, including coordinating with the Las Virgenes Municipal Water District, Los Angeles County Public Works Department, and the Old Agoura Homeowners' Association.</p>						
Implements Which Policy(ies)	U-2.2			○		
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-16. The City shall require new development and substantial additions to existing businesses that may generate toxic or potentially hazardous substances to install monitoring wells to alert City staff about possible contamination.</p>						
Implements Which Policy(ies)	U-2.3					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-6 Utility Infrastructure Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>U-17. The City shall continue to require that applicable development projects comply with the National Pollution Discharge Elimination System permit and other Regional Water Quality Control Board requirements, and show evidence of compliance in the project application review and entitlement phase, and during on-site inspections by City staff.</p>						
<p>Implements Which Policy(ies)</p>	U-2.4					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	Public Works					
<p>U-18. The City shall prepare informational materials regarding the proper use and maintenance of septic systems to distribute to members of the public.</p>						
<p>Implements Which Policy(ies)</p>	U-2.6		○			
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>U-19. The City shall continue to comply with the Federal Emergency Management Agency (FEMA) requirements, continue to ensure that development projects be consistent with Los Angeles County Flood Control District requirements, as applicable, and ensure that there is adequate capacity in the storm drain system to accommodate the additional storm water flows.</p>						
<p>Implements Which Policy(ies)</p>	U-3.1; S-1.7					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Planning and Community Development					
<p>U-20. The City shall continue to require that a drainage plan and study be submitted as part of a development project application, as appropriate, to demonstrate that there is adequate capacity either onsite or in the storm drain system to accommodate any additional flows.</p>						
<p>Implements Which Policy(ies)</p>	U-3.3; NR-6.8; S-1.2; S-1.7					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-21. The City shall update the Storm Drain Master Plan to identify deficiencies, which should be included in the Capital Improvement Plan and coordinated with the Los Angeles County Flood Control District, as appropriate.</p>						
Implements Which Policy(ies)	U-3.2; ED-1.4; ED-2.3; S-1.1; S-1.7		●			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-22. The City shall continue to require that new developments incorporate storm water treatment practices that maximize percolation and minimize offsite surface runoff, using methods such as pervious and semi-pervious paving material for parking, driveways, walkways, and other paved areas, as well as retention/detention basins.</p>						
Implements Which Policy(ies)	U-3.3; LU-5.4; NR-5.2; NR-6.2; NR-6.3; NR-6.4; NR-6.7; NR-6.8; S-1.7;					●
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>U-23. The City shall encourage the use of bioswales and other similar mechanisms to detain and filter storm water onsite for flood control and water quality treatment to the extent feasible in new development projects.</p>						
Implements Which Policy(ies)	U-3.3; U-3.6; LU-5.4; NR-6.2; NR-6.4					●
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-24. The City shall continue to require that new development projects comply with the National Pollution Discharge Elimination System permit and incorporate best management practices, and monitor their compliance through the development project application process and site inspections.</p>						
Implements Which Policy(ies)	U-3.5; NR-6.4; NR-6.7; NR-6.8; NR-7.4					●
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

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Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-25. The City shall continue to monitor the reports provided by waste collection and recycling service providers in the City to ensure that the providers operate in compliance with state and local laws, as well as comply with the requirements of their City service agreements or permits.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-4.1; U-4.3</p>					○
<p>Responsible Department(s)</p>	<p>City Manager's Office</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>U-26. The City shall continue to implement its Commercial Services Recycling Program, requiring businesses to have recycling programs, and all commercial trash collectors operating in the City to provide recycling services to these businesses and demonstrate diversion of wastes, consistent with state requirements.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-4.2; U-4.7; U-4.9</p>					○
<p>Responsible Department(s)</p>	<p>City Manager's Office</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>U-27. The City shall continue to require residential waste haulers operating in the City to provide curbside recycling and green waste services to all residents, as well as equestrian waste recycling in the Old Agoura area, and to comply with state diversion requirements.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-4.2; U-4.8</p>					○
<p>Responsible Department(s)</p>	<p>City Manager's Office</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>U-28. The City shall continue to comply with current state mandates for its residential curbside solid waste, recycling and green waste program, its construction and demolition recycling program, and various household hazardous and electronic waste collection programs.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-4.2</p>					○
<p>Responsible Department(s)</p>	<p>City Manager's Office</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-29. The City shall explore the feasibility of offering incentives to residents and businesses to reduce waste and recycle.</p>						
Implements Which Policy(ies)	U-4.2		●			
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>U-30. The City shall continue to require waste reduction and recycling, and the use of recycled materials, as feasible, within City government offices and facilities.</p>						
Implements Which Policy(ies)	U-4.2					●
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>U-31. The City shall continue to conduct green waste recycling for City parks and other facilities, and to recycle tree trimmings as mulch.</p>						
Implements Which Policy(ies)	U-4.2					●
Responsible Department(s)	Public Works, Community Services					
Supporting Department(s)	City Manager's Office					
<p>U-32. The City shall work with the Los Angeles County Sanitation District and other agencies or organizations to ensure there is landfill capacity and/or alternative means of disposal that will provide sufficient capacity for solid waste generated in the City, as well as ensure there are continued adequate solid waste recycling and green waste facilities to accommodate such materials generated in the City.</p>						
Implements Which Policy(ies)	U-4.2					●
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-33. The City shall continue to facilitate communications between residents and businesses and the waste collection and recycling service providers to ensure that adequate services are being offered.</p>						
<p>Implements Which Policy(ies)</p>	U-4.3					○
<p>Responsible Department(s)</p>	City Manager's Office					
<p>Supporting Department(s)</p>	N/A					
<p>U-34. City shall continue to make available to the public materials promoting, and providing information about, recycling waste reduction, composting, safe use, and disposal of hazardous materials, and the dangers of unlawful dumping, and disseminate such information.</p>						
<p>Implements Which Policy(ies)</p>	U-4.4; S-5.3					○
<p>Responsible Department(s)</p>	City Manager's Office					
<p>Supporting Department(s)</p>	N/A					
<p>U-35. The City shall continue to implement the Agoura Hills Municipal Code, requiring adequate recyclable materials storage facilities and enclosures in new development projects.</p>						
<p>Implements Which Policy(ies)</p>	U-4.5					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>U-36. The City shall continue to offer and promote convenient and frequent household hazardous waste and electronic waste pick up or drop off events and programs to residents, and shall explore the feasibility of developing a business electronic recycling program.</p>						
<p>Implements Which Policy(ies)</p>	U-4.6; S-5.2; S-5.3					○
<p>Responsible Department(s)</p>	City Manager's Office					
<p>Supporting Department(s)</p>	N/A					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-37. The City shall continue to implement and review possible enhancements to its Construction and Demolition Debris Recycling Program, requiring construction and demolition projects to reduce and recycle waste.</p>						
Implements Which Policy(ies)	U-4.7; LU-5.1			●		
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
<p>U-38. The City shall continue to promote the various solid waste and recycling services available to business to encourage recycling in the non-residential sector.</p>						
Implements Which Policy(ies)	U-4.9					●
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>U-39. The City shall continue to expand community clean up and restoration projects throughout the City and particularly in parks and recreation areas and open space areas through hosting regular City sponsored events, and encouraging private volunteer and community service organization efforts.</p>						
Implements Which Policy(ies)	U-4.10; NR-4.14					●
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development; Public Works					
<p>U-40. The City shall continue to route development project plans to utility providers for review and comment, as appropriate during the project review and entitlement phase to ensure that the project can be accommodated.</p>						
Implements Which Policy(ies)	U-5.1; U-5.2					●
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					

