



PLANNING DEPARTMENT

ACTION DATE: January 5, 2017

TO: Planning Commission

APPLICANT: Doron Gelfand
Agoura and Cornell Roads, LP
6200 Corbin Avenue
Tarzana, CA 91356

CASE NOS.: 07-AVDP-002 and TPM 70559

LOCATION: Southeast corner of Agoura Road/Cornell Road
(APNs: 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013))

REQUEST: Request for the Planning Commission to approve an Agoura Village Development Permit and a Tentative Parcel Map to construct a mixed-use commercial and multi-family residential project consisting of 35 residential apartment units comprising 47,858 square feet, and retail, restaurant and office space comprising 68,918 square feet, including a Conditional Use Permit for hillside development; a Tentative Parcel Map to subdivide the property into two parcels; and an Oak Tree Permit to remove twenty-nine (29) oak trees and 21,271 square feet of scrub oak habitat, and to encroach within the protected zone of six (6) oak trees, as part of the Cornerstone Mixed-Use Project; and to adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to the California Environmental Quality Act.

ENVIRONMENTAL DETERMINATION: Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines

RECOMMENDATION: Staff recommends the Planning Commission approve Agoura Village Development Permit Case No. 07-AVDP-002 and Tentative Parcel Map No. 70559, subject to conditions and based on the findings of the attached Draft Resolutions. Staff also recommends the Planning Commission adopt the

project's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.

ZONING DESIGNATION: Planned Development (PD - Agoura Village Specific Plan) and Open Space-Restricted (OS-R)

GENERAL PLAN DESIGNATION: Planned Development (PD - Agoura Village Specific Plan) and Open Space-Restricted (OS-R)

I. PROJECT BACKGROUND AND DESCRIPTION

A. Agoura Village Specific Plan

The proposed Cornerstone mixed-use project (the "project") is within the Agoura Village Specific Plan (AVSP) area. The AVSP, which was adopted by the City Council in 2008 after the City conducted several workshops and public meetings with community stakeholders, the Planning Commission and City Council, is the result of a long range planning effort intended to revitalize, appropriately use, and beautify of the Agoura Village area. The purpose of the AVSP is to clearly identify the vision for the planning area, articulate economic goals, and provide regulations and guidelines for new development and redevelopment, traffic, regulatory, and physical uses. The AVSP allows for more flexibility than what is presently allowed by underlying City zoning regulations and requires more unique developments than those anticipated under existing rules and procedures. It establishes appropriate land uses, urban design concepts, architectural guidelines, and sets into place regulations to implement the "vision" contemplated for the AVSP area.

The vision for Agoura Village, as stated in the AVSP, is as follows:

"Creating a welcoming pedestrian friendly atmosphere that captures the character of Agoura Hills. The Village will become a destination and not just a pass through area for highway users and visitors to the area. It will be shaped into an identifiable and inviting place with an intimate streetscape lined with unique storefronts and will become a comfortable place to gather, shop and stroll. To achieve this vision, the Village area will begin a transition from its current state toward a unique balance of land uses over time, including a mix of pedestrian activities along Agoura Road. This will improve the area for both visitors and residents, creating a unique destination in the City of Agoura Hills. In the Plan, there will need to be a balance of new residential units to provide support for the new retail development and Agoura Road will undergo a transformation to foster new development within the area."

The proposed mixed-use project represents extensive planning efforts intended to begin this development transformation of the Agoura Village vision. This report includes an analysis of the how the project meets the intent of the AVSP.

B. Project Description

The applicant, Doron Gelfand of Agoura and Cornell Roads, LP, is requesting approval of an Agoura Village Development Permit (AVDP) and Tentative Parcel Map to construct a mixed-use commercial and multi-family residential project consisting of 35 residential apartment units comprising 47,858 square feet; and retail, restaurant and office space comprising 68,918 square feet; including a Conditional Use Permit for hillside development; a Tentative Parcel Map (No. 70559) to subdivide the property into two parcels; and an Oak Tree Permit to remove 29 oak trees, encroach within the protected zone of 6 oak trees, and remove 21,271 square feet of scrub oak habitat, as part of the Cornerstone Mixed-Use Project. The 8.2-acre hillside site is located on 24 parcels at the southeast corner of Agoura Road and Cornell Road, in the Planned Development (PD) (Agoura Village Specific Plan) and Open Space-Restricted (OS-R) zoning districts. Vacant public open space land is located to the southwest of the site. Vacant, private open space land is located south and southeast of the site. Commercial retail centers are located to the west (Agoura Village Center), northwest (Regency Center), and north (Whizin Market Square) of the project site, with Cornell Road and Agoura Road also located adjacent to and abutting the project site to the west and north respectively. A single-family residence is located northeast of the project site.

The applicant is proposing to subdivide the property into two parcels. Lot 1 would include the area in Subarea E of the AVSP and would be approximately 6.23 acres in size. Lot 1 also includes two existing parcels of approximately 1.16 acres in size (not proposed for development) that are in the OS-R zoning district and Significant Ecological Area. Lot 2 would include the area in Zone G of the AVSP, and the south end of the property, and would be approximately 1.98 acres in size. All development would occur in on Lot 1. Lot 2 would be reserved for open space in accordance with the AVSP. If the Planning Commission approves the Tentative Parcel Map, the applicant would then prepare a Final Map to be considered by the City Council.

The project includes seven (7) buildings comprising 35 residential apartment units totaling 47,858 square feet and 68,918 square feet of commercial (retail, restaurant and office) space. As shown on the project site plan, Buildings 1 and 2 would be located along Cornell Road. Building 3 would be located on Agoura Road. Buildings 4-A, 4-B, 5 and 6 would be located upslope, behind the three buildings fronting Cornell and Agoura Roads. The 7 buildings consist of the following components:

Building 1:

Height: 3 stories - 45 feet max.
1st floor: 7,485 sq. ft. - retail/restaurant
2nd floor: 6,103 sq. ft. - office/retail
3rd floor: 5,905 sq. ft. – 4 loft apartment units
Total size: 19,493 sq. ft.

Building 2:

Height: 3 stories - 45 feet max.
1st floor: 5,379 sq. ft. – retail/restaurant
2nd floor: 4,148 sq. ft. – office/retail
3rd floor: 4,369 sq. ft. – 4 loft apartment units
Total size: 13,896 sq. ft.

Building 3:

Height: 3 stories - 45 feet max.
1st floor: 10,733 sq. ft. – retail/restaurant
2nd floor: 10,572 sq. ft. – office
3rd floor: 8,944 sq. ft. – 7 loft apartment units
Total size: 30,249 sq. ft.

Building 4-A:

Height: 2 stories - 35 feet max. above a partial subterranean parking garage
1st floor: 9,503 sq. ft. – office
2nd floor: 9,172 sq. ft. – 8 two-bedroom apartment units
Total size: 18,675 sq. ft.

Building 4-B

Height: 2 stories - 35 feet max. above a subterranean parking garage
1st floor: 7,538 sq. ft. – office
2nd floor: 7,447 sq. ft. – office
Total size: 14,985 sq. ft.

Building 5

Height: 2 stories - 35 feet max. above a subterranean parking garage
1st floor: 4,345 sq. ft. – 3 two-bedroom apartment units
2nd floor: 5,108 sq. ft. – 3 two-bedroom apartments units
Addition: 556 sq. ft.
Total size: 10,015 sq. ft.

Building 6

Height: 2 stories - 35 feet max. above a subterranean parking garage
1st floor: 4,353 sq. ft. – 3 two-bedroom apartment units
2nd floor: 5,106 sq. ft. – 3 two-bedroom apartment units
Total size: 9,459 sq. ft.

The proposed mixed-use project is allowed on this site, in compliance with the AVSP. The 116,776 square feet of development covers 22 percent of the lot (Lot.1). Landscaping and open space areas comprise 46 percent of Lot 1, and hardscape (paving, driveways, sidewalks and plazas comprise 32 percent of Lot 1. Although a Floor Area Ratio (FAR) of up to 0.35 of the lot is allowed by the AVSP for the commercial components of the project, the proposed project includes a commercial FAR of 0.25, within the requirements of the AVSP. Also, the proposed 68,918 square feet of retail, restaurant and office space is within the 112,000 square-foot limitation for development within Subarea E of the AVSP. The largest proposed building, Building 3, is 30,249 square feet in size. The AVSP calls for buildings not to exceed 30,000 square feet in size so as to promote buildings in a scale appropriate for the Village. However, as part of the Planning Commission's review of an AVDP application, and with the recommendation of the Planning Director, the Planning Commission may allow buildings to exceed the 30,000 square threshold, so long as the total size of the building does not exceed 60,000 square feet (ref. AVSP page 4-42). In this instance, Building 3 exceeds the 30,000 square foot threshold by 249 square feet, or 0.008 percent, and staff does not find the additional 249 square feet to negatively impact the scale of the building. Rather, the scale of the building is in keeping with the intent of the AVSP.

The proposed residential density of 35 multi-family units is also within the AVSP allowance. A maximum of 15 units may be located over street-fronting retail uses. A maximum of 20 attached, non-street fronting units are also allowed. The project meets this density allowance by providing for 15 apartment units dispersed on the third floors of Buildings 1, 2 and 3, adjacent to Cornell and Agoura Roads. Twenty (20) apartment units are dispersed in Building 4-A (on the second floor), and in the two floors of Buildings 5 and 6.

While the project does not exceed the 35-unit threshold, it would effectively prevent further residential development in Subarea E absent an amendment to the AVSP to increase the permitted number of residential units. This is an issue because Subarea E includes additional non-developed parcels to the east of the project site. Thus, if this project is approved, future mixed-use developments within Subarea E would require a specific plan amendment for additional housing allowances. However, staff finds the project's proposed 35-unit density to be justified because it is the first new development project in the AVSP area and the AVSP calls for "a balance of new residential units to provide support for the new retail development." The proposed residential units would also provide support for existing businesses in the vicinity of the project site. Even if this project included fewer than 35 residential units, staff believes that a future development project in Subarea E would nevertheless seek to increase the density in the AVSP based on staff's review of other concept development projects for other parcels in Subarea E.

The project includes roadway improvements to the sections of Agoura Road and Cornell Road adjacent to the site. Cornell Road would be improved to accommodate new sidewalks, curb and gutter, and the addition of on-street parking spaces along the east and west sides of the roadway. Agoura Road would be improved to include a new sidewalk, curb, and gutter improvements, on-street bike lanes, and angled parking spaces on the south side of the street.

On-site vehicular access would be provided by one driveway on Agoura Road, located east of the Agoura Road/Cornell Road intersection. Required parking spaces would be dispersed on the street, and on-site in surface parking areas and subterranean garages.

Construction is expected to occur over 24 to 28 months and include six (6) months of grading and 18-22 months of building construction. The applicant has not informed staff when construction would commence.

The following table is a summary comparison of the project and the relevant zoning development standards:

	PROPOSED	REQUIRED
LOT AREA		
Lot 1	6.23 acres	N/A
Lot 2	1.98 acres	N/A
Total	8.21 acres	N/A
BUILDING SIZES		
Building 1	19,493 sq. ft.	30,000 sq. ft. max
Building 2	13,896 sq. ft.	30,000 sq. ft. max
Building 3	30,249 sq. ft.	30,000 sq. ft. max
Building 4-A	18,675 sq. ft.	30,000 sq. ft. max
Building 4-B	14,985 sq. ft.	30,000 sq. ft. max
Building 5	9,453 sq. ft.	30,000 sq. ft. max
Building 6	10,015 sq. ft.	30,000 sq. ft. max
TOTAL	116,776 sq. ft.	N/A
BUILDING HEIGHTS		
Building 1	3 stories - 45 feet max.	3 stories - 45 feet max.
Building 2	3 stories - 45 feet max.	3 stories - 45 feet max.
Building 3	3 stories - 45 feet max.	3 stories - 45 feet max.
Building 4-A	2 stories - 35 feet max.	2 stories - 35 feet max.
Building 4-B	2 stories - 35 feet max.	2 stories - 35 feet max.
Building 5	2 stories - 35 feet max.	2 stories - 35 feet max.
Building 6	2 stories - 35 feet max.	2 stories - 35 feet max.
BLDG. SITE COVERAGE	22% of Lot 1	60% max.
BUILDING FAR	25% commercial	35% max. for comm.
LANDSCAPE & O.S. COVERAGE	46%	15% landscape coverage min.
PARKING	301 spaces	299 spaces min.

II. STAFF ANALYSIS

A. Site Plan

The site is on a hillside with steep slopes and elevations ranging from 800 to 1,050 feet above sea level. The vacant site is mostly covered with grasses and has scattered oak trees. An unimproved private road (Cleveland Drive) traverses the site and curves from the west to the south and then to the north and northeast. The site is irregular in shape and ascends from both Agoura Road and Cornell Road. The proposed site plan allows for vertical and horizontal mixed-use development, as allowed in the AVSP.

As noted above and shown on the project site plan, Buildings 1 and 2 would be located along Cornell Road. Building 3 would be located on Agoura Road. Buildings 4-A, 4-B, 5 and 6 would be located upslope, behind the three buildings fronting Cornell and Agoura Roads. On-site vehicular access would be provided by one driveway on Agoura Road, located east of the Agoura Road/Cornell Road intersection. Required parking spaces would be dispersed on the street, and on-site in surface parking areas and subterranean garages located under Buildings 4-A, 4-B, 5 and 6. The project includes roadway improvements to the sections of Agoura Road and Cornell Road adjacent to the site. As proposed, Cornell Road would be improved to accommodate new sidewalks, curb and gutter, and the addition of on-street parking spaces along the east and west sides of the roadway. Agoura Road would be improved to include a new sidewalk, curb, and gutter improvements, on-street bike lanes, and angled parking spaces on the south side of the street. The final design of all roadway improvements are required through conditions of project approval to be in conformance with the Agoura Village Specific Plan and engineering standards, subject to review and approval by the Director of Public Works.

The project includes textured paving on the street sidewalks, the driveway entrance, and on pedestrian paths within the site. The proposed building site coverage is proposed to be 22 percent. Landscaping and open space areas comprise 46 percent of the lot, and hardscape (paving, driveways, sidewalks and plazas comprise 32% of the lot). On-site amenities include an outdoor plaza "look-out" area between Buildings 2 and 3 at the top of the stair access, with amenities including a fountain, benches and decorative paving, and situated above the featured oak trees. A trellis covered "look-out" area is also proposed on the parking lot level between Buildings 1 and 2, and between large oak tree planters. Outdoor seating areas are provided on the west sides of residential Buildings 5 and 6, and include landscaping, patio paving, seating areas and a barbecue. The final designs of all outdoor amenity areas would be subject to final approval by the Planning Director. Also, there is ample landscaping within the project site and several oak trees are being preserved as focal points of the project.

For the three buildings located along the street frontage, the AVSP calls for setbacks of 5-15 feet from the right-of-way line, with consideration of a sidewalk between the right-of-way line and the street parking. In this instance, the site plan includes varying building footprints and setbacks from the new proposed right-of-way line to be located behind proposed diagonal street parking spaces. The required 5-15 - foot setback between the buildings and future right-of-way lines will be met and sidewalks and ample, decorative sidewalks of 10-35 feet in width are provided in front of the three buildings fronting Agoura and Cornell Roads. The AVSP encourages enlarged sidewalks so people feel safe and comfortable walking. The sidewalks and diagonal street parking spaces are to be within the private property.

As noted above, the street right-of-way lines will shift to behind the diagonal parking spaces along Agoura and Cornell Roads. Building 1 provides for setback distances of 8'1"-24' from the *existing* Cornell Road right-of-way line, with a distance of 10'4" at the midpoint of the building. The larger setback area is situated at the south end of the building and will accommodate for a stairway leading from the street to the upper floor areas, street furnishings, landscaping and a back-flow preventer. Thus, this additional space is in keeping with the AVSP.

Building 2 has a street frontage setback distance ranging from 5'-22'8" from the *existing* Cornell Road right-of-way line, with a distance of 8'2" at the midpoint of the building. The larger setback area is situated at the north end of the building and is intended to accommodate outdoor dining, in keeping with the AVSP. Building 3 has street frontage setback distance ranging from 9'6" to 16' from the *existing* Agoura Road right-of-way line, with the distance of 14'10" at the midpoint of the building. Similar to the setback areas proposed for Building 2, outdoor dining areas are proposed in front of Building 3, in keeping with the AVSP.

Building setback distances from the east property line include: Building 2: 66'10"; Building 4-A: 60'; Building 4-B: 26'6"-35'5"; Building 5: 160'; and Building 6: 260'. Building setbacks from the south property line of Lot 1 include: Building 1: 39'; Building 5: 39'; and Building 4-B: 220'. Building setbacks from the *existing* west property line include: Building 5: 132'; and Building 6: 87'.

The site plan conforms to the AVSP guidelines (noted in italics) in the following areas:

- *Pedestrian paths are provided to link individual buildings and neighboring properties.* Pedestrians could access the interior portions of the site from both Cornell and Agoura Roads, via stair cases located on the south side of Building 1; between Buildings 2 and 3, near the street intersection; and on the east side of Building 3. Pedestrian paths are provided along the perimeter of the interior parking, and pedestrians would have access to adjacent properties to the south

and southeast of the site via the on-site driveway that extends to the southeast corner of the site.

- *Easily identifiable pedestrian access from the street to key areas within the site are provided.* The most prominent and key pedestrian access point is located adjacent to the Agoura/Cornell Road intersection. Two staircases are situated around existing oak trees and serve as a key focal point of the project.
- *Significant buildings with prominent architectural features located near corners and intersections are provided.* Two of the three street-facing buildings are situated adjacent to the street intersection, with two staircases situated around existing oak trees and a plaza area above, serving as a key focal point of the project.
- *Buildings are sited close to and oriented toward the street.* With the exception of the prominent landscape entry feature adjacent to the street intersection, as well as between Buildings 1 and 2, three buildings occupy the remaining street frontage of the project site.
- *Small plazas are provided.* Plaza look-out areas are provided on the upper, parking level of the project site, between Buildings 1 and 2, and Building 2 and 3. Wide sidewalks along both street frontages also would serve as small plazas, allowing for outdoor dining.
- *Focal points are provided.* In addition to the plaza areas noted above, the prominent circular landscape pedestrian staircase/entry-feature near adjacent to the street intersection serves as prominent focal point of the project. New structures are clustered.
- *The site layout takes advantage of the natural terrain.* Three of the seven buildings (representing 54% of the total building area) are situated at the base of the property, along the street frontage. The interior portion of the site is to be graded to allow for on-site access and subterranean parking garages below the other four buildings. Although the seven buildings are 35-45 feet in height, the finished elevations at the tops of each building will be approximately 15 feet above the existing grades. Also, the buildings are clustered for access purposes, but are also dispersed on-site for conformity with the existing topography.

All commercial projects are required to provide an art piece, that is commensurate with a percentage (1.25 percent) of the building valuation as calculated per the International Conference of Building Officials (ICBO). The art piece should be placed in public view for the benefit of the public. It is anticipated that the art piece(s) would be placed in plaza areas located between Buildings 1, 2 and 3. The applicant will work with the City Cultural Arts

Council to commission a local artist to develop a piece for the project if and when the project is approved, and prior to building permit issuance.

B. Architectural and AVSP Design Principles

The AVSP notes that “a cornerstone of the AVSP is achieving diversity and character through a mixed-use Village environment. Mixed land uses are critical to achieving great places in which people can, live, work and play. A mixing of uses helps to add variety and vitality to commercial centers, neighborhoods and streets. It also makes a place more attractive and interesting, contributing to a balance of different types of activities and creates a place that does not become deserted after work hours. Both vertical and horizontal mix of uses will help achieve the vision for a dynamic center. A horizontally mixed-use project will incorporate stand-alone residential uses next to stand-alone commercial, office and entertainment uses, while a vertical mix of uses will contain residential and/or office located above retail or commercial within the same building.” This project incorporates both types of mixed-use (vertical and horizontal) in its design.

The project was reviewed by the Architectural Review Panel and Agoura Village Policy Committee. Based on the feedback received, and review of the AVSP requirements, staff finds the project includes the following “urban design” principles that are included in the AVSP to help define the vision for a mixed-use pedestrian village:

- Provide a design that reflects the unique character of Agoura Hills and quality of life – not to replicate similar pedestrian-oriented centers in the region.
- Develop Agoura Road as a “Main Street” for the area. Buildings located adjacent to Agoura Road should be oriented towards the street.
- Site storefronts close to the street to better define the street edge. A continuous storefront experience and attractive walkways will maximize the quality of the pedestrian experience.
- Allow for outdoor dining in front setbacks.
- Provide uses that enhance/attract pedestrian activity.
- Provide for community-serving retail and related uses.
- Add detailing and architectural features on building facades, such as awnings or trellises, to create a human scale and pedestrian-friendly environment.
- Provide recessed entries and covered walkways.
- Promote a diverse mix of uses that maintains activity throughout the entire week, not just weekend nights.
- Terrace buildings located along the hillsides to complement the natural terrain.
- Multi-form roof combinations are encouraged to create an interesting and varying roof form that will lessen the mass of the buildings and add visual appeal.
- Roof lines should be varied in height.

- Focus a greater amount of residential development in the core of the Village than in the peripheral areas to support a mixed-use village environment.
- Provide housing above ground level commercial uses.
- Provide stand-alone residential use with the intent of supporting the primary commercial and retail uses.