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Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-41. The City shall continue to coordinate with developers and with utility and other service providers during the development project application review and entitlement stage so that adequate infrastructure is available to serve new projects.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-1.3; LU-2.5; ED-1.4; ED-2.3</p>					<p>●</p>
<p>Responsible Department(s)</p>	<p>Planning and Community Development; Public Works</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>U-42. The City shall review new development projects for design concepts and systems that increase energy efficiency by making use of the natural climate and solar access, and shall require that new developments do not preclude solar access on adjacent properties.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-5.3; LU-5.4</p>					<p>●</p>
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>Building</p>					
<p>U-43. The City shall continue to assist utility and other service providers in disseminating information to City residents and potential development project applicants about reducing energy consumption and the availability of incentive and rebate programs.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-5.4; U-5.2; NR-9.1</p>					<p>●</p>
<p>Responsible Department(s)</p>	<p>Building</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>U-44. The City shall create incentives to developers, residents, and businesses to incorporate energy efficient equipment, lighting and other design elements into projects, including financial incentives and permit expediting services.</p>						
<p>Implements Which Policy(ies)</p>	<p>U-5.4; NR-9.1; ED-2.3; LU-5.1; LU-5.4</p>		<p>●</p>			
<p>Responsible Department(s)</p>	<p>Building</p>					
<p>Supporting Department(s)</p>	<p>Planning and Community Development</p>					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-45. The City shall disseminate information on available rebates and other incentives offered by service providers and other public agencies for using energy efficient products.</p>						
Implements Which Policy(ies)	U-5.4; U-5.2; NR-9.1					⊙
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
<p>U-46. The City shall create incentives to encourage the use of energy efficient vehicles in the City, such as preferential parking and other facilities.</p>						
Implements Which Policy(ies)	U-5.4; M-4.6; NR-9.1		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>U-47. The City shall continue to require development projects to comply with City policies and ordinances requiring the undergrounding of existing and new utilities needed to serve the project.</p>						
Implements Which Policy(ies)	U-5.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>U-48. The City shall continue to explore the feasibility of replacing overhead electrical transmission and distribution lines with underground infrastructure.</p>						
Implements Which Policy(ies)	U-5.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office, Planning and Community Development					

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Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
U-49. The City shall strive to incorporate energy efficient appliances, alternative energy infrastructure, and other energy conserving design elements into all new and existing City facilities.						
Implements Which Policy(ies)	U-5.6; LU-18.3					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development; Building; Public Works					
U-50. The City shall incorporate green building standards into the Municipal Code pursuant to state requirements.						
Implements Which Policy(ies)	U-5.6; LU-5.1; LU-5.2; LU-5.4; ED-2.3	○				
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development					
U-51. The City shall consider implementing Leadership in Energy and Environmental Design (LEED) standards or other similar program, for new buildings and substantial renovations to existing buildings.						
Implements Which Policy(ies)	U-5.6; LU-5.1; LU-5.2; LU-5.4; ED-2.3	○				
Responsible Department(s)	Building; Planning and Community Development					
Supporting Department(s)	N/A					
U-52. The City shall explore potential incentive programs to be established to encourage the installation of solar energy systems in development projects.						
Implements Which Policy(ies)	U-5.7; LU-5.1; ED-2.3		○			
Responsible Department(s)	Building					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>U-53. The City shall continue to coordinate with telecommunications providers to ensure that City residents, businesses, and institutions have access to state of the art technology resources and adequate coverage, while ensuring the appropriate design and location of such facilities, pursuant to federal and state law.</p>						
Implements Which Policy(ies)	U-6.1					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
<p>U-54. The City shall continue to require a Conditional Use Permit for review of telecommunication infrastructure, including cellular towers and sites, to ensure appropriate design and neighborhood aesthetic compatibility.</p>						
Implements Which Policy(ies)	U-6.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>U-55. The City shall continue to strive to provide the highest level of communications systems in City operations and services to the public.</p>						
Implements Which Policy(ies)	U-6.3					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>U-56. The City shall continue to require that all necessary improvements to infrastructure, including roadways, to accommodate new development projects or mitigate their specific impacts be completed prior to occupancy, unless otherwise agreed to by the City and project proponent under special conditions and arrangement.</p>						
Implements Which Policy(ies)	LU-1.3					○
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					

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Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
CS-1. The City shall strive to meet the goals for local park and recreation space through additional facilities, and continue to maintain open space areas in accordance with the goals.						
Implements Which Policy(ies)	CS-1.1; LU-2.5; LU-7.4; LU-18.1; LU-18.9; NR-4.7					○
Responsible Department(s)	Community Services; Planning and Community Development					
Supporting Department(s)	N/A					
CS-2. The City shall prepare an update to the Parks Master Plan, including developing facility standards.						
Implements Which Policy(ies)	CS-1.1; CS-1.6; CS-1.9; LU-7.4; LU-9.2; LU-18.1; LU-18.9; NR-4.7			○		
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development					
CS-3. The City shall continue to coordinate with county, state, and federal agencies that control park lands in the region to ensure that such resources are available to and benefit local residents.						
Implements Which Policy(ies)	CS-1.2					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Community Services					
CS-4. The City shall consider land use compatibility and neighborhood context in siting future park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs.						
Implements Which Policy(ies)	CS-1.5					○
Responsible Department(s)	Community Services; City Manager’s Office					
Supporting Department(s)	Planning and Community Development					

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-5. The City shall continue to strive to provide park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs.</p>						
Implements Which Policy(ies)	CS-1.6; LU-7.4; LU-9.2; LU-18.1; LU-18.9; LU-19.1					○
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
<p>CS-6. The City shall explore the potential to use excess space in private and other public facilities throughout the City for hosting recreation activities and programs to better serve local neighborhoods and reduce reliance on automobiles.</p>						
Implements Which Policy(ies)	CS-1.6; LU-7.4; LU-9.2; LU-18.1					○
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	City Attorney's Office					
<p>CS-7. The City shall continue to comply with state and federal laws, as well as the Agoura Hills Municipal Code, ensuring that all park and recreational facilities meet accessibility standards, including the Americans with Disabilities Act.</p>						
Implements Which Policy(ies)	CS-1.7					○
Responsible Department(s)	Building					
Supporting Department(s)	Community Services Department					
<p>CS-8. The City shall continue to enforce the Zoning Code provisions requiring recreational facilities in multi-family residential developments, and shall encourage the inclusion of recreational facilities in other residential developments, as appropriate.</p>						
Implements Which Policy(ies)	CS-1.8; LU-7.4; LU-10.2; LU-14.3					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
CS-9. The City shall continue to maintain the high quality of the City’s parks and recreational facilities by scheduling regular maintenance inspections and conducting improvements as needed.						
Implements Which Policy(ies)	CS-1.9; NR-4.7					○
Responsible Department(s)	Community Services					
Supporting Department(s)	Public Works					
CS-10. The City shall regularly evaluate the types of recreation activities and programs offered to ensure that they meet the varied and changing needs of the community, including continuing to reasonably accommodate special needs individuals and groups.						
Implements Which Policy(ies)	CS-2.1; CS-2.2; CS-2.3; LU-2.5					○
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
CS-11. The City shall continue to offer senior recreation activities and programs to meet the needs of the growing population.						
Implements Which Policy(ies)	CS-2.1; CS-2.2; LU-2.5					○
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
CS-12. The City shall continue to expand youth programs, especially after school and school break activities that are conveniently located throughout the City and near schools.						
Implements Which Policy(ies)	CS-2.1; CS-2.2; CS-1.6					○
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-13. The City shall explore the feasibility of offering programs that highlight the City’s natural and unique assets, such as hiking and equestrian activities, and including collaborating with other organizations, agencies, and entities to share resources.</p>						
Implements Which Policy(ies)	CS-2.2; CS-2.1; CS-2.4					●
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
<p>CS-14. The City shall continue to provide, and explore further, opportunities for social recreation activities for youth and teens, including studying the potential for a youth and teen center facility.</p>						
Implements Which Policy(ies)	CS-2.1; CS-2.2; LU-2.5; LU-18.1			●		
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
<p>CS-15. The City shall continue to promote healthy lifestyles and activities when considering recreation programs and activities, and specifically sponsor and support health-related programs and special events in the community.</p>						
Implements Which Policy(ies)	CS-2.4					●
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
<p>CS-16. The City shall continue to offer frequent community-wide special events, including those that promote the City’s history, family activities, cultural events, and educational outreach.</p>						
Implements Which Policy(ies)	CS-2.5; LU-2.5; ED-2.4; HCR-2.2					●
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					

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Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-17. The City shall continue to pursue agreements with the school district, other agencies and entities, and sports organizations and clubs to encourage the joint use of facilities for recreation and other services for residents, and shall explore opportunities for inter-community participation in City programs and facilities with surrounding businesses, cities and counties.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-3.1; CS-3.2; CS-4.2; LU-18.1</p>					○
<p>Responsible Department(s)</p>	<p>Community Services</p>					
<p>Supporting Department(s)</p>	<p>City Manager’s Office; City Attorney’s Office</p>					
<p>CS-18. The City shall continue to support the joint Agoura Hills/Calabasas Community Center facility and programs to provide a diversity of recreational opportunities to residents.</p>						
<p>Implements Which Policy(ies)</p>	<p>LU-19</p>					○
<p>Responsible Department(s)</p>	<p>Community Services</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>CS-19. The City shall continue to expand opportunities for citizen volunteers to enhance City recreation programs and special events.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-3.3</p>					○
<p>Responsible Department(s)</p>	<p>Community Services</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>CS-20. The City shall continue to enforce the City’s Parkland Dedication and Fees Ordinance for new residential development, and shall explore other mechanisms to finance the acquisition, improvement, and maintenance of park facilities.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-4.1</p>					○
<p>Responsible Department(s)</p>	<p>Planning and Community Development; Community Services</p>					
<p>Supporting Department(s)</p>	<p>Finance</p>					

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-21. The City shall continue to periodically evaluate and adjust user and service fees for park facilities and recreation programs in order to reflect City costs of providing services as well as maintaining affordability.</p>						
Implements Which Policy(ies)	CS-4.1					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	Finance					
<p>CS-22. The City shall continue to implement the Citywide Trails and Pathways Master Plan.</p>						
Implements Which Policy(ies)	CS-5.1; CS-5.2 through CS-5.10; LU-3.3; LU-4.2; LU-4.8; LU-7.5; LU-19.1; LU-19.3; LU-23.5; LU-30.5; M-7.2; NR-2.1; NR-4.6; NR-4.8; NR-6.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
<p>CS-23. The City shall use the most sustainable and environmentally sensitive design and construction methods shall be employed in trail and pathway development, and trail and pathway development projects shall undergo environmental review pursuant to the California Environmental Quality Act to ensure no significant adverse impacts result from their implementation.</p>						
Implements Which Policy(ies)	CS-5.5					⊙
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					
<p>CS-24. The City shall prepare and implement a trails and pathways signage program in conjunction with implementation of the Citywide Trails and Pathways Master Plan.</p>						
Implements Which Policy(ies)	CS-5.6; LU-7.5; LU-30.5			⊙		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-25. The City shall require that all new development and substantial remodels adjacent to identified trail systems, either existing or proposed, provide a trail or pathway connection to such trail system in compliance with the standards in the Citywide Trails and Pathways Master Plan.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-5.9; LU-4.8; LU-5.4; LU-7.5; LU-23.5; M-7.2</p>					○
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>CS-26. The City shall continue to coordinate with and support the services that the Los Angeles County Fire Department and Los Angeles Sheriff Department provide to the City, which may include ensuring adequate personnel and facilities for timely emergency response, reviewing proposed development projects for site access and design, including crime prevention design measures, and fuel modification purposes, as relevant, and conducting regular inspections as necessary.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-6.1; CS-6.4; CS-7.1; LU-2.5; S-3.1; S-3.2; S-3.5; S-3.7; S-3.8; S-4.1; S-4.2</p>					○
<p>Responsible Department(s)</p>	<p>City Manager’s Office; Planning and Community Development</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					
<p>CS-27. The City shall continue to ensure that the Los Angeles County Fire Department and Los Angeles County Sheriff Department maintain mutual aid and other relevant agreements with other jurisdictions and agencies, including the California Highway Patrol and Ventura County, for supplemental fire protection and law enforcement services during emergency situations.</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-6.2; CS-7.3; S-6.4</p>					○
<p>Responsible Department(s)</p>	<p>City Manager’s Office</p>					
<p>Supporting Department(s)</p>	<p>City Attorney’s Office</p>					
<p>CS-28. The City shall continue to provide staff and financial resources to ensure the ongoing organization and training of the City’s Community Emergency Response Team (CERT).</p>						
<p>Implements Which Policy(ies)</p>	<p>CS-6.3; S-6.2; S-6.3; S-6.5</p>					○
<p>Responsible Department(s)</p>	<p>City Manager’s Office</p>					
<p>Supporting Department(s)</p>	<p>N/A</p>					

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-29. The City shall continue to maintain the City’s Emergency Operations Center (EOC) in accordance with state and federal requirements.</p>						
Implements Which Policy(ies)	CS-6.4; S-6.2; S-6.5					○
Responsible Department(s)	City Manager’s Office					○
Supporting Department(s)	N/A					○
<p>CS-30. The City shall continue to route development project plans, as appropriate, to the County Fire Department for review and comment during the review and entitlement phase, and the City shall continue to monitor development project plans during this phase to ensure that fire hazards are reduced through proper design, including incorporating fire prevention suppression systems, in accordance with relevant city, county, and state fire regulations and codes, as appropriate, and the City shall encourage the use of automatic fire sprinkler systems in multi-family residential uses where not required.</p>						
Implements Which Policy(ies)	CS-6.6					○
Responsible Department(s)	Planning and Community Development; Building					○
Supporting Department(s)	N/A					○
<p>CS-31. The City shall continue to cooperate with the County of Los Angeles Sheriff Department in crime prevention and safety education efforts.</p>						
Implements Which Policy(ies)	CS-7.1; S-4.3					○
Responsible Department(s)	City Manager’s Office					○
Supporting Department(s)	N/A					○
<p>CS-32. The City shall encourage citizen participation in public safety and educational programs at the neighborhood level, including Neighborhood Watch or similar efforts, to supplement law enforcement services and facilitate safety awareness.</p>						
Implements Which Policy(ies)	CS-7.1; S-4.3					○
Responsible Department(s)	City Manager’s Office					○
Supporting Department(s)	N/A					○

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-33. The City shall distribute information describing Crime Prevention Through Environmental Design or other similar concepts to encourage potential development applicants to incorporate them in their projects, and utilize such concepts promoting defensible space in design in City facilities to the extent feasible.</p>						
<p>Implements Which Policy(ies)</p>	CS-7.2; S-3.3; S-3.4; S-4.4			●		
<p>Responsible Department(s)</p>	Planning and Community Development; Building					
<p>Supporting Department(s)</p>	N/A					
<p>CS-34. The City shall continue to maintain the City’s graffiti abatement program, providing timely response to graffiti reports and adequate mitigation of graffiti.</p>						
<p>Implements Which Policy(ies)</p>	CS-7.4					●
<p>Responsible Department(s)</p>	Public Works; City Manager’s Office					
<p>Supporting Department(s)</p>	N/A					
<p>CS-35. The City shall continue to support the efforts of the Las Virgenes Unified School District to provide education services to all school aged children in the City, and collaborate on joint efforts between the City and District, where appropriate.</p>						
<p>Implements Which Policy(ies)</p>	CS-8.1					●
<p>Responsible Department(s)</p>	City Manager’s Office					
<p>Supporting Department(s)</p>	N/A					
<p>CS-36. The City shall continue to cooperate with the Las Virgenes Unified School District as it upgrades or expands its facilities, as deemed appropriate, and support the District’s facility planning efforts.</p>						
<p>Implements Which Policy(ies)</p>	CS-8.2					●
<p>Responsible Department(s)</p>	City Manager’s Office					
<p>Supporting Department(s)</p>	Planning and Community Development; Public Works					