Each of these design features has been included in the project plan. The project includes variation in architectural materials, including variegated stone veneer; multi-colored colored stucco colors of tan, brown, rust, aqua blue, off-white color tones; awning colors of gold, tan, rust, red, and blue; and variegated tile roofs of gray and tan tones. The project also includes terraced building level facades for each of the seven buildings, especially along the street frontage, provide visual interest for pedestrians and visitors of the site. The streetscape detailing will serve as an attraction in the Village and the mix of uses will create a synergy within the eastern end of AVSP area.

The project also proposes lighting throughout the outdoor areas. The applicant is proposing a variety of fixtures for architectural and pedestrian interest. The fixtures include: ground-mounted bollards; pole-mounted, cut-off bell-style fixtures; and s-style (goose-neck) building-mounted fixtures. These fixtures are noted on Plan Sheets E.1.1–E.4. Pole and building mounted acorn-style lamp fixtures are also proposed. The AVSP allows for parking lot lighting, as well as accent lighting for walkways, entries, and specimen trees, in contemporary styles. However, measures are called for to reduce glare and spillover, as well as for compatibility with street lighting. While illuminated architectural and pedestrian interest within the project site is encouraged during the evening hours, there are areas of the photometric plan that exceed 1.0 foot-candle of illumination at street level. Staff recommends consistency with the approved sidewalk pedestrian lighting in the Village and recommends the applicant be required to switch the acorn-style lamp fixtures (Fixtures J and S on the plans), to the lantern style, frosted glass fixtures as were approved for the pedestrian lighting. The conditions of approval include a requirement for the Planning Director to approve the final lighting and photometric plan, for compliance with the Zoning Ordinance and AVSP, and in context with the approved AVSP sidewalk pedestrian light fixtures. In addition, the applicant is required to comply with Mitigation Measure AES-4 of the AVSP Final Environmental Impact Report to further reduce exterior light glare.

As noted above, staff finds the project design to meet the intent to the AVSP. However, the Planning Commission has the discretion if deemed necessary to include additional project design features or amenities, as conditions of approval, to further meet the intent of the AVSP.

C. Signage

A Sign Permit is not before the Planning Commission at this time as the project's commercial tenants are still to be determined. Instead, the applicant will be required to submit a Sign Permit for the project's sign program prior to building permit issuance. The sign program will be subject to approval by the Planning Commission. Some elements of the sign program that are encouraged in the AVSP include:

- Variation and designs that reflect the types of business
- Compatibility with the building architecture
- External lighting that is directed at the signs without glare
- Consistent alignment with other signs
- Well-articulated monument signs that are accented with the landscaping and incorporate complementary colors, materials and fonts

Staff finds the site layout and building architectural design will allow for a Sign Program that meets the intent of the AVSP. Specific details of the proposed sign styles, materials, illumination methods and locations will be included in the sign program.

D. Housing

As previously mentioned, the proposed residential density of 35 multi-family units is within the AVSP allowance. The 15 loft apartment units vary in size from 1,403-1,702 square feet in size. The 20 two-bedroom units average approximately 1,100 square feet size in Building 4-A, and 1,500 square feet in Buildings 5 and 6.

This density provides commercial service support on-site, as well as live-work opportunities for the residents and employees, as called for in the AVSP. As equally important, the proposed housing units provide a synergy for surrounding commercial uses. The mixed-use development allows for additional daytime and evening activity in the east end of the Village area. The dispersed residential units within 6 of the 7 buildings contributes to the true mix of uses envisioned for the Agoura Village area. As such, staff supports the proposed density. Also a maximum of 15 units are allowed to be located over street-fronting retail uses. A maximum of 20 attached, non-street fronting units are also allowed. The project meets this density allowance by providing for 15 apartment units dispersed on the third floors of Buildings 1, 2 and 3, adjacent to Cornell and Agoura Roads. Twenty (20) apartment units are dispersed in Building 4-A (on the second floor), and in the two floors of Buildings 5 and 6. Also, the overall size of the apartment unit buildings (47,858 square feet) would remain less than the 68,918 square feet of commercial area within the project.

As noted in the Project Description Section above, although the project does not exceed the 35-unit threshold, it would effectively prevent further residential development in Subarea E

absent an amendment to the AVSP to increase the permitted number of residential units. This is an issue because Subarea E includes additional non-developed parcels to the east of the project site. Thus, if this project is approved, future mixed-use developments within Subarea E would require a specific plan amendment for additional housing allowances. However, staff finds the project's proposed 35-unit density to be justified because it is the first new development project in the AVSP area and the AVSP calls for "a balance of new residential units to provide support for the new retail development." The proposed residential units would also provide support for existing businesses in the vicinity of the project site. Even if this project included fewer than 35 residential units, staff believes that a future development project in Subarea E would nevertheless seek to increase the density in the AVSP based on staff's review of other concept development projects for other parcels in Subarea E.

E. Traffic/Circulation

Associated Transportation Engineers (ATE) prepared a Traffic Impact Analysis (TIA) traffic and circulation study for this project, that was reviewed and approved by the City Traffic Engineer. The project is estimated to generate 3,035 new daily trips, including 220 new trips during the AM peak hour, and 242 new trips during the PM peak hour. However, 8 percent of the estimated trips are "internal capture" trips that are made between land uses in the project site (e.g. people working in the office space that would also patronize onsite commercial uses) and would not affect the offsite street network. The remaining 92 percent of the trips would be considered "primary trips," resulting in 2,792 new trips, including 220 AM peak hour trips, and 223 new trips during the PM peak hour.

The TIA, which is included as Appendix E in the project IS/MND, analyzed how the additional trips would impact several intersections in the City in the near term, and long term (City build-out at 2035). The TIA found that all study area intersections would continue to operate at level of service (LOS) B or better with existing plus project conditions. The proposed project would not generate project-specific significant level of service traffic impacts as compared to existing conditions, based on City thresholds. The only significant cumulative traffic impact forecasted as a result of the project, based on City thresholds, is an increase to the volume/capacity (V/C) ratio at the US Highway 101 Southbound / Roadside Drive/ Kanan Road intersection by 0.02 during the afternoon peak hour.

The *Traffic and Circulation Section* of the AVSP FEIR includes mitigation measure T-2(g) to address cumulative impacts for the intersection of US Highway 101 Southbound Off-Ramp / Roadside Drive / Kanan Road. The identified improvements include restriping the southbound approach to provide a second left-turn lane on Kanan Road. In addition, the east leg of the intersection (Roadside Drive) would be widened to the south to provide two receiving lanes. The project applicant would be required to pay a pro-rata share of

the costs (6.2%) of this improvement to mitigate its cumulative impacts. This project requirement is included in Mitigation Measure CS-T-1 of the project IS/MND.

The applicant is also required to pay the required to pay the project's Traffic Improvement Fee (TIF) for this project, and the City Engineer is requiring the submittal of a supplemental traffic study prior to issuance of a building permit, to consider the public improvements outlined in the Agoura Village Specific Plan (AVSP) Final Environmental Impact Report (FEIR) Mitigation Measures. The purpose of this analysis would be to determine the project's fair share contribution for such public improvements that have yet to be constructed in the AVSP area at the time of building permit issuance. Any mitigation measures covered by the Transportation Impact Fee (TIF) would be excluded from the calculation of the fair share contribution.

F. Parking

As required for this project, Walker Parking Consultants prepared the attached Shared Parking Analysis and Parking Demand Study (Study) that was reviewed and approved by the City Traffic Engineer. The Study identified the total project parking demand as follows:

Retail:	92 spaces
Restaurant:	99 spaces
Office:	116 spaces
Residential	
- Studio Lofts (15 units):	15 spaces
- 2-Bedroom Apts. (20 units):	40 spaces
- Guests (35 units):	18 spaces
Total:	380 spaces

The AVSP states that when a project contains a vertical mix of uses composed of retail commercial or offices uses with a residential and/or office use above in the same building, the non-residential portion of the mixed-use building may be eligible to receive a reduction in the parking requirements established by the AVSP of up to 25 percent, subject to the preparation of a parking demand study, and agreement to participate in a future parking assessment district/fee, and approval of an AVDP by the Planning Commission.

The total number of parking spaces available for reduction, excluding the 55 spaces designated for use by the project residents, is 325 spaces. When a 25% reduction is applied to the 325 spaces, the parking demand for non-residential uses is 244 spaces. Thus, the 25% reduction allows for a total project demand of 299 spaces total spaces for all uses.

The project provides for 301 total parking spaces, thus meeting the allowable requirement. The parking supply consists of enclosed (subterranean) parking, surface parking, and on-street parking. The on-site enclosed parking includes 183 spaces. Spaces set aside for residents will be signed and controlled as required within the AVSP. The on-site surface parking consists of 67 spaces. A total of 51 street parking will be added along Agoura Road and Cornell Road, along the property frontage and the west side of Cornell Road. The street parking spaces along the property frontage will be situated on private property and will be installed by the project applicant, and can be used to off-set the parking demand of the project. In fact, the AVSP states that one of the principle parking objectives toward realizing the vision for Agoura Village is to provide diagonal parking on Agoura Road and Cornell Road to accommodate short-term parking needs for the area and reduce crossing distances for pedestrians. As noted above, the final design of all roadway improvements are required through conditions of Project approval to be in conformance with the Agoura Village Specific Plan and engineering standards, subject to review and approval by the Director of Public Works.

The AVSP states the importance of on-site parking to be placed out of sight as much as possible and that no large parking lots dominate the visual realm. Subterranean parking for both commercial and residential development is highly encouraged so that the Village will not be visually dominated by surface parking lots and the associated imagery. The project, as designed, meets this intent. Also, as called for in the AVSP, the project provides for 1) parking areas that are dispersed in a series of connected smaller parking areas; 2) a driveway located far from street intersection; 3) enhanced driveway entry paving; and 4) the avoidance of long rows of parking spaces.

The parking spaces are dispersed throughout the project to serve each building. The parking lot layout and street parking allow for safe and convenient access. The paved areas of the site are broken-up by buildings and landscaping. The Parking Ordinance also requires parking for alternative forms of transportation such as bicycling. For every 25 parking spaces, a commercial project must provide one (1) bicycle rack space. The applicant is required to provide twelve (12) bicycle rack spaces, at a minimum, to accommodate the bicycles. This requirement is included as a condition of approval (Condition No. 32 of the AVSP draft resolution).

The shared parking evaluation of the Study was based on the use of a single parking space to serve two or more individual land uses without conflict or encroachment. The ability to provide parking spaces is the result of two conditions:

1. Variation in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and;

2. Relationships among the land uses that result in visiting multiple land uses on the same auto trip.

The key goal of a shared parking analysis is to quantify the number of parking spaces that is adequate to support a mix of land uses within a development from a commercial standpoint without requiring the wasteful construction of an excessive number of parking spaces, which may remain unused.

December Weekday Peak Demand

The Study analyzed peak weekday and weekend parking demand periods throughout the year and concluded the project provides for sufficient parking, with the exception of during the first three weeks of December. During this time, the Study found there would be a peak demand for 317 parking spaces at 11:00 a.m., 12:00 p.m. and 1:00 p.m. on weekdays. This would represent a shortfall of roughly 16 parking spaces during this period.

The Study includes options to help mitigate the possible parking shortfall during the peak parking periods in December, including: 1) stacking of vehicles under Buildings 4-A,B in drive-aisles through the use of valet or attendant-assisted parking, through a stacking plan approved by the City; 2) valet park up to 20 cars using resident parking spaces; or 3) off-site parking requirements for employees of the site. The applicant will be required to comply with the recommendations of the Study, subject to approval by the City.

Long-Term Users

The Study concludes the parking supply serving residents would be assigned accordingly for their sole use, in a protected area. Fifty-five (55) would be set aside for this user group at all times.

Office employees should be asked to park in the subterranean supply. This user group is projected to generate 108 vehicles. Retail and restaurant employees would be encouraged to park there as well, dependent upon availability. During the peak period this combined user group is projected to generate 25 vehicles.

The subterranean supply is less obvious to first-time visitors and therefore would be utilized by those who are most familiar with the site – employees and residents.

Short-term users

Surface parking and on-street parking, as noted in the Study, would be made available to visitors and guests to the extent possible. This will also create a livelier development as pedestrian activity will be visible within and surrounding the project.

Residential guests will be expected to park within the shared parking supply as well. Their parking activity levels throughout the day mirror residents, but at a much lower rate. This user group would likely utilize the underground parking vacated by the office employees, and would be encouraged to do so with signage or policies noted to residents. This would leave the rest of the parking supply available for other short-term users (specifically retail and restaurant patrons and office visitors).

Office visitors would be on-site during business hours only. Typically, the activity levels for this user group increases later than office employees, and would decrease earlier as well. The lunch period generally has a lull in activity for this user group because business meetings are generally not scheduled during this time. This user group would use surface parking and on-street parking.

Implementation

Recommended implementation parking measures identified within the Study include the use of signage and decals. Signage would be required to be placed within the project, suggesting a 3-4-hour time limit within the surface parking area to encourage turnover without being too restrictive in case of a meeting plus lunch scenario, etc. No such signage would exist in the subterranean parking supply because it is intended for long-term parkers. The intent is to keep residents and employees parked within supply that is appropriate for these long-term parkers and leaving surface spaces available for short-term users. These policies would be provided to residential tenants and employees to inform them of user restrictions.

Decals are recommended to be issued to the following user groups – each with their own color, residents, office employees, and retail/restaurant employees. The decals would be used to identify those parking in inappropriate areas, with penalties for repeat offenders of having their parking benefit suspended or their vehicle towed.

Under normal conditions the parking supply would be allocated as follows:

- The parking supply beneath Building 6 would accommodate the parking demand generated by those residential units and no more.

- The parking supply beneath Building 5 would accommodate the residential units contained in Building 5 as well as those from Building 1, with 26 stalls remaining to serve retail and restaurant employees.
- The parking supply beneath Buildings 4-A,B would accommodate the residential units in Building 4-A, Building 2, and Building 3, with 99 stalls remaining to serve office employees during the day and restaurant patrons at night.

The conditions of approval (Condition No. 31 of the AVSP draft resolution) require the applicant to comply with the recommendations of the Study, subject to review and approval by the City Traffic Engineer, the Public Works Director, and the Planning Director. The applicant is required, per Condition No. 78 of the AVSP draft resolution, to agree to participate in the formation of a future parking assessment district or fee for the Agoura Village Specific Plan area.

G. Geotechnical and Public Works/Engineering

Overall, the slope gradients ranges on the property from 1.5:1 (horizontal to vertical) in the southwestern portion of the site to about 4:1. Drainage generally occurs as sheet flow over the site in a northerly direction via existing natural contours. The hillside is composed of volcanic bedrock and this particular site has been disturbed by past scraping, disking and vehicular activity.

The geotechnical report prepared for the project by the applicant's consultant, Heathcote Geotechnical, contains recommendations and requirements for final design and construction, which have been reviewed and accepted by the City's Geotechnical Consultant and made conditions of approval included as Exhibit A of the Draft Resolution. Prior to issuance of a grading permit or a building permit, the applicant would be required to obtain final clearance from the City's Geotechnical Consultant, the Engineering Department, and the Building and Safety Department.

Grading and excavation for the project would include approximately 95,000 cubic yards of cut and 2,500 cubic yards of fill, for a net export of 92,500 cubic yards of earth material. Over the course of six months of grading and a six-day work week, this equates to approximately 40 round trip truck trips per day. The truck hauling routes will be subject to review and approval by the Public Works Department and per the AVSP FEIR, the project developer must demonstrate a means for disposal of the excess materials within 12.5 miles of the project site, prior to grading permit issuance.

The AVSP FEIR acknowledged the bedrock that underlies the AVSP area, including this project site, and the possible need for blasting of the bedrock. Blasting is discouraged, though, in the AVSP area and there has not been a need identified at this time to do so for

this project, however the possibility remains. Per the AVSP FEIR mitigation measures, the project is subject to compliance with blasting mitigation. If a new, site-specific geologic, geotechnical, or structural design study deems blasting necessary for grading and excavation on-site. The applicant must perform a test blast/vibration study to evaluate the vibratory ground motion on-site and off-site impacts. It must be shown that blasting can be done safely with respect to existing improvements. Per the AVSP FEIR mitigation measures, a blasting plan is subject to approval by the Planning Department, the Fire Marshall, and the City Council.

Retaining walls of six feet or less are proposed around the corner landscape entrance; the east and west sides of the entry driveway; around the oak tree planters between Buildings 1 and 2; south of Building 1 and along Cornell Road; along the pedestrian path behind Building 1; and on the south side of Building 6. For safety purposes, protective fencing/railing will be required on top of the retaining walls adjacent to slopes. No variance is required for retaining wall heights associated with this project. The final material finish of exposed retaining walls and fencing is conditioned to be subject to approval by the Planning Director.

The project would not alter the course of any stream, but the project, as with any development on the site, will alter the existing drainage patterns by reducing rainfall infiltration and altering flow paths. However, adherence to the City's urban runoff program and implementation of design features to capture and treat storm water runoff would reduce the quantity of runoff leaving the site.

The parcel is encumbered with a utility easement which runs east-west, south of Building 1 and between Buildings 5 and 6. No building is allowed to be constructed on top of the easement, thus requiring building separation in the easement area. An on-site driveway easement (Cleveland Road) would be vacated. The driveway through the property provides for access to each building, as well as access to the southeast corner of the property, as required by the Fire Department. A portion of the required on-site driveway is in the OS-R zoning district, however the driveway surface paving materials in the area southeast and beyond the driveway entrance to Building 6, are conditioned to be of a pervious material acceptable to the Fire Department and City Engineer.

Street improvements required for the project include new asphalt concrete, curb, gutter, sidewalk, street lights, all pavement markings, and street parking spaces. Utilities serving the site are available from Agoura Road.

H. Oak Trees

Certain on-site and off-site oak trees will be impacted as a result of the construction. All potential impacts to oak trees were identified in the Biological Resources Inventory Impact

Analysis prepared by Envicom Corporation, and an Oak Tree Report prepared by James Dean. Both documents were reviewed and accepted by the City Oak Tree Consultant.

There are a total of 59 protected Coast Live oak and Valley oak trees on the project site, and 61,845 square feet of scrub oak habitat. Construction of the project would result in the removal of 8 Coast live oak trees, and 21 Valley oak trees. The City Oak Tree Consultant has confirmed that several of the oak trees proposed for removal are in a state of decline, likely as a result of the drought. In addition, 6 oak trees would experience construction encroachment but are expected to survive. Thus, 30 of the 59 oak trees (51%) would be retained and protective measures have been incorporated into the project to ensure the preservation of the oak trees to remain on-site. Of the scrub oak habitat, 21,271 square feet would be removed, with 40,574 square feet (65.6%) being retained. Staff notes that Final IS/MND states on Page 10 that the oak tree permit includes a request to encroach within the protected zone of 30 oak trees. However, the Biological Resources Section correctly notes that 30 oak trees will be saved in place, with 6 oak trees proposed for encroachment.

Mitigation measure CS-BIO-9 of the project MND calls for replacement of the impacted oak habitat. Every attempt is to be made to mitigate the loss of oak habitat on-site. Four (4) oak trees are to be planted to replace each tree that is approved for removal as follows, per the Oak Tree Ordinance:

- a) Two (2) 24-inch box specimens;
- b) One (1) 36-inch box or 60-inch box as follows: in the case of landmark trees, (trees whose diameter exceeds 48 inches), the applicant shall obtain a nursery-grown oak tree of equivalent caliper to the tree removed or provide two (2) contain grown, 60-inch trees for each healthy landmark tree approved for removal, and;
- c) One (1) 15-gallon size oak tree.

The mitigation measures also note that for impacts involving greater than 10 percent removal resulting from grading and project development, the sum of the calipers of all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees are to be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks in mesic north-facing slop locations. Each oak tree removed by grading and project development would be replaced with two 36-inch box and two 24-inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation is to be identified. This includes surveys for ephemeral plants and bulbs/Oak tree planting, which shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.

Thus, per Condition No. 100 of the AVSP draft resolution, to mitigate the removal of the 29 oak trees, the landscape plan is to include 487 inches of caliper of new oak trees within the landscape. The applicant is required to plan at least 116 oak trees within the site, to include the following: 1) fifty-eight (58) 36-inch box size oak trees; and 2) fifty-eight (58) 24-inch box size oak trees. If additional oaks trees are needed to reach the 487 inches, the oak tree sizes referenced in Mitigation Measure CS-BIO-9 may be used. If it is determined that there is insufficient space available on-site for oak tree replacement, the City may consider payment of an in-lieu fee, in amount determined by International Society of Arboriculture (ISA) standards, to mitigate for the loss. The in-lieu fee could be used to acquire land with oak habitat and/or install oak trees on another site, preferably on open space land in close proximity to the project.

To mitigate for the removal of the scrub oak habitat, the final landscape plan is to include at least 213 five-gallon scrub oak trees. If staff determines the total required scrub oak trees cannot be planted on-site, equivalent alternative mitigation will be established through an in-lieu fee which the applicant shall pay the City for the deficit. The amount of the in-lieu fee would be based on ISA standards, including the cost of the purchase, installation and maintenance period of three years of one (1) 24-inch box size coast live oak tree for every five (5) remaining scrub oaks to be planted. This mitigation measure is taken from mitigation measures BIO-3(c) and BIO-3(d) of the AVSP FEIR.