Table 6-7 Community Services Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>CS-37. The City shall coordinate with the Agoura Hills Library Branch of the Los Angeles County Public Library system to ensure that the library is adequately serving the community, and continue to collaborate on relevant joint City/library programs and special events.</p>						
<p>Implements Which Policy(ies)</p>	CS-9.1					○
<p>Responsible Department(s)</p>	City Manager's Office					
<p>Supporting Department(s)</p>	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
NR-1. The City shall continue to carry out the City’s Open Space Implementation Plan.						
Implements Which Policy(ies)	NR-1.1; NR-1.4; NR-1.5; NR-4.5; NR-4.6; NR-4.7; U-3.4; LU-LU-3.1; LU-3.3; LU-4.2; LU-19.2; LU-31.2;					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office; City Manager’s Office					
NR-2. During the review and entitlement process for development projects, the City shall ensure that all projects adjacent to open space resource areas, including SEAs and lands shown on Figure NR-2, have appropriate transitions between the proposed development and the open space area, which shall be planted with native species and where structures are prohibited, and allow for inter-connection of open space areas, as appropriate.						
Implements Which Policy(ies)	NR-1.2; NR-2.4; NR-4.6; LU-3.3; LU-4.8; LU-4.9; LU-19.1; LU-19.4					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
NR-3. The City shall continue to implement the requirements of the City’s National Pollution Discharge Elimination System (NPDES) Permit, including Storm Water Pollution Prevention Plans and Standard Urban Storm Water Mitigation Plans, and continue efforts to be in compliance with all applicable state and federal water quality regulations.						
Implements Which Policy(ies)	NR-1.3; NR-4.2; NR-6.4					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
NR-4. The City shall, as part of the review and entitlement process for development projects, continue to coordinate with relevant federal and state agencies to ensure the viability of the Liberty Canyon wildlife corridor.						
Implements Which Policy(ies)	NR-1.4; NR-4.12; LU-3.1; LU-19.1				○	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>NR-5. The City shall explore the potential for restoring habitat and removing existing impediments to open space lands in order to support native wildlife and plant species, and encourage wildlife movement within the open space areas.</p>						
Implements Which Policy(ies)	NR-1.4; LU-3.1; LU-5.4; LU-19.3; NR-6.1; U-3.4			●		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>NR-6. The City shall continue to implement the City’s Oak Tree Preservation Guidelines in the Zoning Code.</p>						
Implements Which Policy(ies)	NR-4.2; NR-4.10; LU-3.1; LU-3.4; LU-3.7; LU-4.1					●
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>NR-7. The City shall continue to coordinate with relevant state and federal permit agencies with jurisdiction in and around water bodies, such as creeks and drainages, to ensure that such resources are protected and development impacts minimized.</p>						
Implements Which Policy(ies)	NR-4.2; NR-6.1; NR-6.4; U-3.4; LU-3.1; LU-3.5; LU-5.4; LU-19.4					●
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	N/A					
<p>NR-8. The City shall continue to implement the California Environmental Quality Act (CEQA).</p>						
Implements Which Policy(ies)	NR-4.3					●
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					

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Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>NR-9. The City shall continue to install and maintain roadway medians and parkways and edges of roadways with trees and other landscaping to lessen heat island effects and to promote aesthetics and urban forestry.</p>						
<p>Implements Which Policy(ies)</p>	NR-4.7; LU-5.3; LU-5.4; LU-19.1					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	N/A					
<p>NR-10. The City shall continue to maintain and augment as necessary trees and other landscaping in City parks.</p>						
<p>Implements Which Policy(ies)</p>	NR-4.7; LU-5.1; LU-5.3; LU-5.4; LU-19.1					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Community Services					
<p>NR-11. The City shall minimize the application of pesticides and herbicides on all City-owned landscaped properties.</p>						
<p>Implements Which Policy(ies)</p>	NR-4.9; LU-5.4					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Community Services					
<p>NR-12. The City shall continue to prepare and make available to the public a current list of appropriate native plants suitable to the Agoura Hills area, and encourage the use of such plants, as feasible, in private development projects during project review and entitlement.</p>						
<p>Implements Which Policy(ies)</p>	NR-4.9; LU-5.4					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>NR-13. The City shall continue to prioritize the use of native landscaping suitable to the Agoura Hills area, including plants and trees that provide a high level of wildlife habitat, in all City landscaped facilities and projects, to the extent practicable.</p>						
Implements Which Policy(ies)	NR-4.9; LU-3.1; LU-5.4; LU-18.3					○
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
<p>NR-14. The City shall prepare informational materials regarding ways to minimize pollution in City creeks, drainages, and flood channels, including reducing the use of pesticides and herbicides on landscaping, using storm water filter mechanisms, and avoiding dumping into water bodies, to distribute to members of the public.</p>			○			
Implements Which Policy(ies)	NR-4.9; NR-6.1; NR-6.2; S-5.3; LU-5.4; U-3.4		○			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>NR-15. The City shall explore the feasibility of improving the creeks, drainages and flood channels in the City through regular removal of non-native and invasive plants and trees; planting of native species within and/or along the top of the water courses; development of adjacent bikeways and pedestrian paths, as practicable; and, in some cases, restoring developed water courses to their natural earthen and vegetated condition while still maintaining adequate flood control and protection.</p>				○		
Implements Which Policy(ies)	NR-4.11; NR-6.1; NR-6.4; LU-3.1; LU-3.5; LU-5.4; LU-19.1; S-1.5			○		
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					
<p>NR-16. The City shall continue to coordinate with and support the efforts of the Santa Monica Mountains Conservancy/Mountains Recreation Conservation Authority and other appropriate agencies and entities in restoring native habitats in and around Agoura Hills.</p>						
Implements Which Policy(ies)	NR-4.11; NR-6.2; NR-6.4; LU-3.1; LU-3.5; LU-5.4;U-3.4					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>NR-17. The City shall continue its efforts in improving and protecting the water quality of the City’s creeks, drainages and flood control channels through periodic community clean up events; public education programs regarding pollution prevention, as well as compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit, and other federal and state water quality regulations, and shall include coordinating and collaborating with other jurisdictions and agencies as appropriate to achieve water quality aims.</p>						●
Implements Which Policy(ies)	NR-4.11; NR-6.1; NR-6.4; NR-6.5; NR-6.6; LU-3.5; U-3.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
<p>NR-18. The City shall help promote citizen participation in educational opportunities offered by community and environmental organizations and other relevant government entities to learn about the natural resources, including plants and wildlife, in the region.</p>						●
Implements Which Policy(ies)	NR-4.13					
Responsible Department(s)	Community Services; Planning and Community Development					
Supporting Department(s)	N/A					
<p>NR-19. The City shall update its Water Efficient Landscape Ordinance in accordance with state requirements to minimize the use of water in landscape irrigation.</p>		●				
Implements Which Policy(ies)	NR-5.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney’s Office					
<p>NR-20. The City shall continue to comply with the requirements and plans of the South Coast Air Quality Management District and the Southern California Association of Governments, as well as other state and federal legislation, regarding air quality.</p>						●
Implements Which Policy(ies)	NR-7.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
NR-21. The City shall continue to utilize low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available.						
Implements Which Policy(ies)	NR-7.3					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
NR-22. The City shall continue to require that all construction projects comply with the mandates and recommendations, as appropriate, of the South Coast Air Quality Management District regarding fugitive dust control.						
Implements Which Policy(ies)	NR-7.4					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
NR-23. The City shall continue to implement its street sweeping program.						
Implements Which Policy(ies)	NR-7.4					○
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
NR-24. The City shall continue to comply with Division of Mines and Geology regulations, as applicable.						
Implements Which Policy(ies)	NR-8.1					○
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	Building					
NR-25. The City shall continue to comply with all state requirements regarding climate change and greenhouse gas reduction, including preparing necessary plans and analyses.						
Implements Which Policy(ies)	NR-10.1					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
NR-26. The City shall ensure that any City plans prepared related to climate change and greenhouse gas reduction are consistent with relevant regional plans addressing similar issues, and that the City coordinates and collaborates, as legally required, with other agencies and organizations to meet climate change and greenhouse gas reduction goals, required by the state and federal government.						
Implements Which Policy(ies)	NR-10.2; LU-5.4					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
NR-27. The City shall support the efforts of regional agencies and other entities to educate the public about the benefits and measures related to reducing greenhouse gases.						
Implements Which Policy(ies)	NR-10.3; LU-5.4					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
NR-28. The City shall continue to enforce the Sign Ordinance of the Municipal Code, and shall continue the abatement of outdoor advertising displays (such as billboards) to the extent feasible.						
Implements Which Policy(ies)	NR-2.5					○
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager's Office					