Specific conditions of approval for the Oak Tree Permit are included in the draft AVSP resolution. Staff also notes that the project mitigation measures include the requirement for the applicant to prepare an oak tree preservation program for review and approval by staff.

I. Landscaping

The applicant has submitted a landscape plan for the project that includes the dispersed tree landscaping throughout the project. Overall, 18 percent of the site is to be landscaped, exceeding the minimum 15 percent coverage. The proposed tree canopy coverage and the underground parking within the project (which also mitigates the surface heat island effect) meets the 50 percent shade coverage requirement within the parking lots of the project.

The City Landscape Consultant found the plan to be in general conformance with the City Zoning Ordinance and AVSP requirements, subject to conditions included in the draft Resolution. Native, drought resistant plants are to be utilized extensively adjacent to the natural areas and along the street frontages in order to be more reflective of the AVSP. Also, in order to provide for a strong on-site pedestrian component, in keeping with the AVSP, additional landscaping is to be included adjacent to the angled parking on Agoura Road, as the wide hardscape areas may appear somewhat barren. The applicant is

conditioned to work with the City Landscape Consultant to ensure these requirements are reflected on the final landscape plan, prior to building permit issuance. Specific landscaping conditions of approval are included in the draft resolution, including required compliance with the City Water Efficient Landscape Ordinance.

J. Conditional Use Permit and Open Space-Restricted Property

The proposed development for this hillside property is compatible with the standards for a Conditional Use Permit and the City Hillside Ordinance. The mixed-use project use is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the PD zoning district, and will comply with each of the applicable provisions of the Zoning Ordinance. The project is in compliance with the maximum building coverage, building height requirements and all setbacks from property lines for development in the Planned Development (PD) zone and the Agoura Village Specific Plan (AVSP).

The project is also compatible with the surrounding properties. The project includes a mix of commercial, office and residential uses, and provides for sufficient on-site parking without impacting neighboring development, and is compatible with other uses in the AVSP area in terms of the uses. The proposed buildings will be integrated with the contours of the property and include a variety of earthtone colors and materials, consistent with the varied architectural styles of surrounding developed properties and the architectural design standards of the PD zone, and AVSP. The project works with the existing topographic constraints of the property. Creative design techniques have been incorporated into the project that provide pedestrian walkways and connections to link the buildings and parking areas. The project incorporates natural buildings materials and colors that are compatible with neighboring properties and the surrounding area.

Also, the project will not be detrimental to the public health, safety, or general welfare. Street parking and on-site circulation, including pedestrian and vehicular circulation, and designated walkways will be provided to create a more efficient and safe use of the property. The access in and out of the site is designed to maximize safety in the right-of-way and for quick and safe exit. The project will be constructed to geotechnical requirements and recommendations of the project geotechnical report and of the City's Geotechnical Consultant. The project will connect to the existing sewer system and the storm water flows will be detained in an on-site facility before discharging into the existing storm drain system.

Requirements of the Open Space-Restricted (OS-R) zone are also being met with this project. The project is located and designed so as to protect the safety of the current and future community residents, as potential geologic, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards have been analyzed and determined to be less than significant. The project is compatible natural, biotic, cultural, scenic and open space resources of the area as 24% of the site would be retained as open space and biological

impacts can be fully mitigated. No wildlife movement corridors would be impacted by the project.

The project will also complement the community character envisioned in the AVSP and will benefit current and future community residents. The project applicant has not requested the transfer of development rights for this project, for the property in the OS-R zoning designation and, therefore, would not be approved with this permit.

K. Tentative Parcel Map

The applicant has applied for a Tentative Parcel Map (No. 70559) to subdivide (reconfigure) the 24 parcels on the project site into 2 parcels. The on-site development is proposed within Lot 1 of the map, which is 6.23 acres in size. The map would not result in the subdivision of the individual buildings.

Lot 2, which is 1.98 acres in size (24.1 percent of the overall site) and located south of the project site, would be retained as private open space. The applicant has informed staff that he is agreeable to Condition No. 10 of the Tentative Parcel Map draft resolution, requiring the applicant to record a deed restriction on Lot 2 to preclude future development of that parcel.

The Tentative Parcel Map also includes an on-site driveway easement to the City. The driveway extends to the southeast corner of the project boundary as requested by the Fire Department. In addition, the map provides for street vacations and right-of-way dedications along the Agoura Road and Cornell Road street frontages, which will allow for the street improvements included with this project. The City Engineer has reviewed the Tentative Parcel Map and supports the request, with conditions included in the draft Resolution.

L. General Plan Consistency

The project is consistent with the following applicable General Plan goals and policies.

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.

- Policy LU-2.3. Employment Opportunities. Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including retail, office, industrial, and research development.

The project complies with Goal LU-2 and Policy LU-2.3 in that the variety of new commercial uses offered within the project provide for new and diversified employment opportunities.

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.

- *Policy LU-Building Relationship to the 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 the rear of side.

The project complies with Goal LU-4 and Policy LU-2.3 in that the buildings are sited to conform to existing topography, with each building connected with pedestrian paths and on-site circulation. The mix of uses reduces automobile dependency and offers of residential, and variety of commercial, opportunities. The buildings are appropriately articulated on all sides, with an emphasis in enhancing the streetscape for public engagement. The buildings exhibit well-articulated architecture, modulating the mass through design features, such as steel awnings and balconies. The buildings do not exceed the maximum height allowed, and reflect natural materials and colors.

Goal LU-26. Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

- *Policy LU-26.1. 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.
- *Policy 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 building 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.

The project complies with Goal LU-26 and Policy LU-26.2 by developing a vacant site with a vertical mix of uses for the public, as called for in the AVSP, including a mix of multi-family residential, retail, restaurant and office uses. The project will be developed with pedestrian-oriented amenities along street-fronts and in the parking areas within unifying paving, furniture and lighting. Street and on-site shared parking is incorporated into the project design. Buildings along the street frontages incorporate vertical mixed-use and shared parking is provided throughout the project.

M. Environmental Review

A Program Environmental Impact Report (EIR) was prepared by Rincon Consultants for the AVSP in order to evaluate environmental impacts of future development in the Specific Plan area, and to mitigate the impacts of development. The AVSP Program Final EIR (FEIR) was reviewed by the Planning Commission, and adopted by the City Council in 2008 with the adoption of the AVSP. The adopted AVSP FEIR Mitigation Monitoring and Reporting Program is included as an appendix in the AVSP.

In addition, the AVSP requires environmental analysis be conducted for individual development project with the Specific Plan area. A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project, in compliance with the California Environmental Quality Act (CEQA). The IS/MND concluded that, although potentially significant impacts were identified for aesthetics, air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hydrology and water quality; noise; public services, and transportation and traffic, the implementation of mitigation measures would reduce these impacts to a less than significant level. These mitigation measures are discussed in the IS/MND and are also attached as Exhibit A to the draft IS/MND resolution.

The IS/MND concluded all other issues areas, including agriculture resources, hazards and hazardous materials, land use and planning, mineral resources, population and housing, recreation, and utilities and service systems, and were determined to have either no impacts or less than significant impacts.

The Draft IS/MND was circulated for public review from July 8, 2016 to August 8, 2016. The Notice of Availability and Notice of Intent to Adopt the MND (NOA/NOI) was published in the Acorn newspaper on July 7, 2016, and posted at City Hall, the Agoura Hills Library, and at the City Recreation Center, as well as on the City's website. The NOA/NOI was also mailed to public and regulatory agencies and interest groups that typically receive CEQA document notices. A hard copy of the IS/MND was made available for public review at the Planning Counter at City Hall and at the Agoura Hills Library, and the document was posted on the City's website. The City received twelve (12) comment letters on the Draft IS/MND. Comments received during the public review period, and through October 26, 2016, and

each comment letter was addressed in writing as part of the Response to Comments section of the Final IS/MND (refer to Final IS/MND Appendix I). As noted above, the Final IS/MND also includes the Mitigation Monitoring Program (refer to Appendix H in the Final IS/MND), which outlines when each mitigation measure will be implemented, the action required, and the entities responsible for ensuring the mitigation measures are implemented.

Staff notes that Final IS/MND states on Page 10 that the oak tree permit includes a request to encroach within the protected zone of 30 oak trees. However, the Biological Resources Section correctly notes that 30 oak trees will be saved in place, with 6 oak trees proposed for encroachment.

A copy of the Final IS/MND has been posted on the City's website. A notice of the availability of the Final IS/MND and the Planning Commission hearing to consider adoption of the Final IS/MND has been published in the Acorn and sent to the entities on the CEQA document mailing list. All persons and entities that provided comments on the Draft IS/MND have been provided with a notice of the public hearing and a copy of the Responses to Comments. Staff received the attached IS/MND amended comment letter dated November 8, 2016, from the Los Angeles Sheriff's Department after the responses were prepared. The Sheriff's Department provided comments earlier and were included in the Final IS/MND, but the more current letter is attached for the Planning Commission's reference and it does not change the conclusions of the Final IS/MND.

Pursuant to CEQA, to adopt the IS/MND, the Planning Commission must find that it independently reviewed the IS/MND and all comments received regarding the document, and based on the whole record before it, finds that: (1) the IS/MND was prepared in compliance with CEQA and the City's local CEQA Guidelines; (2) there is no substantial evidence that the Project will have a significant effect on the environment; and (3) the IS/MND reflects the independent judgment and analysis of the Planning Commission. These findings are outlined in the Draft Resolution for adoption of the IS/MND (Attachment 1).

III. RECOMMENDATION

Based on the foregoing analysis, staff finds the project meets the intent and vision of the Agoura Village Specific Plan and the goals of the General Plan, and recommends approval of the project. Attached for the Planning Commission's review and approval is a draft resolution for adoption of the Initial Study/Mitigated Negative Declaration, a draft resolution and conditions of approval for the Agoura Village Development Permit, and a draft resolution and conditions of approval for the Tentative Parcel Map.

IV. ATTACHMENTS

1. Draft Resolution for the Initial Study/Mitigated Negative Declaration, with Exhibit A (Final IS/MND and Mitigation Monitoring Program)
2. Draft Resolution for the Agoura Village Development Permit, with Exhibit A for the Conditions of Approval and the Mitigation Monitoring & Reporting Program
3. Draft Resolution for the Tentative Parcel Map, with Exhibit A for the Conditions of Approval
4. IS/MND Amended Comment Letter from Los Angeles County Sheriff's Department dated November 8, 2016
5. Shared Parking Analysis and Parking Demand Study (Walker Parking Consultants – August 14, 2014)
6. Site Location Map
7. Reduced Photocopies of the Plans with Color Renderings
8. Final IS/MND-November 2016 (Separate Attachment)

Case Planner: Doug Hooper, Planning Director

Attachment 1

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RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED ON THE SOUTHEAST CORNER OF AGOURA ROAD/CORNELL ROAD (CASE NOS. 07-AVDP-002 AND TPM 70559)

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

Section I. An application was duly filed by Doron Gelfand with respect to the real property located at the southeast corner of Agoura Road/Cornell Road (Assessor Parcel Nos. 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013), requesting approval of an Agoura Village Development Permit (Case No. 07-AVDP-002) to construct a mixed-use commercial and multi-family residential project consisting of 35 residential apartment units comprising 47,858 square feet, and commercial office space comprising 68,918 square feet, including a Conditional Use Permit for hillside development; a Tentative Parcel Map (No. 70559) to subdivide the property into two parcels; and an Oak Tree Permit to remove 29 oak trees and 21,271 square feet of scrub oak habitat, as part of the Cornerstone Mixed-Use Project (the "Project")

A. The above noted application request has been processed in the time and manner prescribed in state and local law, including the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the City's Local CEQA Guidelines, and, pursuant to CEQA, the City is the Lead Agency for the project.

B. In accordance with CEQA, the CEQA Guidelines, and the City's Local CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared. The following environmental issue areas were addressed in the IS/MND: aesthetics; agriculture resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and utilities and service systems. The following issue areas were found to have potentially significant impacts that can be reduced to a less than significant level with incorporation of mitigation measures identified in the IS/MND: aesthetics, air quality, biological resources; cultural resources; geology and soils; greenhouse gas emissions, hydrology

and water quality, noise; public services, and transportation and traffic. All other issues areas had either no impacts or less than significant impacts.

C. A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was circulated for public review from July 8, 2016 to August 8, 2016, as required by law. The NOA/NOI, with the availability of the IS/MND for public review noted, was duly noticed in the local newspaper, and posted at City Hall, the City Recreation Center, and the Agoura Hills Library in accordance with state law. A copy of the IS/MND was made available for review on the City's website, at the Planning Counter at City Hall, and at the Agoura Hills Library. The IS/MND was circulated to the State Clearinghouse of the State of California's Office of Planning and Research.

D. The City accepted and responded in writing to comments on the IS/MND received during the public review period. Both the comments and the City's written responses thereto were incorporated in the Final IS/MND. Only minor changes to the Initial Study and Sections I (Aesthetics); IV (Biological Resources); X (Land Use and Planning); and XIV (Public Services) of the IS/MND for clarification purposes were required as a result of the comments. The changes do not substantially revise, introduce new information or otherwise affect the conclusions of the IS/MND, and do not require recirculation of the document for public review pursuant to CEQA Guidelines Section 15073.5. The Final IS/MND consists of the IS/MND, comments and responses to the comments, and the Mitigation Monitoring Program (MMP), and is attached hereto as Exhibit A.

E. On January 5, 2017, the Planning Commission conducted a duly noticed public hearing to consider the Final IS/MND and the Project, during which opportunity was given to address the adequacy of the Final IS/MND. All comments regarding the Final IS/MND raised during the hearing were considered by the Planning Commission.

F. The Planning Commission finds that the IS/MND was completed in compliance with the provisions of CEQA and the CEQA Guidelines promulgated pursuant thereto, and the City's Local CEQA Guidelines, and is legally adequate. The Planning Commission has reviewed and considered the contents of the Final IS/MND, along with any comments received during the public comment period, prior to deciding whether to approve the application for the Project.

G. The Planning Commission finds, on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment. Feasible mitigation measures have been incorporated into the Project IS/MND that reduce potential impacts to a less than significant level.

H. The Final IS/MND reflects the Planning Commission's independent judgment and analysis.

I. The Planning Department of the City of Agoura Hills is the custodian of records, and the documents and other materials that constitute the record of

proceedings upon which this decision is based are located at the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301.

Section II. The Planning Commission of the City of Agoura Hills, California, exercising its independent judgment and analysis, and after considering the administrative record, hereby adopts the Final IS/MND and Mitigation Monitoring Program for the Project, attached herein as Exhibit A.

PASSED, APPROVED AND ADOPTED this 5th day of January, 2017, by the following vote to wit:

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

John O'Méara, Chairperson

ATTEST:

Doug Hooper, Secretary

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MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

The IS-MND included 56 mitigation measures to address potential impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gases, water and hydrology, noise, public services and transportation/traffic. The following table will be used as the checklist to determine compliance with this measure.



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Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
					Initial	Date
AESTHETICS						
<p>AES-1 Retaining Wall Design. In the event any proposed retaining walls are visible from designated scenic roadways, the City's Architectural Review Board shall determine whether they are consistent with the City's Architectural Design Standard and Guidelines (1992). If any wall is found to be inconsistent with the Guidelines, the Architectural Review Board shall recommend additional design features to bring the wall(s) into compliance. Possible design features may include the use of textured retaining walls with more natural features, such as those that simulate rocks or boulders. Additionally, design features may include the planting of landscape vegetation along the wall facing south toward the freeway. This landscape vegetation should include plants that provide vertical wall coverage, in order to enhance the visual character of the wall and break up the area of the wall that is visible from scenic corridors. Such retaining wall, landscaping and other related design features shall be shown on the project plans and verified by City Planning and Community Development Department Staff prior to issuance of a Grading or Building Permit.</p>	<p>Review site plan and related photos (could include visual simulations) showing whether retaining walls are visible from scenic roadways. If visible, send to Architectural Review Board for review and approval of design.</p>	<p>Prior to issuance of grading or building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		
<p>AES-3 Avoidance of Knolls. The applicant shall avoid development, removal, or reduction (to include grading or blasting) of that knoll located south and east of the intersection of Agoura and Kanan Road. Although development of the knoll is unlikely, given that the Specific Plan would</p>	<p>Review grading plan to ensure that grading of the knoll is avoided or minimized.</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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<p>identify this area as Zone "G," the applicant shall minimize earthwork in this area in order to avoid substantially modifying a scenic resource. Additionally, the applicant shall minimize Grading (subject to approval of City Community Planning and Development Department)¹ of the knoll located south and east of the intersection of Agoura and Cornell Road. Although development and minor modifications would be allowed on the knoll, the majority of the knoll shall be preserved.</p>							
<p>AES-4 Glare Reduction. Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as:</p> <ul style="list-style-type: none"> • <i>Use of low reflectivity glass</i> • <i>Use of plant material along the perimeter of structures to soften views</i> • <i>Brush-polishing metal surfaces and/or use of metal surfaces that are not highly reflective</i> <p>Plans for new development shall indicate the architectural treatments and/or landscaping to be implemented to reduce glare that could be generated by new development. Plans shall be reviewed by City staff and the Architectural Review Panel, for compliance with this standard prior to issuance of a Grading Permit or Building Permit.</p>	<p>Architectural plans must be reviewed and approved by City Staff and Architectural Review Panel.</p>	<p>Prior to issuance of building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

¹ Note: This department is currently called the Planning Department

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AIR QUALITY						
AQ-1(a) Fugitive Dust Control Measures: <ul style="list-style-type: none"> Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less. If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard. After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed. 	<p>Review plans to ensure the measures are included as notes on all building or grading permits issued for the project.</p>	<p>During grading and construction.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>		

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<ul style="list-style-type: none"> All material transported offsite shall be securely covered to prevent excessive amounts of dust. 							
AQ-1(b) NOx Control Measures: <ul style="list-style-type: none"> When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators; When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment) Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available. 	Review plans to ensure the measures are included as notes on all building or grading permits issued for the project.	During construction.	Continuous	City of Agoura Hills			
AQ-1(c) VOC Control Measure: <ul style="list-style-type: none"> Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. 	Plans showing the type of coatings must be submitted and approved before construction.	Prior to issuance of building permit.	Once	City of Agoura Hills			
AQ-2 Decrease Emissions of diesel particulate matter during site grading by implementing one of the following approaches. <ul style="list-style-type: none"> Construction contractors shall not operate more than two pieces of heavy-duty diesel-powered equipment within 	Review plans to ensure the measures are included as notes on all building or	Prior to grading or building permit.	Once	City of Agoura Hills			

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<p>600 feet of any residence at any time.</p> <ul style="list-style-type: none"> Construction contractors shall use biodiesel fuel in all on-site diesel-powered equipment. Biodiesel that is blended with low sulfur diesel fuel shall be used if available. Construction contractors shall use only Tier 2 diesel-powered earth moving equipment. At least 80% of the diesel-fueled construction equipment in terms of brake-horsepower shall have DPFs installed, or all equipment shall be equipped with diesel oxidation catalysts. Construction contractors shall limit the movement of large trucks to off-peak commute hours. 	<p>grading permits issued for the project.</p>					
<p>AQ-3(a) Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.</p>	<p>Review and approve report and calculations showing that the proposed plans would meet threshold.</p>	<p>Prior to issuance of a building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		
<p>AQ-3(b) Landscape Equipment. Multi-family residential developments shall be encouraged to utilize electrical powered landscape maintenance equipment, and exterior outlets shall be installed at the front and rear of residences.</p>	<p>Architectural plans must be reviewed and approved showing installments of</p>	<p>Prior to issuance of a building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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	exterior outlets.					
AQ-3(c) Shade Trees. Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning. The City's ARB shall review project landscaping plans for consistency with this mitigation measure.	ARB must review and approve landscaping plans.	Prior to issuance of building permit.	Once	City of Agoura Hills		
AQ-3(d) Bus Stops. Applicants shall provide bus stops within the Specific Plan Area. The number to be constructed will be determined in consultation with the City Traffic Engineer and the local transit agencies. Bus stops shall meet the requirements of the transit agency providing service to the City and shall include street furniture that provides shelter for passengers.	Site plans must be submitted and approved showing installation of bus stops within the plan area and proof of consultation with the transit agency.	Prior to issuance of a building or grading permit.	Once	City of Agoura Hills		
AQ-4 Equestrian Center and Trail Maintenance Plan. The feasibility study for an equestrian center within the Specific Plan area, shall include provisions for a maintenance plan of both the equestrian center and related trails. The maintenance plan shall include the following measures, at a minimum: <ul style="list-style-type: none"> Organic debris/waste shall be properly disposed of or sold offsite on a regular basis, BMPs shall be instituted to prevent dust from moving offsite, BMPs (to include necessary bioswales or 	A maintenance plan must be submitted and approved.	Prior to issuance of a grading permit.	Once	City of Agoura Hills		

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erosion control measures) shall be instituted to prevent organic waste, or associated nutrients from organic waste, from entering nearby water bodies.						
BIOLOGICAL RESOURCES						
CS-BIO-1 Listed Plant Survey and Protection Plan. To avoid or minimize potentially adverse impacts on rare plants, the applicant shall offset the loss of individual Lyon's pentachaeta and Agoura Hills dudleya plants through onsite restoration (salvage and replanting), offsite preservation, offsite enhancement, or another method approved by the City of Agoura Hills Planning Director, in consultation with CDFW and USFWS. Prior to issuance of a grading permit surveys for listed plant specifically Agoura Hills dudleya, and Lyon's pentachaeta, shall be performed by a qualified plant ecologist. These surveys shall be performed during the blooming period (April - June), and shall be valid for not more than two years. If a species is found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. For Lyon's pentachaeta and Agoura Hills dudleya, avoidance is defined as a minimum 200-foot setback unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review by USFWS and/or CDFW. If avoidance is not	Surveys and plans showing avoidance and minimized impact must be submitted and approved.	Prior to issuance of a grading permit.	Once	City of Agoura Hills		

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<p>feasible, onsite mitigation is preferred if suitable habitat is present that can be isolated from human disturbance.</p> <p>If avoidance is not feasible, a restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in this location. The plan shall also include a monitoring program so that the success of the effort can be measured. If offsite mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The required level of success for Agoura Hills dudleya and Lyon's pentachaeta shall be defined at a minimum as a demonstration of three consecutive years of growth of a population equal to or greater than that which would be lost due to the project. The success criteria may be adjusted based on the recommendations of a qualified plant ecologist, as approved by the Planning Director in consultation with USFWS and/or CDFW for state and federally listed plants. This level of success shall be determined prior to removal of the impacted population. The restoration plan shall be implemented prior to completion of the project.</p> <p>Salvage and relocation activities shall include seed and/or topsoil collection, germination of</p>							

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<p>seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate habitats. Seed salvage shall only be used as a last resort and shall only be used as a means to protect the genetic record in a herbarium for the onsite population that would be directly removed.</p> <p>The restoration plan shall be submitted to the City of Agoura Hills for approval prior to issuance of a grading permit. If a restoration plan is approved, annual monitoring and reporting for at least five years shall also be required to ensure no-net-loss of acres of habitat for these species. [Adapted from mitigation measure BIO-1(a) of the AVSP FEIR.]</p>						
<p>CS-BIO-2 Fuel Modification Zone. Prior to fuel modification activities in habitat known to contain the State and federally Endangered Lyon's pentachaeta, the federally-listed, Threatened Agoura Hills dudleya, or the Sensitive Ojai Navarretia, a qualified biologist shall locate and flag Agoura Hills dudleya Lyon's pentachaeta, and Ojai Navarretia within the fuel modification zone, and shall demarcate an appropriate buffer(s) of at least 10 feet and develop/implement protocols in consultation with the Los Angeles County Fire Department that would protect the species from direct or inadvertent harm during fuel modification activities, while meeting fire protection requirements. The qualified biologist shall monitor all fuel modification activities in these</p>	<p>A qualified biologist must monitor the activities within the fuel modification zone.</p>	<p>Prior to issuance of building or grading permit, as well as throughout construction and grading.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>		

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Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
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<p>Upon completion of each fuel modification effort, the biological monitor shall remove flagging used to demarcate the locations of the plants.</p>						
<p>CS-BIO-3 Ojai Navarretia Mitigation/Restoration Plan. The applicant shall offset the loss of individual Ojai navarretia plants (approximately 74 within the limits of grading, seven within the limits of landscaping, and 163 within the limits of fuel modification) at a 2:1 ratio by onsite restoration (salvage and replanting), offsite preservation, offsite enhancement, or another method approved by the City of Agoura Hills Planning Director. A Mitigation/Restoration Plan (Plan) shall be submitted to the City of Agoura Hills and CDFW that identifies the location and methodology for satisfying the required offset ratio. Onsite restoration is preferred, with offsite preservation permitted only if the applicant demonstrates that onsite preservation is either not feasible or not as likely to be successful.</p> <p><i>Onsite Restoration (Salvage and Replanting).</i> Onsite restoration would involve the collection of seed from inside the development footprint (grading enveloped and fuel modification zone) and replanting the seed in a suitable area outside the development footprint. If the applicant proposes to undertake onsite restoration, the Plan, prepared by a qualified plant ecologist, shall detail the approach and timing associated with seed salvage, propagation, planting, irrigation,</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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<p>maintenance, coverage requirements, monitoring requirements, and contingency planning to achieve the performance standard of a 2:1 replacement. The Plan shall identify several on-site locations for replanting (in the event that one area doesn't achieve specified success criteria work). The applicant shall maintain and monitor the plants for a minimum of five years. Prior to issuance of the grading permit, the applicant shall obtain approval for the Plan from the City of Agoura Hills, and secure a bond for an amount equal to the cost of the restoration effort. The bond shall be released by the City upon satisfaction of the approved performance criteria.</p> <p><i>Offsite Preservation.</i> Offsite preservation would consist of locating a population of Ojai Navarretia containing at least two times the number of individuals and a seed bank by the project and preserving the population in perpetuity via placement of a conservation easement or purchase of the land and dedication to the City or an approved conservation organization. The preserved population should be located on an area of sufficient size to create a preserve core and be located at least 350 feet away from existing or proposed development, paved roads, v-ditches, and irrigated areas. Additionally, the preserve population should exhibit connectivity to other protected open space or hillside areas (preferably, a minimum of 25 percent of the preserved habitat should</p>							

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<p>connect directly to natural habitat areas). If the applicant proposes to mitigate via offsite preservation of the species, the Plan shall include a Preservation Plan that identifies the number of individual preserved, ownership of the land, parties involved, and the preservation methodology (e.g. conservation easement or dedication to an approved conservation organization). The applicant shall implement the approved offsite preservation and monitor the population for a minimum of five years. Under the preservation approach, the applicant shall obtain approval for the Preservation Plan from the City of Agoura Hills and shall complete the transaction, prior to issuance of the grading permit.</p> <p><i>Offsite Enhancement.</i> Offsite enhancement would consist of locating disturbed poor quality population of Ojai navarretia containing at least two times the number of individuals and occupied habitat impacted by the project and enhancing the conditions of the habitat to prevent further disturbance and/or promote the long-term viability of the population. The applicant shall submit an Enhancement Plan, prepared by a qualified ecologist, which identifies the location of the population and the need for enhancement, as well as the enhancement methodology that details the approach and timing associated with enhancements, maintenance, monitoring requirements, and contingency planning in</p>						

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<p>order to achieve the 2:1 offset ratio performance standard. The applicant shall implement the approved enhancement plan and monitor the enhanced population for a minimum of five years. If the population proposed for enhancement were to be located on land owned by a public agency, or a conservation organization approved by the City of Agoura Hills, the applicant may enter into an in-lieu fee agreement with the conservation organization to implement and monitor the approved Enhancement Plan. Prior to issuance of the grading permit, the applicant shall obtain approval for the Enhancement Plan from the City of Agoura Hills, and secure a bond for an amount equal to the cost of the enhancement effort. The bond shall be released by the City upon satisfaction of the approved performance criteria. If the Enhancement Plan is to be accomplished via an in-lieu fee agreement, the agreement must be executed and fees conveyed prior to issuance of the grading permit. The performance bond shall not be required if the mitigation is accomplished via an in-lieu fee agreement.</p>						
<p>CS-BIO-4 Special-Status Wildlife Survey. Beginning no more than two weeks prior and ending no more than three days prior to ground disturbing construction at the project site, three pre-construction surveys for special status species, including (but not limited to) the coast horned lizard, coast patch-nosed snake, burrowing owl, San Diego dessert woodrat, San</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit or ground disturbance.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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<p>Diego black-tailed hare, and roosting special-status bats shall be conducted by a qualified biologist and submitted to the City Planning and Community Development Department. The pre-construction surveys shall incorporate appropriate methods and timing to detect the special-status wildlife species that could occur at the site. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured, when possible, and transferred to adjacent appropriate habitat in the open space areas either onsite or directly adjacent to the project site. This shall be performed only by a qualified, approved biologist. The CDFW and City Planning and Community Development Department shall be formally notified and consulted regarding the presence of any sensitive species onsite. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified and appropriate "take" permits acquired prior to any relocation activity [Adapted from mitigation measure BIO-1(b) from the AVSP FEIR].</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		
<p>CS-BIO-5 Bird Nesting Surveys. If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified ornithologist to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty</p>						

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<p>Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 500 feet of the construction zone. Surveys shall begin 30 days prior to initial disturbance activities and shall continue weekly, with the last survey being conducted no more than three days prior to the initiation of clearance/ construction work. If active nests are found in the survey area, construction activities shall stop until consultation with the City, CDFW, and USFWS (when applicable) is conducted and an appropriate setback can be established commensurate with the species involved (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors). A temporary construction fence barrier shall be erected around the buffer and clearing and construction inside the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.</p> <p>Limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel</p>						

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<p>should be instructed on the sensitivity of the area. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds [Adapted from mitigation measure BIO-1(c) from the AVSP FEIR].</p>							
<p>CS-BIO-6 Native Grassland Restoration Plan. If avoidance of sensitive communities is not feasible, onsite mitigation is preferred if suitable habitat is present that can be isolated from human disturbance. In this event, a restoration plan shall be prepared by a qualified plant ecologist that identifies the location and acreage to be replanted and the methods that will be used to preserve this community in that location. The plan shall also include a monitoring program so that the success of the effort can be measured. The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of at least 50 percent native grass dominance within the mitigation area. If off-site mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The restoration plan shall be submitted for review as part of the application process with the City Planning Department. In addition, final plans shall be subject to review and approval by the City Planning Director. The</p>	<p>Plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of grading or building permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

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<p>Grassland Restoration Plan shall include, but not be limited to, the following components:</p> <p>The applicant shall submit a Native Grassland Restoration Plan for review and approval by the City Planning and Community Development Department, the Los Angeles County Fire Department, and as necessary, a qualified biologist or landscape specialist. Native Grassland habitat shall be replaced at a minimum ratio of three to one for native grassland lost and shall utilize native species from onsite habitats. Target sites for mitigation plots shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the native grassland lost. No species identified as invasive (e.g., CNPS, Channel Islands Chapter Invasive Plants List, IPC lists) shall be utilized in the landscape plans. The plan shall include, but not be limited to, the following components:</p> <ul style="list-style-type: none"> • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts) • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently) • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken) • Irrigation method/ schedule (i.e., how much water is needed, where, and for 						

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<p>how long)</p> <ul style="list-style-type: none"> Plant species, seed mixes, weed suppression and planting methodology [Adapted from mitigation measure BIO-2(b) of the AVSP FEIR] <p>From preliminary observations, it appears that potential target areas to perform mitigation for the loss of native grassland exist on the northern slopes of Ladyface Mountain, in the open space of Zone G in the southwest corner of the AVSP boundary. These areas need testing to confirm that they meet the soil and habitat requirements for native grassland species. If sufficient mitigation area does not exist onsite, offsite mitigation or in lieu fees to an offsite local or regional mitigation bank shall be done.</p>						
<p>CS-BIO-7 Bushy Spikemoss- California Buckwheat Scrub/High-Value Coastal Sage Scrub Restoration Plan. The acreage of Bushy Spikemoss- California Buckwheat Association that is disturbed by fuel modification shall be enhanced at a 2:1 ratio in area(s) to be preserved as permanent open space. To the extent possible, this shall be accomplished by onsite enhancement of disturbed in-kind habitat. If onsite enhancement is not possible, compensation for disturbance to the high-value Bushy Spikemoss - California Buckwheat Association may be accomplished by off-site enhancement of in-kind habitat, preservation of intact habitat equivalent at a 2:1 ratio, or by a contribution to a CDFW approved in-lieu fee program approved by the City Planning</p>	<p>Surveys and plans showing avoidance and minimized impact must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

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<p>Director.</p> <p>A Mitigation and Monitoring Plan shall be developed by a qualified biologist, restoration ecologist or resource specialist, and approved by the Director of Planning prior to issuance of the grading permit for the project. In broad terms, at a minimum the plan shall include:</p> <ul style="list-style-type: none"> • Description of the project/ impact and mitigation sites • Specific objectives • Success criteria • Plant palette • Implementation plan • Maintenance activities • Monitoring plan • Contingency measures <p>Success criteria shall, at a minimum, be based on appropriate survival rates and percent cover of planted native species and control of invasive plant species in the mitigation area. Monitoring shall be initiated prior to development of the project, and shall be implemented over a five-year period (or longer, if success criteria are not met). The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the mitigation project, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City Planning Department and the CDFW.</p>						

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Five years after the project start, a final report shall be submitted to the City Planning Department and the CDFW, which shall at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The mitigation project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the City Planning Director [Adapted from mitigation measure BIO-2(b) of the AVSP FEIR].							
CS-BIO-8 Lighting Requirements. The project shall incorporate lighting design features to the extent possible that will reduce the amount and intensity of night lighting in open space areas adjacent to the development. This would involve using lighting only to the extent necessary, using low intensity lights, placing lighting close to the ground when possible, using shields to reduce glare and direct lighting downward, and pointing lights away from open space areas. Security lighting from the site should not exceed 1 foot-candle at the edge of the fuel modification zone [Adapted from mitigation measure BIO-4(f) from the AVSP FEIR].	A lighting design must be submitted and approved.	Prior to issuance of a building permit.	Once	City of Agoura Hills			
CS-BIO-9 Oak Tree Replacement. Oak tree replacement mitigation for impacts to the sensitive Valley Oak Woodland Alliance shall consist of the protection of oak trees during construction and replacement of oak trees removed for development pursuant to the City	Landscape plans must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			

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<p>of Agoura Hills' oak tree protection ordinance. Every attempt shall be made to mitigate the loss of oak habitat on-site. Four (4) oak trees shall be planted to replace each tree that is approved for removal as follows, per the City Oak Tree Protection Ordinance:</p> <ul style="list-style-type: none"> a) two (2) 24-inch box specimens; b) one (1) 36-inch or sixty-inch-box as follows: In the case of landmark trees, (trees whose diameter exceeds 48 inches), the applicant shall obtain a nursery-grown oak tree of equivalent caliper to the tree removed or provide two (2) container grown, 60-inch box trees for each healthy landmark tree approved for removal; and, c) one (1) 15-gallon size oak tree. <p>For impacts involving 10 percent or less of oak tree removal, resulting from grading and project development, each oak tree shall be replaced with specimen oak trees of the same species as the tree that was removed at a ratio and dimension specified in the City's Zoning Ordinance. This mitigation is to occur onsite. For impacts involving greater than 10 percent removal resulting from grading and project development, mitigation shall either be onsite with requirements as listed above, or an in-lieu fee may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The sum of the calipers of</p>						

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<p>all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks in mesic north-facing slop locations. Each oak tree removed by grading and project development shall be replaced with two 36-inch box and two 24-inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs/Oak tree planning, shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.</p> <p>The City may consider the payment of an in-lieu fee, in an amount determined by the City per ISA standards, to mitigate for the loss of oak trees if the City determines there is insufficient space available on-site for oak tree replacement. The in-lieu fee may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The locations of the replanted oak trees shall be indicated on the</p>						

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<p>project plans for review by the City Oak Tree Consultant and approval by the Planning Director. The oaks trees shall be planted in an area to be preserved as permanent open space. Trees planted for mitigation shall be clustered and planted at an appropriate site such that the trees planted will provide natural habitat and replace the oak woodland habitat removed by the project. Oak trees shall be planted according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils and cost live oaks on mesic north-facing slope locations. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs. Oak tree planting shall not cause the removal or destruction of existing native vegetation without the replacement in the same locations.</p> <p>To mitigate the removal of 21,271 square feet of scrub oak habitat, the land plan shall include at least 213 five-gallon scrub oak trees planted at ten feet on-center. Should the Planning Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through the establishment of an equivalent in-lieu fee which the applicant shall pay into the City Oak Tree Mitigation Fund for the deficit. The amount of the in-lieu fee for the scrub oaks shall be based on the cost of the</p>						

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purchase, installation and maintenance for a period of three years of one (1) 24-inch box size coast live oak tree for every five remaining scrub oaks to the planted." [Adapted from mitigation measures BIO-3(c) and BIO-3(d) of the AVSP FEIR].						
<p>CS-BIO-10 Oak Tree Preservation Program. To mitigate impacts to Valley Oak Woodlands and comply with the City of Agoura Hills Oak Tree Preservation Guidelines, the applicant shall submit a submit the results of an oak tree survey and an Oak Tree Report, including an Oak Tree Preservation Program, for review and approval by the City Planning and Community Development Department oak tree consultant prior to issuance of a grading permit. The project shall be developed and operated in compliance with the approved Oak Tree Preservation Program and any other conditions determined to be necessary by the City oak tree consultant. The program shall include but not be limited to the following components:</p> <ul style="list-style-type: none"> • No grading or development shall occur within five feet from the driplines of oak trees that occur in the construction area. • All specimen oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the City for the duration of all grading and construction activities. The fencing shall be installed six feet outside the dripline of each specimen oak tree, and shall be 	An oak tree survey and oak tree report must be submitted and approved.	Prior to issuance of a grading permit.	Once	City of Agoura Hills		

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<ul style="list-style-type: none"> staked every six feet. No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline. No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of a specimen oak tree. Pervious paving and other materials are allowed, as approved by the City. No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any specimen oak tree, except for project access roads. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a City approved arborist/oak tree consultant. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching the protected zone needs to preserve roots over one inch in diameter by tunneling. No permanent irrigation shall occur within the dripline of any existing oak tree. Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools. A certified arborist shall perform all pruning cuts according to the 						

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<p>international Society of Arborists' <i>Best Management Practices: Tree Pruning</i> and according to American National Standards Institute (ANSI) A300 pruning standard. Work shall be performed in accordance with the ANZI Z133.1 safety standard.</p> <ul style="list-style-type: none"> Watering should not occur during the months of June, July, and August unless the root system has been compromised by damage to some of the roots. If recommended by an arborist, water should be applied no more than once or twice a week and allowed to drain thoroughly before more water is applied. Fertilization of these native oak trees is not ordinarily recommended and should not be done unless approved by the City Oak Tree Consultant and Planning Director. Prior to construction, the vigor of the saved trees shall be assessed. Any trees in a weakened condition shall be treated to invigorate them, as deemed necessary by the City arborist. During all phases of construction, the health of the trees shall be monitored for signs of disease. If determined to exist, problems shall be addressed to remedy them. Exploratory trenching shall be done by hand or with great care by digging 						

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<p>equipment under the observation of the consulting arborist for all trees proposed to be encroached by this project. This shall be done in order to minimize the damage to the root system by digging and to allow the proper pruning of the roots that are found. If any roots two inches or larger are encountered, they shall be saved (except in a grading cut situation) and covered with a layer of plastic cloth until backfilled.</p> <ul style="list-style-type: none"> • Grade stakes should not be nailed to trees. Nothing that causes damages to the tree shall be attached to the trees. • No planting, irrigation, or utilities should be installed within 15 feet of any native oak tree unless approved by the Planning Director. • Chemicals or herbicides should not be applied with 100 feet of the dripline of any native oak tree. • Dust accumulation onto the tree's foliage from construction shall be hosed off periodically during construction, under the recommendation of the consulting arborist. • Copies of the oak tree report, oak trees permit, and City-approved site plan and irrigation plan shall be kept onsite for reference during construction. • A certification letter should be submitted to the City Planning Department within five working days of 						

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project completion. [Adapted from mitigation measures BIO-3(a) and BIO-3(b) of the AVSP FEIR].						
CULTURAL RESOURCES						
CS-CR-1 Mitigation Monitoring for Archaeological and Paleontological Resources. Monitoring of all project related ground disturbing activities of sediments that appear to be in a primary context shall be conducted by a qualified archaeologist and/ or paleontologist [and Native American monitor qualified to identify Chumash and Gabrieleno resources] ² approved by the City Planning Department. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983). Paleontological monitoring shall be performed by a paleontologist meeting the Society of Vertebrate Paleontology's Paleontological Resource Monitor (SVP 2010). A cross-trained monitor meeting both of these requirements may also be used. Archaeological monitoring is required until excavation is complete or until a soil change to a culturally sterile formation is achieved, to be determined by the archaeologist. The archaeologist and/ or paleontologist may reduce or stop monitoring depending on observed conditions. Paleontological monitoring is required until	Proof of archaeological and paleontological monitoring must be submitted.	During grading, paving, and construction.	Continuous	City of Agoura Hills		

² If Native American monitor is required, per a Cultural Resources Report.