Table 6-9 Community Safety Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>S-1. The City shall continue to ensure that all development projects comply with federal, state and Los Angeles County requirements for floodplain management, flood hazard protection and use, and storage of hazardous materials.</p>						
Implements Which Policy(ies)	S-1.3; S-1.6; S-1.7					○
Responsible Department(s)	Public Works; Building					
Supporting Department(s)	N/A					
<p>S-2. The City shall continue to update and implement the Standardized Emergency Management System (SEMS) Plan in compliance with state and other agency requirements, and educate and train City staff, as necessary.</p>						
Implements Which Policy(ies)	S-1.4; S-4.6; S-5.1; S-6.1; S-6.2; S-6.3					○
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
<p>S-3. As development projects are proposed, the City shall continue to work with applicants to preserve the floodplain as open space, and discourage channelization, if possible.</p>						
Implements Which Policy(ies)	S-1.5					○
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	N/A					
<p>S-4. The City shall continue to ensure compliance with state and City seismic and geologic safety standards during the development project review and entitlement phase, requiring technical studies and investigations for ground rupture, ground shaking, liquefaction, expansive soils, subsidence, and other factors on sites, as necessary, and incorporating best management practices and protective measures into the project.</p>						
Implements Which Policy(ies)	S-2.1; S-2.2					○
Responsible Department(s)	Building; Planning and Community Development					
Supporting Department(s)	N/A					

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Table 6-9 Community Safety Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>S-5. The City shall encourage existing important public facilities located in the City, including schools, to upgrade and retrofit structures that do not meet current building standards and within areas susceptible to seismic or geologic hazards, as feasible.</p>						
<p>Implements Which Policy(ies)</p>	S-2.3					○
<p>Responsible Department(s)</p>	Building					
<p>Supporting Department(s)</p>	N/A					
<p>S-6. The City shall explore the potential for state or federal funding to assist in seismic upgrades and retrofit of existing buildings.</p>						
<p>Implements Which Policy(ies)</p>	S-2.4					○
<p>Responsible Department(s)</p>	Building					
<p>Supporting Department(s)</p>	N/A					
<p>S-7. The City shall continue to implement the County Fire Department developer fee for new development.</p>						
<p>Implements Which Policy(ies)</p>	S-3.5					○
<p>Responsible Department(s)</p>	Building					
<p>Supporting Department(s)</p>	Planning and Community Development; Finance					
<p>S-8. The City shall continue to work with the County of Los Angeles Fire Department regarding fuel modification issues on proposed development projects to encourage protection of natural resources and habitat, and to uphold the City landscaping criteria while providing wildland and urban fire protection.</p>						
<p>Implements Which Policy(ies)</p>	S-3.8; S-3.9					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-9 Community Safety Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>S-9. The City shall continue to request input regarding safety and crime prevention design issues from the Los Angeles County Sheriff Department during development project review and entitlement, as appropriate.</p>						
Implements Which Policy(ies)	S-4.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>S-10. The City shall coordinate with relevant county, state, and federal agencies as necessary to ensure that users, producers, and transporters of hazardous materials and wastes abide by applicable laws.</p>						
Implements Which Policy(ies)	S-5.4					⊙
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
<p>S-11. The City shall continue to require the preparation of soil and groundwater contamination assessments in accordance with applicable standards for development projects during the project review and entitlement phase in areas where there is the potential for hazardous materials to be present, and the City shall require that the recommendations of such assessments, including necessary remediation procedures, are implemented in compliance with relevant laws, including those of the Los Angeles County Environmental Health Division, County Department of Toxic Substances Control, and the Regional Water Quality Control Board, with the contaminated site remediated prior to grading and construction of the project.</p>						
Implements Which Policy(ies)	S-5.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Building; Public Works					

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Table 6-9 Community Safety Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>S-12. The City shall only approve projects involving sensitive land uses (including residences, schools, daycare and eldercare centers, playgrounds, medical facilities) within or adjacent to areas with land use designations that allow industrial and manufacturing facilities if an analysis provided by the project proponent during the review and entitlement phase demonstrates that the health risk from the use, transport or storage of hazardous materials will not be significant.</p>						○
<p>Implements Which Policy(ies)</p>	S-5.6					
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>S-13. The City shall continue to ensure uses in mixed-use projects do not pose significant hazardous materials health risks during the design review and entitlement phase.</p>						○
<p>Implements Which Policy(ies)</p>	S-5.6					
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	Building					

Table 6-10 Noise Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
<p>N-1. The City shall require the preparation of a noise study during the project review and entitlement phase, as deemed necessary by the Planning and Community Development Department, for the following: (1) New residential and other noise sensitive uses (including schools, libraries, hospitals and other similar medical facilities) along the freeway corridor and major thoroughfares and near stationary noise sources; and (2) Substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity. Such project shall comply with the recommendations of the noise study to mitigate noise levels to the extent feasible.</p>						○
Implements Which Policy(ies)	N-1.1; N-2.3; N-3.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>N-2. For substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity (including hospitals and other similar medical facilities, libraries and schools), and for mixed use development projects that include residential uses, the City shall require that the project demonstrate during the review and entitlement phase that the structure(s) will adequately isolate noise between adjacent uses (using such methods as building orientation, window insulation, common wall separation, common floor/ceiling separation), and that such projects incorporate physical construction standards (including equipment) and site design components (locating loading areas, parking lots, primary driveways, trash enclosures, mechanical equipment and other noise sources away from the residential and other sensitive uses) to the extent feasible to reduce noise between adjacent uses.</p>						○
Implements Which Policy(ies)	N-1.2; N-1.3; M-4.4; LU-16.3; LU-27.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
<p>N-3. The City shall require during the project review and entitlement phase that new development incorporate all practicable measures to provide adequate sound insulation and noise protection from existing and anticipated noise sources.</p>						○
Implements Which Policy(ies)	N-1.4; N-3.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