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excavation is complete or until ground disturbance is no longer occurring in the Topanga or Monterey Formations, to be determined by the paleontologist. If archaeological/paleontological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until the archaeologist has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.						
CS-CR-2 Discovery of Human Remains. In accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and the City's General Plan Policy HR-3.3, in the event of discovery of human remains, the City's Environmental Analyst and County Coroner shall be notified immediately by the developer, and no further disturbance shall occur until the County Coroner has determined the origin and disposition of the remains, and that no investigation of the cause of death is required. If the human remains are determined to be prehistoric, the County Coroner shall notify the Native American Heritage Commission, which will determine and then notify the Most Likely	In the event human remains are unearthed, a proper professional must be contacted and proof of plans must be submitted and reviewed.	During construction, paving and grading.	Continuous	City of Agoura Hills		

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<p>Descendent (MLD). The MLD shall complete an inspection and make a recommendation within 48 hours of the notification. If no recommendation is received, the remains shall be interred with appropriate dignity on the property in a location not subject to future development.</p>							
<p>CS-CR-3 Phase III Data Recovery. If avoidance of CA-LAN-1352 is not possible, the project applicant shall complete a Phase III data recovery excavation program prior to project-related ground disturbance. The Phase III data recovery program should be completed by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (qualified archaeologist) and include the preparation of a work plan/research design, fieldwork, laboratory analysis of recovered artifacts and ecofacts, special studies if appropriate, the preparation of a technical report, and curation of recovered materials. The technical report shall include a mitigation monitoring and reporting plan. The Phase III fieldwork shall be conducted by a Native American monitor qualified to identify Chumash and Gabrieleno resources.</p>	<p>Show proof of avoidance of CA-LAN-1352. If avoidance of CA-LAN-1352 is not possible, the project applicant shall complete a Phase III data recovery excavation program and technical report that is reviewed and approved.</p>	<p>Prior to ground disturbance.</p>	<p>Once</p>	<p>City of Agoura Hills</p>			
<p>GEOLOGY/SOILS</p>							
<p>GEO-1(a) Building Design. All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed</p>	<p>Building design must comply with CBC, and plans must be</p>	<p>Prior to issuance of building or grading</p>	<p>Once</p>	<p>City of Agoura Hills</p>			

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to withstand the upper bound earthquake ground motion. The design shall take into consideration the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the California Building Code and Chapter 1 of Article 8 of the Agoura Hills Municipal Code. Compliance with these requirements shall be verified by the City Building Official prior to issuance of a Building Permit or Grading Permit.	submitted and approved by ARB.	permit.				
GEO-1(b) Geotechnical Recommendations. Future development shall require, and comply with, all recommendations contained in site-specific geologic, geotechnical, and structural design studies prepared for subsequent development activities. Subsequent subsurface investigations shall determine the possible presence of seismically induced hazards and appropriate means of mitigating such hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official. At a minimum, any buildings considered essential facilities, as defined in the Uniform or California building codes, shall be designed to withstand upper bound earthquake ground motion. All onsite structures shall comply with applicable provisions of the California Building Code. The calculated design base ground motion for the site shall take into	A site specific study must be reviewed and approved. Building design plans must be reviewed and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills		

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<p>consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available.</p> <p>GEO-3(a) Geotechnical Evaluation. Individual developments shall provide site-specific geotechnical evaluations and geological reports that address onsite soils and slope stability hazards as part of the initial application process. Prior to approval of a specific development plan, these studies shall be submitted to the City Planning Department and/or consultants hired by the City for review and approval as part of the initial application process. These evaluations shall determine the potential for adverse soil stability impacts and shall identify appropriate mitigation techniques. All mitigation recommendations identified in site-specific studies shall be implemented as a condition of future development. Such measures may include avoidance of development in areas found to have unmitigable soil or geologic hazards, soil or grading modifications to ensure acceptable slope stability on manufactured slopes, structural measures to ensure slope stability, drainage control facilities to collect and direct water off of slopes, removal of loose cobbles and boulders from adjacent slopes, and/or other measures deemed appropriate to ensure proper slope stability. If site-specific geologic mitigation measures are found to cause secondary environmental effects not addressed herein (excessive import or export of soil material, retaining walls, blasting, etc.), subsequent</p>	<p>A geotechnical evaluation must be submitted and approved.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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environmental analysis may be required.						
GEO-3(b) Erosion Control Plan. A site-specific erosion control plan that incorporates best management practices shall be prepared by individual applicants and approved by the City prior to the granting of any grading permits for an individual development in the project area. Measures identified in such plans shall be implemented. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. Landscaping shall be designed by a licensed landscape architect with final landscaping plans to be reviewed and approved by the City Building Official prior to project approval.	A site specific erosion control plan and landscaping plan must be submitted and approved.	Prior to project approval.	Once	City of Agoura Hills		
GEO-3(c) City Oversight and Approval. The City Engineer or equivalent shall inspect a project after the final grading report has been filed. The project shall not be approved for construction by the City Engineer or equivalent until all hazards either caused by project grading or associated with adjoining geologic and soils conditions, such as erosion and slope instability, are mitigated to the City's specifications.	Proof of monitoring by City Engineer must be submitted.	After final grading report has been filed.	Once	City of Agoura Hills		
GEO-4(a) Test Blast/Vibration Study & Blasting Plan. Blasting shall be discouraged. However, if a site-specific geologic, geotechnical, or structural design study deems blasting necessary for grading and excavation onsite, the applicant must perform a test blast/vibration	If necessary, a test blast/vibration study must be submitted and reviewed. A	Prior to grading operations.	Once	City of Agoura Hills		

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<p>study to evaluate the variation in vibratory ground motion intensity with respect to distance from the blast site. It must be shown that the blasting can be done safely with respect to existing improvements.</p> <p>A blasting plan shall be provided as part of the vibration study, and submitted as part of the initial application submittal to the City Planning Department, City Council and Fire Marshall for approval. Blasting permit approval would be subject to the City's discretion and may be denied. If the City were to approve the blasting plan, at a minimum it should be designed to minimize ground shaking away from the blast area. Any areas having unstable slopes or rockfall hazards shall be secured to prevent injury or property damage. If approved, the permittee shall provide sufficient supervisory control as determined by the building official during the grading operation to ensure compliance with approved plans and with the municipal code. When found necessary by the City Building Official, the permittee shall employ a qualified geologist and foundation engineer to assist in supervising the grading operation. If a blasting permit is denied by the City, the applicant shall prepare an alternative application for development which excludes the need for blasting.</p>	<p>blasting plan shall be provided as part of the study.</p>					

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<p>GEO-6(a) Settlement Related Mitigation. Future development shall comply with all recommendations contained in site-specific geologic, geotechnical, and structural design studies as required to be prepared for subsequent development activities. Subsequent subsurface investigations shall determine the required degree of compaction and the proper moisture content and appropriate means of mitigating settlement related hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Planning Department and City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official prior to issuance of a Grading Permit and/or Building Permit. At a minimum, suitable measures to reduce settlement impacts shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Removal of organic material in the area of the proposed grading • Removal of non-engineered artificial fill in areas to receive engineered fill or in areas where structural support is required. • Placement of a keyway at the bottom of all fill slopes a minimum depth of 3 feet and down to the bedrock with the keyway a minimum of 10 feet wide (unless otherwise determined by the site-specific geological study) 	<p>Site specific studies must be reviewed and approved by the City Planning Department and City Building Official.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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<ul style="list-style-type: none"> • Fill soils shall be benched into the hillside • Removal of upper soils to the bedrock <p>After excavation:</p> <ul style="list-style-type: none"> • All bottoms of the excavations and areas to receive slabs shall be scarified and compacted to 90% • All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness • Soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version • Moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 - 2% wetter than optimum moisture content • Any utility trenches will need to be properly backfilled as detailed above • Any import soils should be approved by a qualified geologist • Slope faces shall be compacted to at least 90% of maximum compaction 						
<p>GEO-6(b) Additional Environmental Review. If individual developers are unable to find a disposal site for construction cut within 12.5 miles of the Specific Plan area, or if processed</p>	<p>A report of disposal must be submitted and approved.</p>	<p>Prior to approval by the city.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		

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soil is not suitable for fill, then individual projects may require additional environmental analysis. Individual developers must demonstrate a means for disposal of excess cut materials, within 12.5 miles of the project site, prior to approval by the City.						
GREENHOUSE GASES						
CS-GHG-1 GHG Reduction Measures. The applicant shall incorporate the following measures to reduce GHG emissions: <ul style="list-style-type: none"> Exceed adopted Title 24 energy requirements by a minimum of 20 percent (in accordance with mitigation measure AQ-3(a)) Install high efficiency lighting Use built-in energy efficient appliances Use water-efficient irrigation systems Implement employee trip reduction program to achieve an eight percent reduction in vehicle trips 	A greenhouse gas reduction plan must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills		
WATER AND HYDROLOGY						
HYD-2 Final Drainage Plans. Individual project applicants shall be required to prepare and submit a final drainage plan, prior to issuance of a grading permit, to the City's Planning and Community Development Department and Los Angeles County Flood Control for approval. Plans shall include detailed design and hydraulic analysis of the drainage facilities that capture and convey on- and off-site runoff. Each developer shall be required to evaluate the extent of potential flood hazards present	Final drainage plans must be submitted and approved.	Prior to issuance of grading permit.	Once	City of Agoura Hills		

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utilizing the Modified Rational Method (or the latest model approved by Los Angeles County Flood Control) and to implement mitigation measures required to reduce such impacts to a level of insignificance. The drainage plan for each project shall include post development designs for runoff detention and on site infiltration to reduce 50-year frequency storm peak discharge to the pre development level. These drainage facilities shall meet the design requirements and capacities of the <i>Master Plan of Drainage for the City of Agoura Hills, The Los Angeles County Department of Public Works Hydrology Manual and the Hydrology and Sedimentation Appendix</i> , or other revised hydraulic analyses as determined by the City Engineer, and shall not increase the base flood elevation above or below the project site. Additionally, mitigation shall meet all interim peak flow standards, or the most up to date standards, as established by the LACDPW. The plans shall be subject to review and approval by the City Engineer.						
NOISE N-1 Construction Hours. Onsite construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Saturday pursuant to City Ordinance 9656 and City Municipal Code Section 9666.4. No construction activity shall occur between 8 p.m. and 7 a.m. that generates	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills		

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Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
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<p>noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal holidays.</p> <p>CS-N-1 Interior Noise. At a minimum, all onsite structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL:</p> <ul style="list-style-type: none"> • Party wall and floor/ceiling assemblies between separate residential units and other occupied spaces shall be acoustical laboratory-rated for a minimum of 50 STC noise reduction. • Floor/ceiling assemblies between separate residential units and other occupied spaces shall be acoustical laboratory-rated for a minimum of 50 IIC impact noise reduction. • Where any penetrations occur in sound-rated party walls or party floor/ceiling assemblies, the space between the partition and the penetrating object must be properly isolated and insulated to not compromise the sound rating of the partition. • Exterior entry doors to living areas shall meet or exceed a laboratory rating of 25 STC (including sliding glass doors and French doors that have any frontage view of Agoura and Cornell Roads). • All windows in the design shall be dual-glazed [adapted from AVSP FEIR Mitigation measure N-3(a)]. 	<p>Note on building or grading permit.</p>	<p>Continuous compliance through construction.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>		

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
					Initial	Date
<p>CS-N-2 Construction Hours. Onsite construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Saturday pursuant to the City Municipal Code. No construction activity shall occur between 7 p.m. and 7 a.m. that generates noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal holidays [adapted from AVSP FEIR mitigation measure N-1].</p>	<p>Note on building or grading permit</p>	<p>Continuous compliance through construction.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>		
<p>N-3(a) Acoustical Study. A site-specific acoustical study shall be submitted to the City Planning and Community Development Department as part of the initial application for any residential project located within the project area that is exposed to freeway or arterial traffic noise. This study shall contain specific structural and site design recommendations to be incorporated into the project design to mitigate any noise levels that exceed the City's residential exterior standard of 65 CNEL and interior standard of 45 dBA.</p>	<p>An acoustical study must be submitted and approved by City Planning and Community Development.</p>	<p>Prior to issuance of building or grading permit.</p>	<p>Once</p>	<p>City of Agoura Hills</p>		
<p>N-3(b) Operating Hours. Loading dock and delivery truck (i.e. refrigerator trucks, trash and recycling pick-ups) and parking lot sweeping hours shall be restricted to daytime operating hours (7:00 a.m. to 7:00 p.m.). Delivery trucks entering and leaving the site shall not block driveways and shall be allowed to idle no more than 15 minutes in any half hour period.</p>	<p>Note on building or grading permit.</p>	<p>Continuous compliance through construction.</p>	<p>Continuous</p>	<p>City of Agoura Hills</p>		

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
N-3(c) Loading Dock Location. To the degree feasible, loading docks and delivery areas shall be located out of line of sight and/or oriented away from nearby residences.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
N-3(d) Ventilation Noise. Parapets that reduce noise from rooftop ventilation systems shall be installed on all project structures.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
N-3(e) Parking Lot Noise. Surface-texturing materials and landscaping shrubs and trees shall be used in the parking areas to reduce parking lot related noise.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
N-3(f) Mechanical Equipment. All exterior mechanical equipment shall be oriented away from adjacent residential uses and shall be fitted with sound-rated parapets.	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			
N-3(g) Interior Noise. At a minimum, all onsite structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL: <ul style="list-style-type: none"> Air conditioning or a mechanical ventilation system so that windows and doors may remain closed Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications) Solid core exterior doors with perimeter weather stripping and threshold seals Roof and attic vents facing away from Highway 101 Incorporation of these design 	Note on building or grading permit.	Continuous compliance through construction.	Continuous	City of Agoura Hills			

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
					Initial	Date
requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.						
N-2(a) Rubberized Asphalt. In potentially noise impacted areas within the Specific Plan, the City shall consider and, if feasible, use rubberized asphalt paving material for street re-paving projects. Studies have demonstrated that this type of paving materials can substantially reduce roadway noise. A 1992 noise study in the City of Thousand Oaks by Acoustical Analysis Associates, Inc. indicated that the use of an asphalt rubber overlay can achieve a noise reduction of from 2 to 5 dBA as compared to standard asphalt.	Proof of consideration of rubberized asphalt must be submitted and reviewed.	Prior to issuance of grading or building permit.	Once	City of Agoura Hills		
N-2(b) Sound Wall. If traffic-related noise problems from U.S. 101 arise within the Specific Plan area, the City shall investigate and, if feasible, implement appropriate measures to reduce noise impacts at affected receptor locations. Such measures may include, but are not limited to, the use of a sound wall along the northern boundary of the Specific Plan area, between Roadside Drive and U.S. 101. It is estimated that a 10-foot high sound wall located adjacent to the southern edge of U.S. 101 would decrease noise levels at the property boundaries on the southern side of Roadside Drive from 78.8 dBA to 69.3 dBA (refer to Appendix E for Sound Barrier Loss Estimation Spread Sheet).	Proof of consideration of a sound wall must be submitted and reviewed.	Prior to issuance of grading or building permit.	Once	City of Agoura Hills		

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification	
					Initial	Date
PUBLIC SERVICES						
PS-3(a) Fuel Modification Plan (FMP). Individual project applicants shall develop a Fuel Modification Plan for all development areas within or adjacent to wildland fire hazard areas. These plans shall be subject to review and approval by the Los Angeles County Fire Department Fuel Modification Unit. The FMP shall be submitted to the City Planning and Community Development Department for approval prior to issuance of a grading or building permit. Funding and execution of all measures required in the FMP shall be the responsibility of individual developers or land owners. Prior to approval of the FMP the City shall confirm that appropriate easements have been secured and that long-term funding mechanisms area in place to ensure successful implementation of the FMP.	A Fuel Modification Plan must be submitted, reviewed and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills		
PS-3(b) Landscape Palette. The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space.	Note on building or grading permit.	Continuous compliance throughout development	Continuous	City of Agoura Hills		
PS-4(a) Design Approval. Project plans shall be submitted to the Los Angeles County Sheriff's Department Lost Hills Substation for review and comment. All recommendations made by the Department, including, but not limited to, those pertaining to site access, site security, lighting, and requirements for onsite security, shall be	Project plans shall be submitted, reviewed and approved.	Prior to approval of final building permits.	Once	City of Agoura Hills		

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
incorporated into the design of the project, prior to approval of final building permits.							
PS-5(a) In Lieu Fees. Individual project applicants shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts. If permissible, at the time the application is processed, these fees shall include additional District costs associated with impacts to student transportation or other measures to alleviate student transportation overcrowding (e.g. pro-rata contribution to new school transportation systems, student carpooling bulletin boards, etc.)	Proof of payment of statutory fees must be provided.	At the time of issuance of building permit.	Once	City of Agoura Hills			
PS-5(b) School District Noticing. The applicant shall notify the Las Virgenes Unified School District of the expected buildout date of the project as soon as possible to allow the District to plan in advance for new students.	Proof of notification must be provided.	Prior to issuance of building or grading permit, after project is approved.	Once	City of Agoura Hills			
TRANSPORTATION/TRAFFIC							
CS-T-1 US-101 Southbound Ramps/Roadside Drive/Kanan Road. The project applicant shall pay a pro-rata share of the costs of the improvements outlined in mitigation measure T-2(g) of the Agoura Village Specific Plan Final Environmental Impact Report (certified 2006), as determined by the City's Traffic Engineer. The project's contribution to the cumulative traffic volumes forecast for the intersection is 6.20 percent. Payment shall be received by the City prior to Certificate of Occupancy.	Proof of payment must be provided.	Prior to issuance of building permit.	Once	City of Agoura Hills			

Cornerstone Mixed Use Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
T-3(d) Pedestrian Cross Walks. Pedestrian cross-walks should utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement. Final design must be approved by the City's Public Works Director.	Design plans must be approved by City's Public Works Director	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
T-3(e) Individual Access. The design and control of individual access driveways will need to be determined as individual projects are analyzed. Analysis of these individual access driveways should give consideration to traffic volumes to and from each individual site within the Specific Plan and opposing traffic volumes on the adjacent roadway system.	Design plans must be submitted and approved.	Prior to issuance of building or grading permit.	Once	City of Agoura Hills			
T-3(f) Construction Impacts. Prior to individual project approval, short-term construction impacts shall be examined. Where necessary, a construction vehicle management plan shall be developed and implemented. This plan shall include measures to avoid conflicts with nearby businesses and other land uses (such as construction activity notification and timing so as to minimize conflicts) and to minimize the effects on the local street network.	Survey and plan of short term construction impacts must be submitted and approved.	Prior to project approval.	Once	City of Agoura Hills			

Attachment 2

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RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AN AGOURA VILLAGE DEVELOPMENT PERMIT (CASE NO. 07-AVDP-002) FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED AT THE SOUTHEAST CORNER OF CORNELL ROAD AND AGOURA ROAD, INCLUDING A CONDITIONAL USE PERMIT AND AN OAK TREE PERMIT

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

Section I. An application was duly filed by Doron Gelfand with respect to the real property located at the southeast corner of Agoura Road/Cornell Road (Assessor Parcel Nos. 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013), requesting approval of an Agoura Village Development Permit (Case No. 07-AVDP-002) to construct a mixed-use commercial and multi-family residential project consisting of 35 residential apartment units comprising 47,858 square feet, and retail, restaurant and office space comprising 68,918 square feet, including a Conditional Use Permit for hillside development and an Oak Tree Permit to remove 29 oak trees and 21,271 square feet of scrub oak habitat, and encroach within the protected zone of six (6) oak trees, as part of the Cornerstone Mixed-Use Project (the "Project")

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On January 5, 2017, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. _____, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. _____ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application for the Agoura Village Development Permit, Conditional Use Permit and Oak Tree Permit at a public hearing held on January 5, 2017, at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Planned Development District. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9499 of the Agoura Hills Zoning Ordinance, that:

- A. All the required findings for a Conditional Use Permit, pursuant to Section 9673.2.E of the Agoura Hills Zoning Ordinance, can be made because:
 1. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance. The purpose of the Planned Development (PD) zone is to designate certain areas of the City for special development and land use regulations that cannot be addressed through the city-wide zoning ordinances. Specific regulations are necessary to guide development and land uses in an orderly manner such that they are compatible with the existing setting, as well as to ensure that development seamlessly and cohesively integrates uses and buildings. In this case, the Project lies within the boundaries of the Agoura Village Specific Plan (AVSP) and, according to the requirements of the PD zone, the permitted, development standards, and regulations for the site are set forth in the Specific Plan. The Project is in compliance with all such development standards and regulations, including the maximum building coverage, building height requirements and all setbacks from property lines for development in AVSP. The AVSP allows for the development of commercial, office and multi-family residential use on the property. In addition, the portion of the Project located within the Open Space-Restricted (OS-R) zone will not be developed and therefore the Project is consistent with the purposes of the OS-R zone.
 2. The proposed use, as conditioned, is compatible with the surrounding properties. The Project includes a mix of commercial, office and residential uses, and provides for sufficient on-site parking without impacting neighboring development. This mixed-use Project is compatible with other uses in the AVSP area in terms of the uses. Surrounding uses include retail centers to the north, northwest and west of the Project site; and a mix of developed residential property and vacant land within the AVSP area and Open Space-Restricted zone to the east. The proposed buildings will be integrated into the hillside and include a variety of earthtone colors and materials, consistent with the varied architectural styles of surrounding developed properties and the architectural design standards of the PD zone, and AVSP. The Project design successfully incorporates the new structures within the surrounding built and natural setting, with respect to architectural design and on-site pedestrian and vehicular circulation.
 3. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. The buildings will be constructed to comply with the most recent Building Code requirements and the development standards of the AVSP. Street parking and on-site circulation, including pedestrian and vehicular circulation, and designated walkways will be provided to create an efficient and safe use of the property. The

access in and out of the site is designed to maximize safety in the right-of-way and for quick and safe exit. The Project will be constructed to geotechnical requirements and recommendations of the project geotechnical report and of the City's Geotechnical Consultant. The Project will connect to the existing sewer system and the storm water flows will be detained in an on-site facility before discharging into the existing storm drain system.

4. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. As stated above, the Project lies within the boundaries of the AVSP and, according to the requirements of the PD zone, the permitted uses, development standards, and regulations for the site are set forth in the Specific Plan. The use is permitted in the PD zoning district because it is allowed in the AVSP. All development standards, including the allowable building site coverage and residential density is met. The on-site and street parking layout is evenly distributed to serve all ingress points into the building and provide easy circulation throughout. The Project is consistent with the zoning and AVSP standards for parking, access, circulation, lot size, amenities, landscaping, and the tree canopy coverage. Finally, the Project would be consistent with all zoning and AVSP requirements regarding building height.
5. The distance from other similar and like uses is sufficient to maintain the diversity of the community. There are currently three adjacent retail centers from the Project site, however the nearest mixed-use project that includes multi-family housing is located approximately 1000 feet north of the Project site, north of U.S. Highway 101. There are vacant parcels in the AVSP area that have not been developed that allow for new, mixed-use development of this type.
6. The proposed use is consistent with the goals, objectives and policies of the General Plan. The Project complies with Goal LU-2 and its policies in that the variety of new commercial uses offered within the Project provide for new and diversified employment opportunities. The Project complies with Goal LU-4 and its policies in that the buildings are sited to conform to existing topography, with each building connected with pedestrian paths and on-site circulation. The mix of uses reduces automobile dependency and offers residential and variety of commercial, opportunities. The buildings are appropriately articulated on all sides, with an emphasis in enhancing the streetscape for public engagement. The buildings exhibit well-articulated architecture, modulating the mass through design features, such as steel awnings and balconies. The buildings do not exceed the maximum height allowed, and reflect natural materials and colors. The Project complies with Goal LU-26 and its policies by developing a vacant site with a vertical mix of uses for the public, as called for in the AVSP, including a mix of multi-family residential, retail, restaurant and office uses. The Project will be developed with pedestrian-oriented amenities along street-fronts and in the parking areas within unifying paving, furniture and lighting. Street and on-site shared parking is incorporated into the Project design.

- B. The development complies with the provision of Section 9498 of the Zoning Ordinance pertaining to development standards and regulations permitted within the PD zone. Section 9498 requires that develop conform to the development standards and regulations and nay other provisions of the applicable specific plan for the property upon which such uses and development are located. As stated above, the Project lies within the boundaries of the AVSP and, according to the requirements of the PD zone, the permitted uses, development standards, and regulations for the site are set forth in the Specific Plan. The proposed Project is in compliance with the development standards and regulations of the PD zone and AVSP, including building height, lot coverage, landscaping coverage and setbacks. The uses on-site are consistent with the PD zone and the AVSP, and créate an attractive, mixed-use development for patrons, and the Project includes pedestrian-oriented features with outdoor dining areas, plazas, and enhanced pedestrian paths.
- C. Adequate evidence and guarantees have been provided to indicate that all other provisions of the PD zone can be satisfied. The applicant has designed a Project for the site that is permitted by the AVSP and works with the existing topographic constraints of the property. Creative design techniques have been incorporated into the project that provide pedestrian walkways and connections to link the buildings and parking areas. The Project incorporates natural buildings materials and colors that are compatible with neighboring properties and the surrounding area.

Section VII. Open Space-Restricted Zone. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9489.2 of the Agoura Hills Zoning Ordinance, that:

- A. The Project is located and designed so as to protect the safety of the current and future community residents, and will not create significant threats to life and or/property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards. The Project will be subject to compliance with local and state building code requirements, including grading standards, and environmental mitigation measures, to protect the safety of the property and future community residents.
- B. The Project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. Approximately 24 percent of the property will be retained as open space, thereby protecting the most sensitive natural resources on the property.
- C. The Project can be provided with essential public services and is consistent with the objectives and policies of the General Plan. Utilities are available in the adjacent street to accommodate for the services required for the project. Safety services will also be provided by the County Fire Department and Sheriff's Department.
- D. The development will complement the community character and benefit current and future community residents. The project density, building heights, floor area ratios, landscape coverage, mix of uses and architectural detailing are compliant with the

Agoura Village Specific Plan and the urban environment envisioned for the Village area.

- E. The Project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. The project includes 24 percent of the site to be retained as open space. The developed areas are situated in close proximity to the roadways to retain biotic resources located further south of the property.
- F. The Project is designed to maintain water bodies, watercourses, and their tributaries in a natural state. The project will not alter the course of any stream nor impacts any water bodies.
- G. The Project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. There are no migratory paths within the property boundaries.
- H. The Project retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the project. The dedicated open space and placement of the buildings at lower elevations will retain vegetative resources on-site.
- I. Where necessary, fences or walls, are provided to buffer important habitat areas from development, but will not impede access to adjacent natural areas.
- J. The roads and utilities serving the project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths. The on-site driveway and utility easements will provide access through the site, but are located as such to avoid impacts to critical biological resources.
- K. The Project applicant has not requested the transfer of development rights for this project, for the property in the Open Space-Restricted (OS-R) zoning designation and is, therefore, is not approved with this permit.

Section VIII. Hillside Ordinance. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9652.15 and 9652.18 of the Agoura Hills Zoning Ordinance, that:

- A. The Project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geological, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards. The Project will be subject to compliance with local and state building code requirements, including grading standards, and environmental mitigation measures, to protect the safety of the property and future community residents.
- B. The Project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area. The Project includes 24% of the site to be retained as open

space. The developed areas are situated in close proximity to the roadways to retain biotic resources located further south of the property. The dedicated open space and placement of the buildings at lower elevations will retain vegetative resources on-site.

- C. The Project can be provided with essential public services and is consistent with the objectives and policies of the General Plan. Utilities are available in the adjacent street to accommodate for the services required for the project. Safety services will also be provided by the County Fire Department and Sheriff's Department.
- D. The proposed development will complement the community character and benefit current and future community residents. The project density, building heights, floor area ratios, landscape coverage, mix of uses and architectural detailing are compliant with the Agoura Village Specific Plan and the urban environment envisioned for the Village area.
- E. The proposed development is consistent with the general design and construction standards provided in the Hillside Ordinance. The buildings will be constructed to comply with the most recent Building Code requirements and the development standards of the AVSP. The Project will be constructed to geotechnical requirements and recommendations of the project geotechnical report and of the City's Geotechnical Consultant. The Project will connect to the existing sewer system and the storm water flows will be detained in an on-site facility before discharging into the existing storm drain system.

Section IX. Agoura Village Development Permit. Based upon the evidence presented at the hearing, including the staff report and oral testimony, the Planning Commission, pursuant to Chapter 9 of the AVSP, finds that:

- A. The proposed Project complies with relevant provisions of the adopted Specific Plan, including the incorporation of the following: 1) pedestrian paths that link individual buildings and neighboring properties; 2) significant buildings with prominent architectural features located near, and oriented toward, corners and intersections; 3) small plazas and focal points; dispersed and shared parking; and a vertical mix of commercial and residential uses.
- B. The proposed Project incorporates design measures to ensure maximum compatibility with the vision of the AVSP. The project incorporates the following elements: 1) detailing and architectural features on building facades, such as awnings and trellises; 2) recessed entries; 3) multi-formed roof combinations and building height; 4) outdoor dining areas; 4) residential use; and 5) a variety of ground level commercial uses;
- C. The proposed Project incorporates architectural and landscaping elements that enhance the area. A mix of building colors, materials, and heights are included in the project design, along with a prominent landscape entry feature at the street intersection and two upper level, over-look plaza areas.

- D. The Project's vehicular access and parking plan minimizes conflicts and promotes efficient internal circulation and shared use of facilities wherever feasible. The sole driveway serving the site is located away from the street intersection to provide for safe ingress and egress. Shared and dispersed parking for each building is provided on-site, as well as within Agoura Road and Cornell Road.

Section X. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9657.5.C of the Agoura Hills Zoning Ordinance, that:

- A. The removal of 29 oak trees and 21,271 square feet of scrub oak habitat, and encroachment into the protected zone of six (6) other oak trees, is required because otherwise the oak trees and scrub oaks would prevent the development of the subject property within the development standards of the AVSP.
- B. The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject property. Protective measures for the remaining trees are incorporated as conditions of approval for this Project.
- C. The removal of the oak trees and scrub oak habitat will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. Protective measures to prevent increased surface waters are incorporated in the approved grading plan and the conditions of approval for this Project.
- D. The removal of the 29 oak trees and scrub oak habitat, and encroachment of the other six (6) oak trees is necessary because their continued existence, under current condition, precludes the reasonable and efficient use of the property for a use otherwise authorized on that parcel and to the permitted density. The removal of the oak trees and scrub oak habitat will be mitigated by the planting of additional oak trees on-site and off-site as feasible. The extent of encroachment into the six (6) other oak trees is considered minor so as not to necessitate mitigation for the encroachments. The trees to be encroached upon and the remaining oak trees on site will be protected per the requirements of the City Oak Tree Preservation Guidelines, Appendix A. Additional oak trees are proposed on site, and will help preserve the natural character of the community.

Section XI. Based on the aforementioned findings, the Planning Commission hereby approves Agoura Village Development Permit Case No. 07-AVDP-002, including a Conditional Use Permit for hillside development and an Oak Tree Permit to remove 29 oak trees and 21,2271 square feet for scrub oak habitat, and encroach within the protected zone of six (6) oak trees, subject to the Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section XII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 5th day of January, 2017, by the following vote to wit:

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

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

Exhibit A
CONDITIONS OF APPROVAL
AGOURA VILLAGE DEVELOPMENT PERMIT
Case No. 07-AVDP-002

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of these permits and entitlements shall not be effective for any purpose until the applicant has agreed in writing that they are aware of, and accept, all conditions of these permits and entitlements with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plans, Building Elevation Plans, Floor Plans, Roof Plans, Grading/Civil Plans, Landscape Plans, Plaza Plans, and Lighting Plans.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits and entitlements is held or declared invalid, the permits and entitlements shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these permits or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Director of Planning.
9. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
10. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and

Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

11. Unless these permits are used within two (2) years from the date of City approval, Agoura Village Development Permit Case No. 07-AVDP-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
12. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
13. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.56 per square foot for commercial construction, and \$3.48 per square foot for residential construction.
14. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
15. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.
16. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
17. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
18. If substantial changes are made to the approved Preliminary Landscape Plan, as determined by the Planning Director, the revised Landscape Plan shall be subject to approval by the Planning Commission.
19. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought up against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.
20. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from an against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves

the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at applicant's expense.

21. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Planning Director. Temporary construction fencing and gates shall be maintained in good order at all times.
22. All proposed retaining walls shall be a maximum of six (6) feet high and consist of decorative materials and/or vegetative screening subject to review and approval by the Planning Director. Wall and fencing materials shall also be subject to review and approval by the Planning Director.
23. Vehicle routes and access to the property for construction purposes shall be subject to review and approval by the City Engineer.
24. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m., or any Sunday or holiday.
25. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
26. A final detailed Lighting and Photometric Plan shall be submitted for review and approval by the Planning Director, prior to issuance of a Building Permit. Light fixtures "J" and "S" on the draft Lighting and Photometric Plan shall be replaced in the Final Lighting and Photometric Plan with lantern-style, frosted glass fixtures that match the lantern-style street light fixtures located on Agoura Road, west of Cornell Road. The Lighting and Photometric Plan shall demonstrate a reduction in lumens to reduce glare.
27. A copy of all communications between the City and the applicant pertaining to the approved plans shall be kept at the construction site at all times.
28. Inspections shall be scheduled by the applicant as required by the Building and Safety Department and coordinated with the Engineering and Planning Departments.
29. All transformers, other equipment, and refuse containers shall be screened from view. A plan demonstrating compliance with condition shall be reviewed and approved by the Planning Director.
30. All roof-mounted equipment shall be architecturally screened from public view in a manner approved by the Planning Director.

31. All parking stalls shall be pinstriped. A minimum of 301 parking spaces shall be provided for the Project as indicated on the project parking plans, as approved by the City Traffic Engineer, Public Works Director, and Planning Director. The Project shall incorporate all recommendations of the Project Shared Parking Analysis and Parking Demand Study dated August 14, 2014, by Walker Parking Consultants, incorporated herein by this reference. The applicant shall participate in the formation of a parking assessment district or fee for the Agoura Village Specific Plan area, if one is created.
32. The Project shall provide one (1) bicycle rack space for every 25 parking spaces provided on site, with a minimum of twelve (12) bicycle rack spaces. The style and locations of the bike racks shall be subject to approval by the Planning Director.
33. In the event that the plan check process causes substantial changes to the Project design plans as determined by the Planning Director, the Project will be subject to additional review and approval by the Planning Commission.
34. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit an arts plan for the buildings that meets the requirements set forth by the City Council, for review and approval by the Planning Director. Prior to the issuance of a certificate of occupancy for the first building, the art shall be constructed and thereafter displayed for view by the public in a location approved by the Planning Director. If the approved art display is not maintained in good condition, or is altered without the permission of the Planning Director so that the improvements no longer conform to the approved arts plan, the Certificate of Occupancy may be revoked and the owner of the property on which the improvement is located may be subject to prosecution to the extent permitted by law.
35. The applicant shall obtain final approval from the Los Angeles County Fire Department Land Development Unit – Fire Prevention Division with respect to on-site emergency pedestrian access around the buildings, vehicular access to the building, fire hydrant location and water availability for the site, and other items as required by the Fire Department prior to issuance of any Grading or Building Permit.
36. The applicant shall comply with each mitigation measure listed in the Final Initial Study/Mitigated Negative Declaration and outlined in the Mitigation Monitoring Program for the Project. The Mitigation Monitoring Program is hereby attached to these Conditions of Approval and incorporated herein.
37. The applicant shall comply with each mitigation measure listed in the Mitigation Monitoring and Reporting Program adopted in conjunction with the Final EIR for the AVSP, incorporated herein by reference. Such mitigation measures include a requirement that the applicant demonstrate a means for disposal of the excess earth materials within 12.5 miles of the project site, prior to grading permit issuance and blasting mitigation.

38. A list of all Project conditions of approval and mitigation measures found in the Initial Study/Mitigated Negative Declaration shall be included, along with a signed copy of the Resolution for Case No. 07-AVDP-002, on the construction plans submitted prior to issuance of a Grading or Building Permit.
39. SCAQMD air quality measures (Rule 403) shall be adhered to and copied onto the cover sheets of the Grading Plans. They include:
 - A. Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
 - B. Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
 - C. Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
 - D. No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
 - E. Street Sweeping. Construction contractors should sweep all onsite driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
40. Per Agoura Hills Municipal Code Section 9474.4, the applicant shall pay the Agoura Village Cost Recovery Fee at the rate in effect at the time of Building Permit issuance. The current required fee rate is \$0.5882 per square foot of building area.
41. Prior to the issuance of Building Permits, the applicant shall provide Project Conditions, Covenants and Restrictions (CC&Rs) for review and approval by the City Engineer, Planning Director and City Attorney. The CC&Rs shall be recorded prior to occupancy of the project.

42. Prior to occupancy of the project, the applicant shall obtain the Planning Commission's approval of a sign program for the project. The applicant shall file the sign permit application with the Planning Department.
43. Final detailing for outdoor commercial and residential amenities, including furnishings, and retaining walls and fencing shall be subject to review and approval by the Planning Director.
44. The applicant shall obtain a Building Permit for the entire project at one time. Phased development of the project is prohibited.
45. The surface material of the portion of the on-site driveway located southeast of the Building 6 driveway shall be of a pervious material acceptable to the Los Angeles County Fire Department and the City Engineer.
46. The applicant shall comply with all recommendations of the geotechnical reports prepared for the Project incorporated herein by this reference.

BUILDING AND SAFETY DEPARTMENT

47. This project shall be subject to the new adopted 2016 California Codes as adopted by City of Agoura Hills.
48. A soils report will be required for this project at the time of submittal for a grading and building permit.
49. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in the 2016 California Building Code.
50. All new windows shall be tempered on at least one side of the dual pane, or a 20 minute rated, or glass block per Section 704A.3.2.2 of the 2016 California Building Code.
51. Los Angeles County Health Department review and approval will be required for this project prior to issuance of a building permit
52. Los Angeles County Fire Department review and approval will be required for this project prior to issuance of a building permit.
53. Fire sprinklers will be required for this project per Section 903.2, Article VIII of Agoura Hills Municipal Code.
54. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, structural and energy calculations needs to be submitted to Building and Safety Department for plan review and approval.

55. Prior to issuance of a building permit, the applicant shall identify and show locations of all accessible/adaptable residential units and provide floor plans for those units so it can be reviewed for compliance with State and Federal accessibility regulations.
56. Prior to issuance of a building permit, the applicant shall provide and show location of all accessible parking stall loading aisles and if there is a curb ramp in front of them to access the walking pathway.
57. Prior to issuance of a building permit, the applicant shall identify the location of an accessible path of travel from public right of way to all common areas, shops, restaurants, residential units, sitting/walking areas.

PUBLIC WORKS/ENGINEERING DEPARTMENT

58. Prior to issuance of building permit, applicant shall record Parcel Map No. 70559 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
59. Prior to final map recordation, the applicant shall vacate varying portions of public right-of-way along Agoura Road and Cornell Road per Tentative Parcel Map No. 70559. Limits of said dedications shall be reviewed and approved by the Director of Public Works.
60. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater, prior to issuance of a grading permit.
61. The applicant shall provide a preliminary title report not older than 30 days.
62. Applicant shall preserve all public utility easements and maintain public access within vacated portions of Agoura Road and Cornell Road.
63. Applicant shall record an easement for public parking purposes and pedestrian access for portions of diagonal parking and sidewalk within property boundaries fronting Agoura Road and Cornell Road.
64. Final Parcel Map No. 70559 shall re-align private road easement for Cleveland Drive within applicant's property. Limits of said easement shall be reviewed and approved by the Director of Public Works.
65. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.

66. For all work within a public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet Las Virgenes Municipal Water District standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Public Works/Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
67. Prior to the issuance of a grading permit, applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. The current TIF is \$6.002 per 1,000 square feet of gross floor area.
68. Prior to issuance of a building permit, the applicant shall submit a supplemental traffic study for review and approval by the Director of Public Works/City Engineer. The supplemental analysis shall consider the public improvements outlined in the Agoura Village Specific Plan (AVSP) Final Environmental Impact Report (FEIR) Mitigation Measures, to determine the project's fair share contribution for such public improvements that have yet to be constructed in the AVSP area at the time of building permit issuance. Any mitigation measures covered by the Transportation Impact Fee (TIF) shall be excluded from the calculation of the fair share contribution.
69. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
70. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Public Works/Engineering Department until this detailed utility information is included on the plans.
71. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the Oak Tree conditions of approval.
72. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.

73. Applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer as part of the plan check submittal.
74. Prior to issuance of permits from the Public Works/Engineering Department, this project will require a permit from the following agencies:
 - Los Angeles County Flood Control District (LACFCD)
 - Las Virgenes Municipal Water District
75. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Public Works/Engineering Department @ 818.597.7322 for approved City certification forms.
76. Applicant shall provide written permission from affected property owner prior to any off-site construction. Grading plans shall clearly show all details associated with this work. Said design shall be reviewed and approved by the Director of Public Works prior to issuance of a grading permit.
77. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area.
78. Applicant shall meet all requirements as outlined in the Agoura Village Specific Plan related to public improvements. This shall include, but not limited to, entering into an agreement to participate in the formation of a future parking assessment district or fee.
79. The applicant shall design and construct road improvements along the project fronting Agoura Road, Cornell Road, and necessary transitions. Said improvements shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, street lights, and all pavement markings. The design shall include diagonal parking stalls along the property. The design of all roadway improvements shall be in conformance with the Agoura Village Specific Plan and engineering safety standards; subject to review and approval by the Director of Public Works. In addition, applicant shall pay a fair share toward construction of street improvements at Kanan Road and Roadside Drive.
80. The property owner shall record a covenant for road and sidewalk maintenance for portions of diagonal parking and sidewalk within property boundaries fronting Agoura Road and Cornell Road. Said maintenance shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, street lights, and all pavement markings.

81. Applicant shall overlay Agoura Road and Cornell Road with concrete asphalt for all new project related service cuts in the roadway. The extent of the repairs shall be at the discretion of the Director of Public Works Director.
82. A trunk sewer line is available for connection by this project in Agoura Road (Ref. Sewer Plan Dwg #T98). Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
83. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with written proof that all LVMWD fees have been paid at the time of building permit issuance.
84. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
85. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required prior to the issuance of a grading permit. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
86. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
 - Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
87. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of

the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:

- Identification of whether the proposed project is a Designated or Non-Designated Project.
 - If the proposed project is a Designated Project, identification of the project category.
 - Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
 - Source control measure(s) proposed to be implemented
 - Calculation of the SWQDv.
 - Discussion on whether stormwater runoff harvest and use is feasible.
 - Stormwater quality control measure(s) proposed to be implemented.
 - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
 - Proposed hydromodification controls and calculations (if necessary).
 - Proposed maintenance plan (if necessary).
88. Applicant shall obtain coverage under the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Public Works/Engineering Department.
89. SWPPP Plan – Applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.
90. Said SWPPP shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:
- Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;

- Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
91. Prior to certificate of occupancy, all remaining fees/ deposits required by the Public Works/Engineering Department shall be paid in full.
 92. Prior to certificate of occupancy, all requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
 93. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.
 94. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
 95. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works/Engineering Department. Any monuments damaged as a result of construction shall be reset to the City's satisfaction.
 96. Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.
 97. The applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) review memorandum (September 3, 2015), which is incorporated herein by this reference. Applicant shall obtain geotechnical approval prior to issuance of grading permit.