CHAPTER 6: IMPLEMENTATION PROGRAM

Table 6-10 Noise Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
<p>N-4. The City shall consider as part of the project review and entitlement phase for development projects considered noise sensitive land uses (including schools, libraries, hospitals and other similar medical facilities) within areas exceeding ambient noise standards for that given use if an analysis provided by the project proponent demonstrates that the health risk from locating such uses in these areas will not be significant.</p>						
<p>Implements Which Policy(ies)</p>	N-1.5; N-3.1					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>N-5. The City shall continue to require during the project review and entitlement phase that development projects be evaluated for consistency with the Noise/Land Use Compatibility Matrix (Table N-1) and the Interior and Exterior Noise Standards (Table N-2), as well as noise regulations in the Municipal Code.</p>						
<p>Implements Which Policy(ies)</p>	N-1.6; N-3.1					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					
<p>N-6. The City shall continue to design roadway improvement projects, and coordinate as necessary with the California Department of Transportation, so that roadway noise exposure to adjacent uses is minimized, and the City shall continue to require the incorporation of noise attenuation measures in such roadway projects.</p>						
<p>Implements Which Policy(ies)</p>	N-2.2; M-4.5					○
<p>Responsible Department(s)</p>	Public Works					
<p>Supporting Department(s)</p>	Planning and Community Development					
<p>N-7. The City shall continue to require the use of noise walls, berms and other similar structures to reduce the effects of noise in residential and other noise sensitive land use projects adjacent to the freeway corridor and major thoroughfares, as recommended by required noise studies during project review and entitlement.</p>						
<p>Implements Which Policy(ies)</p>	N-2.2; M-4.5					○
<p>Responsible Department(s)</p>	Planning and Community Development					
<p>Supporting Department(s)</p>	N/A					

Table 6-10 Noise Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
N-8. The City shall continue to implement the City's noise regulations outlined in the Municipal Code.						
Implements Which Policy(ies)	N-3.2; N-3.3; M-4.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
N-9. The City shall continue to coordinate with Caltrans and the Los Angeles County Sheriff Department to promote the enforcement of state motor vehicle noise standards along the Ventura Freeway and City streets.						
Implements Which Policy(ies)	N-2.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

Chapter 7 GLOSSARY

A

Adaptive Reuse. A method by which a building is adapted to a different use from its original use, while its general physical form is retained.

Advanced Arterial Management Systems. Advanced arterial management systems manage traffic along arterial roadways, employing traffic detectors, traffic signals, and various means of communicating information to travelers. These systems make use of information collected by traffic surveillance devices to smooth the flow of traffic along travel corridors. They also disseminate important information about travel conditions to travelers via technologies such as dynamic message signs (DMS) or highway advisory radio (HAR) (ITS, Department of Transportation).

Advanced Traveler Information. Advanced traveler information applications use a variety of technologies, including Internet websites, telephone hotlines, as well as television and radio, to allow users to make more informed decisions regarding trip departures, routes, and mode of travel.

Air Pollutant Emissions. Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source (ITS, Department of Transportation).

Air Pollution. The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

Air Quality Standards. The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Alquist-Priolo Earthquake Fault Zoning Act. California state law that mitigates the hazard of surface faulting to structures for human occupancy.

Ambient Noise Level. The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Ambient. Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

Average Daily Traffic (ADT). Number of vehicles (cars, trucks, etc.) on a road over a 24-hour period (measured in vehicles per day).

A-Weighted Decibel (dB(A)). A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

B

Base Flood Elevation. The highest elevation, expressed in feet above sea level, of the level of floodwaters expected to occur during a 100-year flood (i.e., a flood that has one percent likelihood of occurring in any given year).

Best Management Practices (BMP). A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

Bicycle Lane (Class II facility). A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility). A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility). A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways. A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biological Community. A naturally occurring group of different plant and animal species that live in a particular environment.

Buffer. A strip of land designated to protect one type of land use from another incompatible use. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones, such as a multi-family housing zone between single-family housing and commercial uses.

Build-out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning designations or zoning.

C

California Environmental Quality Act (CEQA). A state law (California Public Resources Code Section 21000 et seq.) requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans usually require the preparation of a “Program EIR.”

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Capital Improvement Program (CIP). A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long-lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Capital Improvement. A specific undertaking involving procurement, construction, or installation of facilities or related equipment which improves, preserves, enhances or modernizes the City's provision of municipal services, has a useful life of at least five years, and costs in excess of \$20,000.

Carbon Dioxide. A colorless, odorless, nonpoisonous gas that is a normal part of the atmosphere.

Carbon Footprint. A measure of the impact of human activities on the environment. Carbon Footprint can be measured as the total amount of greenhouse gases (GHG) and carbon dioxide emitted for a product or service within a specific geographic area.

Carbon Monoxide. A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Civic Uses. See "Public and Quasi-Public Uses."

Class I Bike Route. A bike path characterized by complete physical separation from automotive traffic.

Class II Bike Route. A portion of a roadway or shoulder which is separated from traffic lanes by the use of a solid white stripe on the pavement and has been designated for preferential use by bicyclists.

Class III Bike Route. A bicycle route with roadside signs suggesting a route for cyclists, and urging auto users to share the road, but lacking any striping or preferential space for cyclists.

Climate Change. The change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Community Noise Equivalent Level (CNEL). The average equivalent sound level during a 24-hour day, obtained after addition of 5 decibels (dB) to sound levels in the evening from 7:00 P.M. to 10:00 P.M. and after addition of 10 dB to sound levels in the night after 10 :00P.M. and before 7:00 A.M. (see also "A-Weighted Decibel").

Complete Neighborhood. A neighborhood that promotes livability and safety for residents of all ages, incomes, and cultural backgrounds with characteristics

such as: a mix of housing types and housing affordability; one or more nodes or districts of vibrant commercial or civic activity that provide identity for the neighborhood; neighborhood services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public meeting hall; employment opportunities accessible by transit; sustainable designs and green infrastructure that respond to climatic demands and conserves scarce resources; extensive tree canopy and attractive landscaping; a sense of personal safety (e.g., low crime rate, short police and emergency response times); an interconnected street network with short blocks and few cul-de-sacs; convenient access to public transportation (e.g., light rail and bus); a complete network of pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods, centers, corridors, and employment; and well-maintained housing and public facilities.

Complete Streets. Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorists and transit riders) of all ages and abilities with characteristics such as comprehensive, integrated, and connected network; balanced design; variety of uses and activities that create a varied streetscape; design that relates well to bordering uses and allows for continuous activity; pedestrian and biking facilities that promote safety and maximize access to bordering uses; aesthetically designed street lights that provide sufficient illumination of sidewalks; consistent landscaping that includes street trees and landscaped medians and sidewalks; sustainable design that minimizes runoff, minimizes heat island effects, responds to climatic demands, and conserves scarce resources; and well-maintained facilities.

Crime Prevention Through Environmental Design (CPTED). The design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life. (National Crime Prevention Institute)

Critical Facilities. Facilities serving or housing people in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities; and utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, communications, and transportation facilities.

Cultural Resource. A broad definition for a variety of resources, including archaeological sites, isolated artifacts, Native American cultural properties, and historic buildings, structures, landscapes, sites, and features.

D

Day-Night Average Noise Level (L_{dn}). A 24-hour average L_{eq} with a 10 dBA “penalty” added to noise levels during the hours of 10:00 P.M. to 7:00 A.M. to account for increased sensitivity that people tend to have to nighttime noise. Because of this penalty, the L_{dn} would always be higher than its corresponding

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24-hour L_{eq} (e.g., a constant 60 dBA noise over 24 hours would have a 60 dBA L_{eq} , but a 66.4 dBA L_{dn}).

dBA. Measurement unit for “a-weighted decibels,” which are commonly used for measuring environmental and industrial noise and the potential hearing damage associated noise health effects.

Decibel (dB). A unit for describing the amplitude of sound, as it is heard by the human ear (see also “A-Weighted Decibel,” “Community Noise Equivalent Level,” and “Day-Night Average Level”).

E

There are no terms to be included.

F

Federally Mapped Floodplain. A flood prone area that has been mapped and accepted by FEMA as the result of a flood insurance study (FIS). Mapped floodplains are used for flood insurance needs and for other regulatory purposes.

Fire Hazard Zone. An area where, due to slope, fuel, weather, or other five related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fiscal Impact Analysis. A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood Insurance Rate Map (FIRM). Maps issued by FEMA that show special flood hazard areas, including the 100-year floodplain. They also show flood insurance rate map zones and other flood-related information applicable to a community.