OAK TREES

98. The tree number, exact trunk location, canopy and protected zone of all oak trees as shown on the landscape plan must be shown on all plans, including the architectural site plan and grading plan.

99. The applicant is permitted to remove the following 29 oak trees in order to complete the approved site development program: Oak Trees 6 through 16, 20, 27, 28, 29, 31, 32, 37 through 41, 43 through 46, 48, 61, and 267.
100. To mitigate the removal of the 29 oak trees listed above, the landscape plan shall include at least 487 inches of caliper of new oak trees within the landscape. The exact species, planting sizes and planting locations shall be subject to review and approval by the City Oak Tree Consultant. The applicant shall plant at least 116 oak trees within the site, to include the following 116 trees:
 - a. Fifty-eight 36-inch box size trees
 - b. Fifty-eight 24-inch box size trees
101. In addition to the 116 oak trees required for mitigation purposes above, the landscape plan shall include two additional 36-inch box size oak trees to mitigate for the two dead oak trees. The exact species, planting size and planting location shall be subject to review and approval by the City Oak Tree Consultant.
102. The applicant is permitted to remove 21,271 square feet of scrub oak habitat referenced in the project February 28, 2014, Biological Resources Inventory and Impact Analysis by Envicom Corporation.
103. To mitigate the removal of the 21,271 square feet of scrub oak habitat listed above, the landscape plan shall include at least 213 five-gallon scrub oak trees planted at ten feet on center.
104. Should the Director and the City Oak Tree Consultant determine that the required number of oak trees cannot be planted on the subject site in a practical fashion, equivalent alternative mitigation shall be established through the establishment of an equivalent in-lieu fee which the applicant shall pay into the City Oak Tree Mitigation Fund for the deficit. The amount of the in-lieu fee for the valley oaks and coast live oak trees shall be based upon tree appraisal standards contained in the 9th Edition of the Guide for Plant Appraisal.
105. The amount of the in-lieu fee for scrub oaks shall be based on the cost of the purchase, installation and maintenance for a period of three years of one 24-inch box size coast live oak tree each for every five remaining scrub oaks required to be planted.
106. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
107. The planting locations, species and quality of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.

108. The applicant is permitted to encroach within the protected zone of the following six oak trees in order to complete the approved site development program: Oak Trees 17, 18, 25, 30, 34, and 47.
109. All excavation within the protected zone of Oak Trees Number 17, 18, 25, 30, 34, and 47 shall be performed using only hand tools under the direct observation of the applicant's oak tree consultant.
110. No activities are permitted within the protected zone of the remaining 24 oak trees. They are to be preserved in place with no direct impacts.
111. No activities are permitted within the protected zone of the remaining 40,574 square feet of scrub oak habitat referenced in the project February 28, 2014, Biological Resources Inventory and Impact Analysis by Envicom Corporation. This area is to be preserved in place with no direct impacts.
112. The project shall be subject to periodic inspections by the City of Agoura Hills Landscape and Oak Tree Consultant. The number and timing of the inspections shall be determined by the Director and the City Landscape and Oak Tree Consultant to ensure compliance by the applicant.
113. The applicant shall provide 48-hour notice prior to the start of any approved work within the protected zone of any oak tree.
114. No planting or irrigation is permitted within the protected zone of an existing oak tree without approval from the City of Agoura Hills Landscape and Oak Tree Consultant.
115. Prior to the start of any mobilization or construction activities on the site, oak trees to be retained shall be fenced at the edge of the protected zone in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location subsequent to installation and prior to the start of any mobilization or work on the site. The fencing may be temporarily opened to allow the approved work to proceed within the protected zone of the six trees approved for encroachment. All such work shall be performed under the direct observation of the applicant's oak tree consultant unless otherwise allowed by the City Oak Tree Consultant.
116. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
117. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning

and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.

118. Prior to issuance of the first certificate of occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches of approved organic mulch as needed to supplement natural leaf litter.
119. Within ten calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.

LANDSCAPING

120. The landscape plans shall substantially conform to the Landscape Plan prepared by James Dean, ASLA, dated January 15, 2014, as approved by the City of Agoura Hills Planning Commission with the exceptions noted below.
121. Agoura Village is envisioned as an area that fits into the natural landscape by, among other things, planting native landscaping. Native, drought resistant plants shall be utilized extensively adjacent to the natural areas and along the street frontages in order to be more reflective of the Agoura Village Specific Plan. The applicant and his landscape architect shall continue to work with the City Landscape Consultant to ensure this requirement is met.
122. The pedestrian aspect of the project should be very strong, in keeping with the intent of the Agoura Village Specific Plan. Additional landscaping shall be included in the area between the four eastern-most building facades and the angled parking on Agoura Road as wide hardscape areas may appear barren and uninviting to pedestrians and passing motorists. The applicant and his landscape architect shall continue to work with the City Landscape Consultant to ensure this requirement is met.
123. The applicant's landscape architect shall select a street tree from the street tree palette contained in the Agoura Village Specific Plan in lieu of the proposed Aristocrat flowering pear (*Pyrus calleryana* 'Aristocrat') trees. The wide sidewalks and angled parking on Agoura and Cornell Roads provide the opportunity to utilize a larger tree which will provide more benefits in these areas.
124. Tree wells shall be enlarged to sustain healthy tree growth of the selected street trees. The City Landscape Consultant shall approve the final tree well size.
125. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.

126. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
- Site Plan
 - Elevations
 - Grading Plan
 - Conditions of Approval
127. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code. The landscape and irrigation plans shall also meet the following requirements:
- a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed 30 inches by 42 inches in size. Plans shall be a minimum of 22 inches by 36 inches in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals 20 feet unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, rights-of-way, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
 - h. The Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be 24" box size. The minimum size

of shrubs shall be five (5) gallon except shrubs planted as groundcovers and/or as accent planting, which may be one (1) gallon size. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.

- i. The landscape plans shall prominently display the following notes:
 - i. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - ii. All trees shall also conform to the California Department of Forestry and Fire Protection "Standards for Purchasing Container-Grown Landscape Trees".
 - iii. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
 - iv. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans".
 - v. Identification of the total square footage of the landscape area within the project.
- j. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
- k. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
- l. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system. The Irrigation Plan shall be provided separate from, but utilizing the same format as, the Planting Plans. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - Design and static pressures
 - Point of connection
 - Backflow protection
 - Valves, piping, controllers, heads, quick couplers
 - Gallon requirements for each valve

128. All landscaping shall be irrigated and maintained in perpetuity in a healthy state in accordance with the approved Landscape Plan. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.

129. The Landscape Plan shall be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department prior to the issuance of building permits.

130. A complete Landscape Documentation package shall be provided at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
131. The Landscape Plan shall not include any non-native plants considered invasive in the Santa Monica Mountains by the California Native Plant Society or the California Exotic Pest Plant Council, or that can threaten the local wildland ecosystems. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.
132. The landscape plan shall include one 24- inch box size oak tree per 15,000 gross square feet of building area. According to the plans provided, eight such trees will be required. This requirement is in addition to any mitigation required for removal of existing oak trees.
133. All finger planters shall be at least eight feet wide and a minimum of one tree for every four parking stalls shall be provided.
134. Planters shall have a minimum width of four feet, including curbs.
135. No other usage or storage shall be permitted within any required yard, including transformers and trash enclosures.
136. Any unsightly uses, including trash enclosure and transformers shall be screened with berms, decorative walls or landscaping.
137. Poor landscape practices such as topping, hedging and “lollipoping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
138. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that the Landscape Plan is not in conflict with any requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID) as shown on the Civil Engineers Drawings.
139. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. Except as approved for oak tree mitigation, the minimum size of trees shall be 24” box size. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and/or as accent planting, which may be one (1) gallon size. Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset’s Climate Zone 18.

140. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
141. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final Building Permit inspection.

SOLID WASTE MANAGEMENT

142. To ensure that solid waste generated by the Project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the Project to be diverted from the landfill. Plans shall include the entire Project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
143. The Project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
144. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

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Attachment 3

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RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 70559 FOR THE AGOURA FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED AT THE SOUTHEAST CORNER OF AGOURA ROAD AND CORNELL ROAD

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

Section I. An application was duly filed by Doron Gelfand with respect to the real property located at the southeast corner of Agoura Road/Cornell Road (Assessor Parcel Nos. 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013), requesting approval of Tentative Parcel Map No. 70559 to subdivide the property into two parcels, as part of the Cornerstone Mixed-Use Project (the "Project")

Section II. In accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for this Project. On January 5, 2017, the Planning Commission held a public hearing to review the IS/MND and MMRP. Upon the close of the public hearing, and based upon the IS/MND, public comments and the record before the Planning Commission, the Planning Commission approved Resolution No. _____, adopting the IS/MND, making environmental findings pursuant to CEQA, and adopting the MMRP for the Project. Resolution No. _____ and the findings therein are hereby incorporated by this reference as though set forth in full.

Section III. The Planning Commission of the City of Agoura Hills considered the application for the Tentative Parcel Map a public hearing held on January 5, 2017, at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Tentative Parcel Map. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Section 10414 of the Agoura Hills Municipal Code, that:

- A. The proposed map is consistent with the General Plan of the City of Agoura Hills and the AVSP. The Tentative Parcel Map is consistent with the City's General Plan Goal LU-2, Policy LU-2.3, Goal LU-26, Policies LU-26.1, LU-26.2, LU-26.3 and LU-26.4 in that the proposed project, which includes proposed commercial/retail, office, and multi-family residential uses, provides a mix of land uses that meet the diverse needs of Agoura Hills' residents offers a variety of employment opportunities, and allows for the capture of regional population and employment growth. The project also contributes to the transformation AVSP area into a pedestrian-oriented village by include a mix of retail shops, restaurants and housing that will serve as destination for residents and visitors to Agoura Hills. In addition to providing a range of uses, the project contributes to creating a walkable, vibrant pedestrian-oriented district through locating buildings along the two street frontages, within parking located to the rear and in structures, with building heights transitioning to adjoining districts and open spaces. The project also incorporates the development of vertical mixed-use buildings along primary street frontages, as called for in General Plan Policy LU-26.2. Furthermore, the project includes shared parking facilities, a unified streetscape, pedestrian connectivity internally and with adjoining land uses. The development will be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and service plans, and implementation processes specified by the Agoura Village Specific Plan.
- B. The site is physically suitable for the proposed density of the development in that it meets all required development and design standards of the Zoning Ordinance and Agoura Hills Specific Plan, and there are no physical features of the site that would render the site undevelopable as a multi-family and commercial mixed-use project. The site allows for proper access to the project; adequate site design and building arrangement; safe vehicular and pedestrian circulation; and sufficient landscaping to create an attractive and efficient mixed-use project.
- C. The design of the development is not likely to cause substantial environmental damage or to substantially fish or wildlife or their habitat because an IS/MND was prepared for the project that assessed potential impacts to biological resources and mitigation measures were incorporated in the document, and therefore the Project, to reduce environmental impacts to a less than significant level.
- D. The design of the development is not likely to cause serious public health problems. On-site improvements, such as circulation, storm water, sewer services, and fire access will be required upon development of the site, and the improvements will be designed per City and other applicable standards and requirements.
- E. The design of the development will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed development. Vehicular access to the site will be provided

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 70559, subject to Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 5th day of January, 2017, by the following vote to wit:

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

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

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Exhibit A
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 70559

PLANNING DEPARTMENT

1. This decision for approval of the Tentative Parcel Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this action shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all conditions of this action with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Tentative Parcel Map reviewed and approved by the Planning Commission on January 5, 2017.
4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the approval shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of Tentative Parcel Map No. 70559 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the approval or on the approved Tentative Parcel Map.
8. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from an against any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval or condition of approval. The City shall notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at applicant's expense.

9. The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought up against the City because of the approval of this application. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.
10. The area identified as Lot 2 of Tentative Parcel Map 70559 shall be preserved as open space. Prior to the issuance of a grading permit, the applicant shall record a development deed restriction for the prohibition of future development, except development related to public improvements required by these conditions of approval, on the area identified as Lot 2. The deed restriction shall be subject to review and approval by the City Engineer, Planning Director and City Attorney prior to recording.

PUBLIC WORKS/ENGINEERING DEPARTMENT

11. Prior to issuance of building permit, applicant shall record Parcel Map No. 70559 pursuant to the Subdivision Map Act and in accordance with City Code. A duplicate photo mylar of the recorded map shall be submitted to the Director of Public Works.
12. Prior to final map recordation, the applicant shall vacate varying portions of public right-of-way along Agoura Road and Cornell Road per Tentative Parcel Map No. 70559. Limits of said dedications shall be reviewed and approved by the Director of Public Works.
13. The applicant shall provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
14. The applicant shall provide a preliminary title report not older than 30 days at the time of plan check.
15. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Director of Public Works for review and approval.
16. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Public Works Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
17. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, the applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

18. Applicant shall preserve all public utility easements and maintain public access within vacated portions of Agoura Road and Cornell Road.
19. Applicant shall record an easement for public parking purposes and pedestrian access for portions of diagonal parking and sidewalk within property boundaries fronting Agoura Road and Cornell Road.
20. Final Parcel Map No. 70559 shall re-align private road easement for Cleveland Drive within applicant's property. Limits of said easement shall be reviewed and approved by the Director of Public Works.
21. Prior to permitting, the applicant shall design full public improvements in accordance with City Code, City standards and specifications, approved specific plan, and/or approved Conditions of Approval for the area.
22. Applicant shall meet all requirements as outlined in the Agoura Village Specific Plan related to public improvements. This shall include, but not limited to, entering into an agreement to participate in the formation of a future parking assessment district or fee.
23. The applicant shall design and construct road improvements along the project fronting Agoura Road, Cornell Road, and necessary transitions. Said improvements shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, street lights, and all pavement markings. The design shall include diagonal parking stalls along the property. The design of all roadway improvements shall be in conformance with the Agoura Village Specific Plan and engineering safety standards; subject to review and approval by the Director of Public Works. In addition, applicant shall pay a fair share toward construction of street improvements at Kanan Road and Roadside Drive.
24. The property owner shall record a covenant for road and sidewalk maintenance for portions of diagonal parking and sidewalk within property boundaries fronting Agoura Road and Cornell Road. Said maintenance shall include, but not limited to, asphalt concrete, curb, gutter, sidewalk, street lights, and all pavement markings.
25. The applicant shall overlay Agoura Road and Cornell Road with concrete asphalt for all new project related service cuts in the roadway. The extend of the repairs shall be at the discretion of the Director of Public Works.

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Attachment 4

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OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



November 8, 2016

Mr. Doug Hooper, Director
Planning Department
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

CITY OF AGOURA HILLS
2016 NOV 14 PM 2:11
CITY CLERK

Dear Mr. Hooper:

**AMENDED REVIEW COMMENTS
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
CORNERSTONE MIXED-USE PROJECT
(CASE NUMBER 07-AVDP-002)**

In August 2016, the Los Angeles County Sheriff's Department (Department) submitted review comments (Original Comments) on the Initial Study and Mitigated Negative Declaration (IS/MND) for the Cornerstone Mixed-Use Project (Project).

Following subsequent consultations with the Office of the City Manager of the City of Agoura Hills (City), the Original Comments have been amended (Amended Comments). The Amended Comments are contained in the attached correspondence dated October 13, 2016, from Acting Captain Joshua W. Thai, of the Malibu/Lost Hills Sheriff's Station. In summary, the Amended Comments clarify the Department's concerns with long-term development within the City and associated cumulative impacts on law enforcement services and resources, and also affirms the mutual intent of the Department and City to monitor, assess, and address such development and impacts.

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Mr. Lester Miyoshi, of my staff, at (323) 526-5664.

Sincerely,

JIM McDONNELL, SHERIFF

Tracey Jue, Director
Facilities Planning Bureau

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

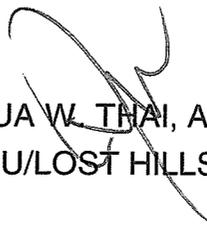
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COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT

"A Tradition of Service"

OFFICE CORRESPONDENCE

DATE: October 13, 2016
 FILE NO.

FROM:  JOSHUA W. THAI, A/CAPTAIN TO: TRACEY JUE, DIRECTOR
 MALIBU/LOST HILLS STATION FACILITIES PLANNING BUREAU

SUBJECT: **REVIEW COMMENTS ON THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE CORNERSTONE MIXED-USE PROJECT**

The Traffic Bureau of the Malibu/Lost Hills Sheriff's Station (Station) reviewed the Initial Study and Mitigated Negative Declaration (IS/MND), dated June 2016, for the Cornerstone Mixed-Use Project (Project). In August 2016, the Station's review comments were submitted to your office. However, the Station's review comments have been amended. The proposed Project is located on 8.2 acres of undeveloped land at the intersection of Agoura Road and Cornell Road in the City of Agoura Hills. The proposed Project will construct 35 multi-family residential units, approximately 69,000 square feet of retail/restaurant/office space, a 250-space surface parking area, and various infrastructure improvements to adjacent roadways. The proposed Project is expected to generate a resident population of approximately one hundred. The proposed Project is located within the Station's service area.

According to the Public Services section of the IS/MND (see Section XIV, beginning on page 104), the proposed Project will incrementally increase demand for law enforcement services provided by LASD and the Station. However, implementation of Mitigation Measure PS-4(a) (review of project plans by LASD and the Station, and incorporation of recommended design features and amenities) will reduce such impacts to a less than significant level. The Station does not dispute this conclusion.

However, although the Station does not have immediate concerns with the proposed Project itself, Contract Law Enforcement Bureau will continue to monitor with the Station and the city of Agoura Hills, and will work together to reevaluate any changes that may occur beyond the proposed Project in order to assess if the current staff and support services are adequate. The city of Agoura Hills should consult with the Station during the planning phases.

<p>RECEIVED # 231 OCT 26 2016 Orig Lester CC: Subj File FACILITIES PLANNING BUREAU ADMINISTRATIVE SERVICES DIVISION</p>
--

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions regarding this matter, please feel free to contact Detective Michael Ranes in the Lost Hills Traffic Office (mlranes@lasd.org), (818) 878-5559.

JWT:JWT:jwt

Attachment 5

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WALKER
PARKING CONSULTANTS

Walker Parking Consultants
606 S. Olive Street, Suite 1100
Los Angeles, CA 90014

Voice: 213.488.4911
Fax: 213.488.4983
www.walkerparking.com

August 14, 2014

Ms. Erika Iverson
Planning Associate
Rosenheim & Associates, Inc.
21550 Oxnard Street, Suite #780
Woodland Hills, CA 91367

Re: *Shared Parking Study & Parking Management Plan
Cornerstone Mixed Use Development
Agoura Hills, CA*

Dear Ms. Iverson,

Thank you for passing along the City's comments related to Walker's Shared Parking Study and Parking Management Plan for the proposed Cornerstone Mixed-Use Project. We have provided the response to specific comments within the body of this letter (below). All comments noted as addressed within the body of the report, are incorporated within the attached document.

Comment #1 (page 3)

Figure 1 -has been adjusted

Comment #2 (page 3)

Table 1 - provides the same breakdown of office/retail/restaurant as the traffic impact analysis. No action required.

Comment #3 (page 6)

The second paragraph is taken directly from the AVSP, and is therefore accurate. We believe that the City is requesting additional context, and therefore text will be added. We will add, "The allowance for reduced parking for mixed-use is in itself keeping shared parking in consideration and justified by shared parking calculations up to a maximum of 25%". (added to the 3rd paragraph on that page)

Comment #4 (page 11)

Table 3 - This is a common request from cities as there is a misunderstanding between policy tools (minimum parking requirements) and projection tools (parking demand ratios). Please note that the shared parking model utilizes data points from actual hourly observations from throughout the US over a number of years. The base ratios are developed as a statistical reduction of those many observations to provide a ratio for various user groups (i.e. employees, visitors, etc.) of the same land use with an 85th percentile reliability. The percentage hourly adjustments are provided for each of these user groups (not a single land use ratio), as a comparison to the peak parking demand ratio. Again, these percentages are based on statistical reduction of the same data set



to maintain a correlated and consistent source for projecting demand (See ULI *Shared Parking*).

The City's ratios are presented as minimum parking requirements for a given land use (not by user group), and offer no claim to accuracy for projecting actual parking demand – they are minimum requirements. There is also no study or data set to support these minimum requirements as tools to accurately project parking demand. It is important to understand that minimum requirements are policy tools and not projection tools. The City's requirements also do not correlate with the hourly percentage reductions because they are not from the same data source, and therefore would not provide a sound basis for analysis or evaluation.

Comment #5 (page 13)

Table 4 – Although office buildings reach their peak activity (and parking presence) during the weekday daytime, there is a period between noon and 1PM when lunch typically occurs. Office lunchtimes result in a small reduction (10%, or 90% of peak) for office employees who drive off-site for lunch or lunch meetings in restaurants, etc. There is a very significant reduction in office visits (85% reduction, or 15% of peak). From a practical standpoint, meetings tend not to be scheduled during the lunch period, and observations used to develop this adjustment to the hourly ratio support that idea.