Flood, Regulatory Base. Flood having a one percent chance of being equaled or exceeded in any given year (e.g., 100-year flood).

Floodplain. A lowland or relatively flat area adjoining the banks of a river or stream that is subject to a one percent or greater chance of flooding in any given year (e.g., 100-year flood).

Floodway. The channel of a watercourse or river and the portions of the floodplain adjoining the channel that are reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR). The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is $GBA/NLA = FAR$.

Fuel Modification. The manipulation or removal of fuels to reduce the likelihood of ignition and/or to lessen potential damage and resistance to control. Fuel modification zones are strategically placed as a buffer to open space, or areas of natural vegetation and generally would occur surrounding the perimeter of a subdivision, commercial development, or isolated development of a single-family dwelling.

Greenbelt. An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Greenhouse Gases (GHG). Gases that trap heat in the atmosphere, analogous to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. The accumulation of GHG in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHG, the earth's surface would be cooler.

H

Hazardous Material. A material that, because of its quantity, concentration, or physical, chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (California Health and Safety Code)

Hazardous Waste. A waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either (a) cause, or significantly contribute to, an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed. (California Health and Safety Code)

I

Impact Fees. Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time. (SCC 17.191.020)

In Situ. A Latin phrase meaning “in place.” Archaeologically it refers to an artifact or object being found in its original, undisturbed position.

J

Joint Powers Authority (JPA). A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Joint-Use Facility. A public facility that serves multiple purposes (e.g., a drainage detention basin that is an attractive recreational amenity) or provides shared services (e.g., a library shared by a high school and a college).

K

There are no terms to be included.

L

Level of Service (LOS). A quality measure describing transportation operating conditions, generally in terms of such service measures as speed and travel time, freedom to maneuver, and traffic interruptions. The transportation LOS system uses the letters A through F to designate different levels, with LOS A representing the best operating conditions and LOS F the worst.

Light Pollution. Excessive or obtrusive light created by humans.

Livable Community. Recognizes its own unique identity and places a high value on the planning processes that help manage growth and change to maintain and enhance its community character (American Institute of Architects).

M

Mineral Resource Zone (MRZ). Areas classified on the basis of geologic factors without regard to existing land use and land ownership; categorized into four general classifications (MRZ-1 through MRZ-4). Of the four, the MRZ-2 classification is recognized in land use planning because the likelihood for occurrence of significant mineral deposits is high, and the classification may be a

factor in the discovery and development of mineral deposits that would tend to be economically beneficial to society.

Mixed-Use Development. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mutual Aid Agreements. An agreement between agencies and/or jurisdictions to assist each other in times of emergency or when the other agency’s resources can more efficiently respond to calls for service than the agency that is the normal service provider.

N

National Flood Insurance Program (NFIP). The NFIP, managed by FEMA, makes federally backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage.

National Pollutant Discharge Elimination System (NPDES). A national program under Section 402 of the Clean Water Act for regulation of discharges of pollutants from point sources to waters of the United States. Discharges are illegal unless authorized by an NPDES permit. (U.S. Environmental Protection Agency).

Noise Attenuation. The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels (dB).

Noise Exposure Contours. Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the metrics utilized to describe community noise exposure.

Noise Sensitive Land Use. Those specific land uses that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods.

Nonattainment. The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Nonconforming Structure. A structure that was lawfully erected but that does not conform to the property development regulations prescribed in the regulations for the district in which the structure is located by reason of

adoption or amendment of this code or by reason of annexation of territory to the City.

Nonconforming Use. A use of a structure or land that was lawfully established and maintained but that does not conform to the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of this code or by reason of annexation of territory to the City.

O

There are no terms to be included.

P

Parking, Shared. A public or private parking area used jointly by two or more uses.

Peak Hour. The time period during which the greatest demand occurs on the transportation system in the morning and early afternoon, also known as “rush hour.”

Permeability (groundwater). Ability of a rock or unconsolidated deposit to transmit water through spaces that connect between grains. The size and shape of the spaces controls how well water transmits, or “flows.”

Potable Water. Water suitable for consumption by humans (i.e., drinking water).

Public and Quasi-public Uses. Institutional, academic, governmental, and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals and cemeteries.

Q

There are no terms to be included.

R

Reclaimed Water. Treated wastewater that can be used for irrigation and other nonpotable uses.

Rehabilitation. The upgrading of a building, previously in a dilapidated or substandard condition, for human habitation or use.

Ridgeline, Primary and Secondary. A line marking a ridgetop. Primary ridgelines are mostly undeveloped primary topographical features consisting of slopes greater than 25 percent that dominate the City’s landscape. Secondary

ridgelines are important form-giving and space-defining features of lesser significance than primary ridgelines because views of these features are partially blocked or have been developed with urban land uses.

Right-of-way. A linear strip of land reserved exclusively for transportation, including, but not limited to, streets, bike lanes, sidewalks, on-street parking, transit lanes, landscaping, and/or railroad tracks.

S

Sensitive Species. Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section 3 of the federal *Endangered Species Act*:

- **Endangered**—any species in danger of extinction throughout all, or a significant portion of, its range
- **Threatened**—a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range; these species are periodically listed in the Federal Register and are, therefore, referred to as “federally listed” species

Special Assessment District. An area where an assessment is imposed against a property because of a public project that benefits the owners in the defined area (California Government Code Section 16271[d]).

Special District. Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. Special district includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

Specific Plan. A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sustainable. Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

T

Traffic Calming Features. Measures taken to slow traffic and/or reduce traffic volumes on neighborhood streets. They include: signage and speed limit signs, striping, speed humps, and traffic circles.

Transit. The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transportation Demand Management (TDM). A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM). Individual actions or comprehensive plans to reduce traffic congestion by increasing the efficiency of the transportation system itself. Examples would include improved traffic signal timing, coordination of multiple traffic signals, or spot improvements that increase capacity of the roadway system.

U

Urban Forest. Tree population in an urban setting managed for the purpose of improving the urban environment.

Urban Heat Island Effect. The urban heat island effect is a measurable increase in ambient urban air temperatures resulting primarily from the replacement of vegetation with buildings, roads, and other heat-absorbing infrastructure. The heat island effect can result in significant temperature differences between rural and urban areas. (U.S. Environmental Protection Agency)

V

There are no terms to be included.

W

White Roof. A roof coated with a light-colored polymer that reflects sunlight and conserves energy.

Wildlife Corridors. A strip of habitat connecting wildlife populations separated by human activities (e.g., roads, development) that allows an exchange of individual wildlife populations and facilitates reestablishment of wildlife populations in isolated areas.

XYZ

There are no terms to be included.

Appendix A **General Plan Policies
Addressing Global Climate
Change**

GENERAL PLAN POLICIES ADDRESSING GLOBAL CLIMATE CHANGE

The sources, impacts, and solutions to climate changes are complex. Climate change and greenhouse gas emissions reduction are addressed in policies and programs in multiple elements of this General Plan rather than in a single section. Table A-1 (General Plan Policies Addressing Climate Change) identifies the policies in the Agoura Hills General Plan that carry out the primary objectives of AB 32: mitigation (reduce greenhouse gas emissions) and adaptation (changing current strategies to adapt to climate change). Table A-1 categorizes the General Plan policies according to how they accomplish the primary objectives below as a response to climate change:

- Mitigation (Objective A)—Producing a strategy that seeks to reduce greenhouse gas emissions
- Adaptation (Objective B)—Adapting current strategies so that consideration of climate change is integral to planning activities and decisions

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
OBJECTIVE A—MITIGATION: REDUCTION IN GREENHOUSE GAS EMISSIONS	
Strategy A-1: Reduce vehicle trips generated, gasoline consumption, and greenhouse gas emissions	
Community Conservation and Development	LU-1.1 Development Locations LU-1.3 Development Phasing LU-2.1 Range of Housing Types LU-2.2 Retail Services LU-2.3 Employment Opportunities LU-2.5 Community Services LU-4.2 Connected Open Space Network LU-4.3 Organization of Places LU-4.4 Concentration of Development Density LU-4.7 Building Relationship to Public Places LU-4.8 Connectivity LU-5.4 Sustainable Land Development Practices LU-7.3 Senior Housing LU-7.4 Complete Neighborhoods LU-7.5 Walkable Neighborhoods LU-7.6 Neighborhood Connectivity LU-9.2 Parks and Open Space Amenities LU-10.2 Amenities LU-10.4 Streetscapes LU-13.5 Connectivity to Neighborhoods LU-14.1 Land Use Mix LU-14.3 On-Site Amenities LU-15.2 Supporting Uses LU-15.4 Childcare Facilities LU-15.3 Bicycle Facilities LU-16.1 Site Planning LU-17.1 Site Development LU-17.2 Environmental Context LU-18.1 Adequate Community-Supporting Uses LU-18.2 Co-Location of Community Facilities LU-18.3 Design of Civic Spaces and Uses

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Infrastructure and Community Services	M-1.3 Minimum Level of Service Standard M-2.1 Complete Streets M-2.3 Transportation Planning M-2.4 Interconnected System M-2.5 Comprehensive Bicycle and Pedestrian System M-3.1 Intelligent Transportation System M-6.2 Mode Choice M-6.3 Design Enhancements M-7.1 Walkability M-7.2 Pedestrian Connectivity M-7.4 Walkable Developments M-7.5 Safe Routes to School M-8.1 Bikeway Linkages/Connectivity M-9.1 Transit Commuting M-9.3 Citywide Shuttle Service M-9.4 Local Transit M-10.1 Current Transportation Demand Management Techniques M-10.2 Trip Reduction M-10.3 Ride Share M-10.4 City Employee TDM Program M-10.5 Preferential Parking M-11.2 Shared Parking for TDM Programs CS-1.3 Bicycle and Pedestrian Connections CS-5.1 Regional Trail Linkages CS-5.2 Local Trail Linkages CS-5.9 Connecting to Trail System
Natural Resources	—
Community Safety	—
Strategy A-2: Reduce non-renewable electrical and natural gas/energy consumption and generation (energy efficiency)	
Community Conservation and Development	LU-1.1 Development Locations LU-1.3 Development Phasing LU-2.1 Range of Housing Types LU-3.8 Night Sky LU-5.1 Sustainable Building Practices LU-5.3 Heat Island Effect LU-5.4 Sustainable Land Development Practices LU-5.5 Revitalization of Obsolete and Underused Properties LU-5.7 Housing Maintenance LU-7.2 Housing Character and Design LU-7.3 Senior Housing LU-7.4 Complete Neighborhoods LU-7.5 Walkable Neighborhoods LU-7.6 Neighborhood Connectivity LU-8.3 Integration of Development with Natural Setting LU-12.1 Diversity of Uses LU-12.2 Freeway Corridor LU-12.5 Differentiation of Districts LU-18.3 Design of Civic Buildings and Spaces ED-2.3 Efficient Service Delivery

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Infrastructure and Community Services	M-4.6 Energy Reduction M-6.1 Efficient System U-5.3 Solar Access U-5.4 Energy Efficient Incentives U-5.6 Energy Conservation U-5.7 Solar Panels U-6.3 Evolving Technologies
Natural Resources	NR-9.2 Energy Conservation for City Facilities
Community Safety	—
Strategy A-3: Increase generation and use of renewable energy sources	
Community Conservation and Development	LU-5.1 Sustainable Building Practices LU-5.3 Sustainable Land Development Practices LU-7.2 Housing Character and Design U-5.3 Solar Access U-5.7 Solar Panels
Infrastructure and Community Services	—
Natural Resources	—
Community Safety	—
Strategy A-4: Reduce water consumption	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-4.1 Primary Contributor to Urban Form LU-5.1 Sustainable Building Practices LU-5.3 Sustainable Land Development Practices LU-18.3 Design of Civic Buildings and Spaces U-1.4 Water Conservation Programs U-1.6 Reclaimed Wastewater
Infrastructure and Community Services	—
Natural Resources	NR-5.1 Water Conservation and Education NR-5.2 Water Conservation Measures NR-5.3 Water Efficient Landscaping and Irrigation NR-5.4 Optimum Timing for Water Irrigation NR-5.5 Recycled Water
Community Safety	—
Strategy A-5: Reduce solid waste and maximize reuse of solid waste	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-5.1 Sustainable Building Practices LU-5.2 Existing Structure Reuse
Infrastructure and Community Services	U-4.2 Diversion of Waste U-4.5 Recycling for New Development U-4.7 Recycling and Reuse of Construction Waste U-4.8 Residential Waste Recycling U-4.9 Non-Residential Waste Recycling
Natural Resources	—
Community Safety	—

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Strategy A-6: Promote carbon dioxide consuming landscaping	
Community Conservation and Development	LU-3.1 Scenic and Natural Areas LU-3.2 Tree Preservation LU-8.6 Landscaping LU-13.4 Retail Streetscapes
Infrastructure and Community Services	—
Natural Resources	NR-5.9 Landscaping
Community Safety	—
Strategy A-7: Maximize preservation of open spaces and natural areas	
Community Conservation and Development	LU-1.2 Development Locations LU-3.1 Scenic and Natural Areas LU-3.2 Hillside LU-3.3 Open Spaces and Greenbelts LU-3.4 Tree Preservation LU-3.5 Creeks and Natural Drainage LU-3.6 Development Respect for Environmental Setting LU-19.1 City of Trees and Open Spaces LU-19.2 Open Space Preservation LU-19.4 Conserve Natural Hillside LU-20.1 Protecting the Open Space Character LU-20.4 Land Use Retention as Open Space
Infrastructure and Community Services	U-3.4 Conservation of Open Space Areas
Natural Resources	NR-1.1 Open Space Preservation NR-4.1 Resource Protection NR-4.2 Conserve Natural Resources NR-4.5 Open Space Preservation NR-4.7 Green Infrastructure NR 4.11 Creeks and Natural Resources NR-6.4 Protect Open Space Areas and Water Resources
Community Safety	—
OBJECTIVE B—ADAPTATION: ADAPTING CURRENT STRATEGIES SO THAT CLIMATE CHANGE IS INTEGRAL TO PLANNING ACTIVITIES AND DECISIONS	
Strategy B-1: Reduce risks from wildfire, flooding, and other hazards resulting from climate change	
Community Conservation and Development	LU-1.2 Development Locations LU-4.4 Concentration of Development Density LU-5.1 Sustainable Building Practices
Infrastructure and Community Services	—
Natural Resources	NR-4.4 Cluster Development
Community Safety	S-1.7 Flood Mitigation Design S-3.2 Wildfire Mitigation
Strategy B-2: Conserve and improve water supply due to shortages from climate change	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-5.1 Sustainable Building Practices
Infrastructure and Community Services	—
Natural Resources	—
Community Safety	—

APPENDIX A GENERAL PLAN POLICIES ADDRESSING GLOBAL CLIMATE CHANGE

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Strategy B-3: Provide education and leadership in response to climate change actions	
Community Conservation and Development	LU-5.2 Existing Structure Reuse LU-5.3 Heat Island Effect
Infrastructure and Community Services	M-6.5 Education U-4.4 Community Education
Natural Resources	NR-6.5 Watershed Education NR-9.1 Public Outreach NR-10.1 Climate Change NR-10.2 Regional Coordination NR-10.3 Outreach and Education
Community Safety	—

SOURCE: PBS&J 2009