Comment #6 (page 13)

Table 4 – The total of 139 spaces is accurate as it combines community shopping center customers (52), family restaurant customers (85), and office visitors (2) for a total of 139 spaces. Upon review of Table 4, we realized that Table 4 and Table 5 each had a row hidden in the subtotals for resident parking. We have replaced Tables 4 and 5 to include that number in the subtotals – which does not impact the overall total, as it added the hidden row all along.

Comment #7 (page 16)

If valet or attendant assist parking is selected by the developer/owner as the means to alleviate the intermittent parking shortfall, a stacking plan should be provided by the developer as a condition of approval. Otherwise, this is an academic exercise at cost to the developer/owner.

Please let me know if you have further needs related to this study, comments, or response.

Sincerely,

WALKER PARKING CONSULTANTS

Ezra D. Kramer
Parking Consultant

EDK:edk

INTRODUCTION

Walker Parking Consultants ("Walker") was retained by Rosenheim & Associates, Inc. ("RAA") to perform a Shared Parking Study and Parking Management Plan for the proposed Cornerstone Mixed-Use Project in Agoura Hills, CA. The following report details our understanding of the project, project methodology, and findings.

BACKGROUND

In March 2008, a Shared Parking Study prepared by Associated Transportation Engineers ("ATE") was submitted to the City of Agoura Hills for the Cornerstone Mixed-Use Project. Subsequently, the City of Agoura Hills contacted Walker Parking Consultants ("Walker") to perform a Peer Review of the ATE Shared Parking Study. The Peer Review was provided in August 2008, which suggested revisions should be made to the ATE study. ATE provided a response to the Peer Review in November 2008. Shortly thereafter, a meeting including City staff, Rosenheim & Associates, Inc. ("RAA"), ATE and Walker took place to resolve any outstanding issues. After conferring with City staff, Walker delivered a final Peer Review memorandum in January 2009, which provided recommendations to revise the Shared Parking Study to meet City preparation standards for methodology. One recommendation was to provide a Parking Management Plan to identify appropriate methods to be used to offset any anticipated parking shortfalls that may occur from time to time.

In October 2013, Walker was contacted by RAA requesting a Parking Management Plan for Cornerstone. Walker inquired as to whether the Shared Parking Study had been revised per the recommendations provided within the 2008/2009 Peer Review. The Shared Parking Study was not revised but would need to be revised not only to meet City requirements, but also to provide meaningful data points to inform the Parking Management Plan. Suggested remediation methods must consider the quantity and frequency of any parking shortfall. Therefore, Walker has prepared the following Shared Parking Analysis and Parking Demand Management Plan. The report answers the following questions:

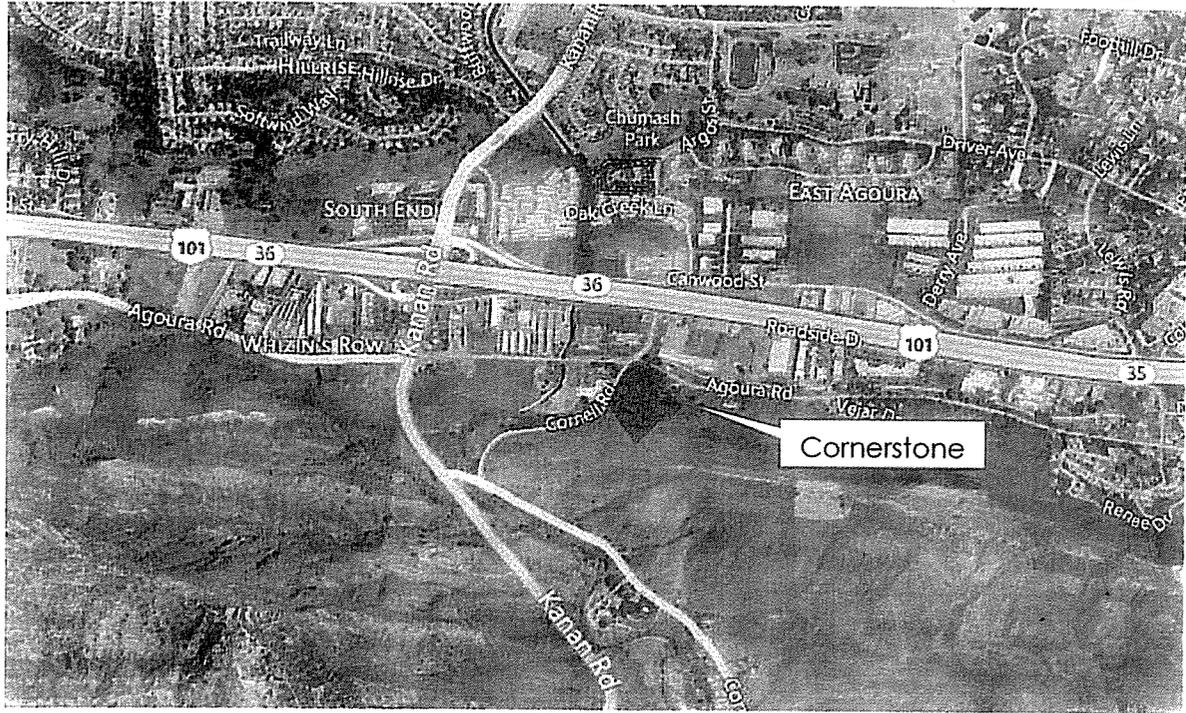
- Based on the current program how is parking demand anticipated to be generated?
- Is the proposed parking supply adequate to meet or exceed the projected demand?
- If not, how could the periods when parking supply is inadequate be managed effectively?

PROJECT AREA

The project area for this engagement includes the Cornerstone Mixed-Use Project site, which is bounded by Agoura Road to the north, Cornell Road to the west, designated green space to the south, and a residence to the east. The following figure, Figure 1, highlights the project area within the surrounding market. Figure 2 provides a more detailed view of the project site. Site plans are provided within the appendices.

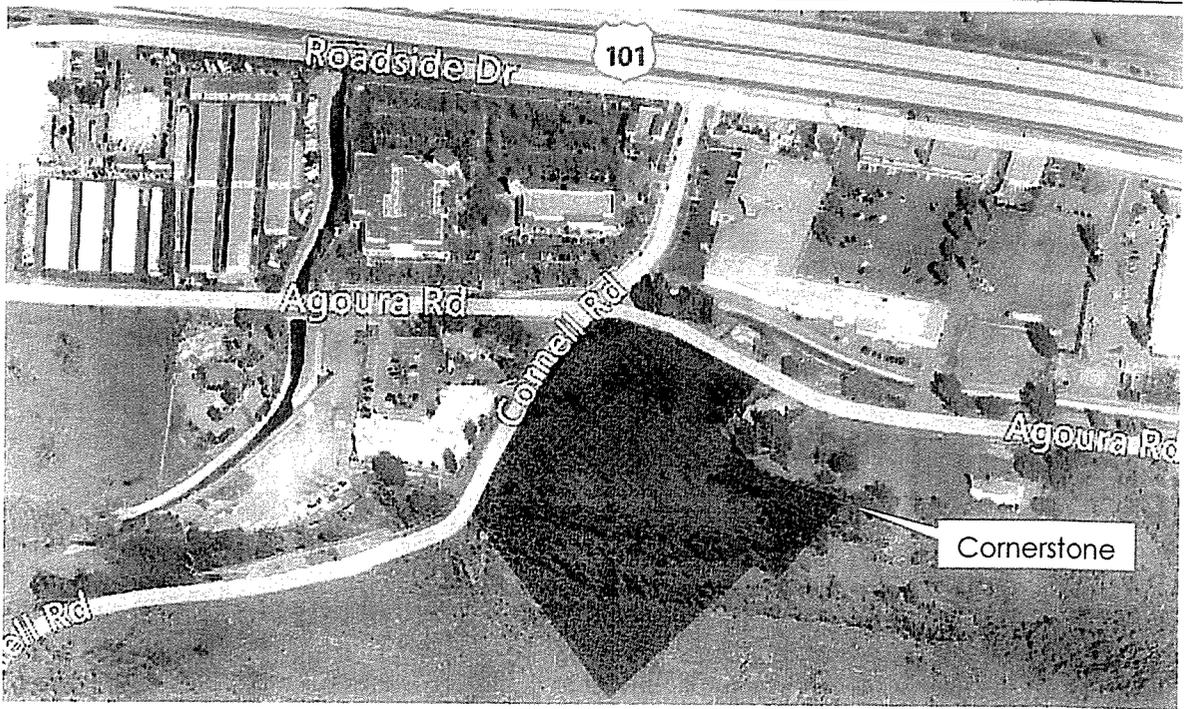


Figure 1: Market Area



Source: Google Earth, 2013.

Figure 2: Project Site



Source: Google Earth, 2013.



REPORT ORGANIZATION AND METHODOLOGY

This report contains two main sections, 1) a quantitative analysis of parking requirements, parking demand generation, and parking adequacy, and 2) a discussion of parking demand management techniques appropriate for the site based on results of the quantitative analysis.

QUANTITATIVE ANALYSIS

The AVSP sets a lower limit on any shared parking analysis for developments within the AVSP area. The lower limit is equal to the zoning code minimum parking requirements for residential parking, plus 75% of the zoning code minimum parking requirements for non-residential parking. We will perform this calculation to set our lower limit. A shared parking study will show different results, as this is simply a lower limit imposed by the City.

Walker will quantify the parking demand generated by Cornerstone utilizing the methodology provided within the Urban Land Institute ("ULI") publication, *Shared Parking, 2nd Edition*. Estimates of the future parking supply are provided by Heathcote & Associates, the project architect, and are considered reasonable and reliable. Pairing these proposed future conditions we will determine on-site parking adequacy.

PARKING MANAGEMENT PLAN

The final step in any shared parking study is to develop and recommend a parking management plan to ensure that shared parking will occur as the quantitative analysis shows, or to alleviate shortfalls though management practices is possible. The recommended parking management plan will encourage the efficient use of the on-site parking supply and suggest other options if necessary. Other options include implementing transportation demand management ("TDM") strategies, active on-site management, as well as shifting some users off-site to a nearby parking supply.



QUANTITATIVE ANALYSIS

The quantitative analysis is based on the proposed future conditions for Cornerstone. Heathcote & Associates have provided proposed land use quantities and parking supply layout and counts. RAA provided assumptions regarding the mix of land uses to better define the program for this study.

PARKING SUPPLY

The parking supply proposed to serve Cornerstone consists of enclosed (subterranean) parking, surface parking, and on-street parking. The enclosed parking will consist of 175 standard and 8 ADA spaces for a total of 183 spaces. The surface parking will consist of 64 standard and 3 ADA spaces, for a total of 67 spaces. Spaces set aside for residents will be signed and controlled as required within the AVSP.

On-street parking will be added along Agoura Road and Cornell Road. Site plans show 17 parallel on-street spaces across Cornell Road, 13 standard and 4 ADA angled spaces along the near side of Cornell Road, 15 standard and 2 ADA angled spaces along the near side of Agoura Road. Although these spaces will not be owned by Cornerstone, the City has indicated that these spaces can be used to offset the parking demand projected for the site within the Shared Parking Study. The on-street spaces will consist of 45 standard and 6 ADA spaces, for a total of 51 spaces.

The overall total for the parking supply serving Cornerstone are 284 standard and 17 ADA spaces, for a total of 301 spaces.

PROGRAM DATA

The program data for Cornerstone was provided in two stages; site plans were provided on November 5, 2013, and assumptions on land use breakdown were provided on December 18, 2013. The information provided proposed land uses, and layouts for the parking supply. The proposed program for the site is summarized in the following table.

Table 1: Program Data

Project Component	Size
Retail	23,013 SF
Restaurant	11,000 SF
Office	34,905 SF
Residential	
Studio Lofts	15 Units
2-Bedroom Apts.	20 Units

Source: Rosenheim & Associates, 2013.



CITY BASED PARKING REQUIREMENTS

The City of Agoura Hills adopted a specific plan for the area surrounding and including Cornerstone, the Agoura Village Specific Plan ("AVSP"). AVSP was instituted to spur redevelopment, and create a more vibrant village setting by encouraging increased density and a mix of land uses that share parking within each ownership parcel and with those nearby. These changes would allow for a more efficient use of land by lowering the total parking demand during peak periods, as well as the required onsite parking demand by applying the theory of shared parking. Since the institution of the AVSP, several land owners and developers have brought forth new development or redevelopment plans.

The AVSP states the following regarding shared parking for mixed-use developments:

Mixed Use Parking

When a project contains a vertical mix of uses composed of retail commercial or office uses with residential and/or office use above in the same building, the non-residential portion of the mixed use building may be eligible to receive a reduction in the parking requirements established by this Specific Plan of up to 25 percent, subject to approval of a ADVP. The number of required parking spaces may be reduced subject to the following:

1. Submittal of a parking demand study conducted by a licensed traffic engineer or other traffic professional acceptable to the City, and
2. Agreement to participate in the formation of a future parking assessment district or fee.

Therefore the first step is to calculate the required parking under the Zoning Ordinance (no shared parking). For the non-resident portion of the project, the minimum requirement cannot go below 75% of the calculated non-residential parking requirement for the site. Note that this is just a lower limit but does not impact the shared parking analysis in any other way than to cap the possible reduction. The allowance for reduced parking for mixed-use is, in itself, keeping shared parking in consideration and justified by shared parking calculations up to a maximum of 25%.

The restaurant square footage provided in the program data is for the entire restaurant. The City of Agoura Hills zoning code calculates parking requirements based on seating area. We assume that 60% of the total area will be designated as the customer area, which results in 6,600 SF of seating area.

The program data provided by RAA is used in to calculate the floor using the program data, and the restaurant seating area assumption.

Table 2: Limit of Shared Parking Reduction

Project Component	Size	City Parking Ratio	Parking Requirement
Retail	23,013 SF	4 spaces/1000 SF	92 spaces
Restaurant	6,600 SF (a)	15 spaces/1000 SF	99 spaces
Office	34,905 SF	3.33 spaces/1000 SF	116 spaces
Residential			
Studio Lofts	15 Units	1.0 spaces/Unit	15 spaces
2-Bedroom Apts.	20 Units	2.0 spaces/Unit	40 spaces
Guests	35 Units	0.5 space/Unit	18 spaces
TOTAL REQUIRED PARKING			380 spaces
Spaces Available for Reduction			325 spaces
Possible Reduction			25%
Minimum Spaces Required for Non-residents (b)			244 spaces
Minimum Spaces Required for entire development			299 spaces

(a) Assumes 60% of restaurant space is devoted to patrons to calculate City

(b) Shared Parking study may reduce parking requirement to this amount

Source: Rosenheim & Associates, City of Agoura Hills, 2013.

A goal of the AVSP is to help guide development in the specific plan area and in doing so create an area within the City that has a traditional downtown ambiance with pedestrian activity and outward facing development that runs fluidly from one development to the neighboring development. One hope is that once people are out of their cars, those cars can stay parked and people can walk throughout the area to shop, dine, etc. With this in mind, the mix of land uses at Cornerstone work extremely well from a shared/joint parking standpoint with neighboring developments. Both the Whizin Center (across Agoura Road) and Agoura Oaks (diagonal across both Agoura Road and Cornell Road) contain land uses that peak on the weekend evenings, which is opposite the parking needs for office space.

The next step is to prepare a shared parking study that is acceptable to the City.



SHARED PARKING APPROACH

Shared parking is based on the use of a single parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

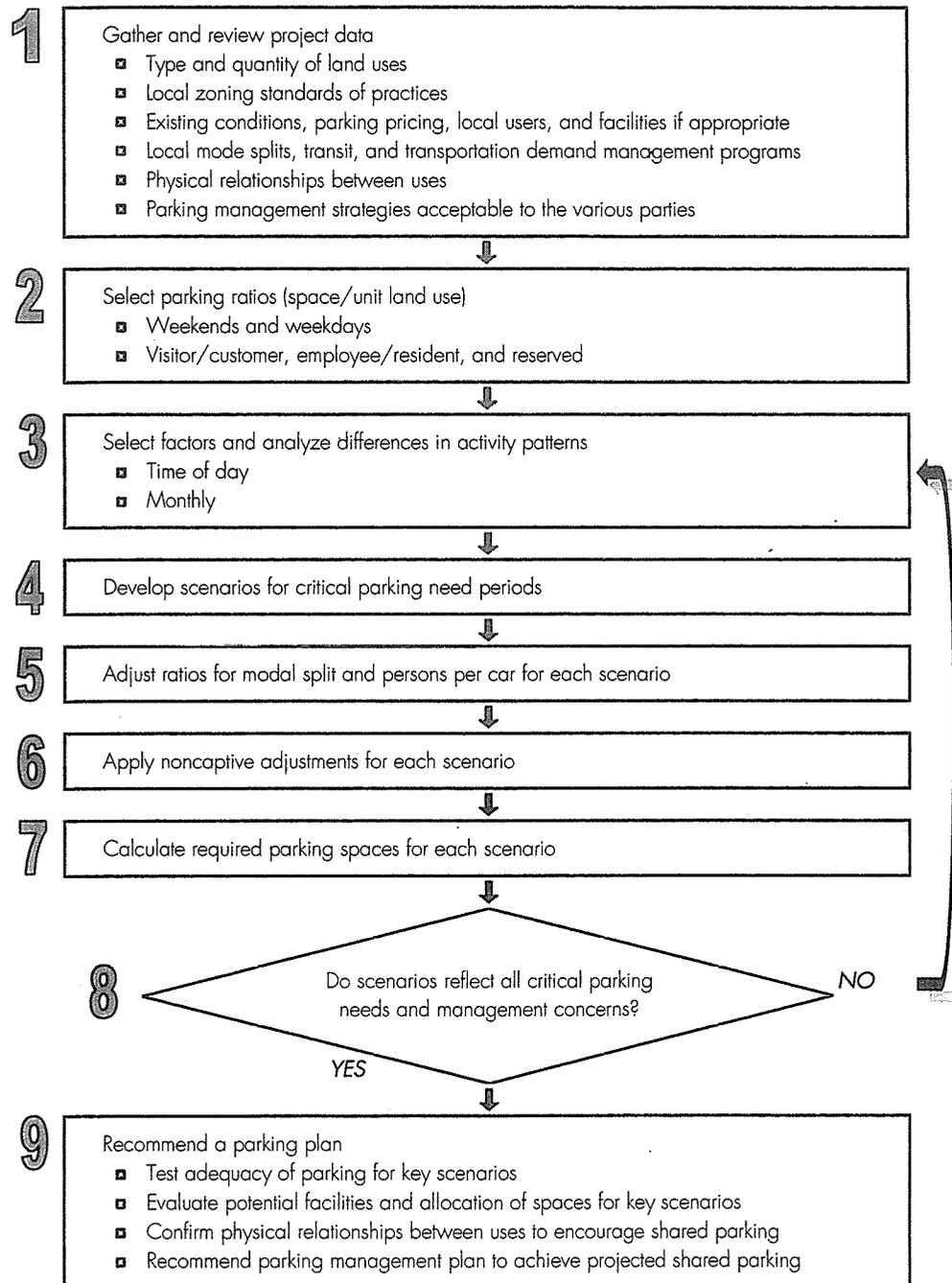
1. Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
2. Relationships among the land uses that result in visiting multiple land uses on the same auto trip.

The key goal of a shared parking analysis is to quantify the number of parking spaces that is adequate to support a mix of land uses within a development from a commercial standpoint without requiring the wasteful construction of an excessive number of parking spaces, many of which will remain unused.

Shared parking considers the types, quantities and user groups of land uses for a development, as well as site and market specific characteristics. The analysis begins with those quantities being multiplied by parking generation ratios. Adjustments (Modal Split and Noncaptive) for each user group are then applied for morning, afternoon, and evening time periods based on a site and market analysis. Further adjustments are applied based on hourly and monthly activity factors for each user group. The shared parking model is structured to identify a peak parking demand period for both weekday and weekend conditions. Figure 3 outlines the ULI Shared Parking Methodology.



Figure 3: ULI Shared Parking Methodology



SHARED PARKING STUDY

Because we are using a computer model to identify the peak periods, the order of steps is slightly different than that of Figure 3. Modal split and noncaptive adjustments are made before any time of day or month of year adjustments are applied. If we were not using a computer model we would need to calculate several peak periods using hourly and monthly adjustments, then test each by applying modal split and noncaptive adjustments. The model eliminates the need to calculate and test several periods as this is calculated internally within the model. The model generates the peak weekday and weekend periods and overall parking demand as the output.

Within the parking industry there are a few publications that provide statistical data regarding parking demand generation, but only the Urban Land Institute's *Shared Parking* provides a recommended methodology along with data sets for projecting shared parking demand. Through discussions with the City of Agoura Hills, we have determined that the ULI methodology for projecting shared parking demand is the preferred method. Therefore, we use the ULI-approved base parking ratios and ULI-approved monthly/hourly adjustments.

1) DATA COLLECTION

The first step in the study is to understand the development itself, its geographic surroundings, and the demographics of residents, patrons and employees of the land uses on site. The program data for these developments is provided in Table 1. Other information that may be useful when developing our peak parking scenario includes:

- The site is located on Agoura Road, which is a major east-west corridor with available transit. Agoura Road is also located parallel to the 101 Freeway.
- Employees of Cornerstone may opt to utilize one of three bus routes that run along Agoura Road; this option should be included in the overall modal split (means of transportation to work).
- Along the 101 Freeway several DOT Park and Ride lots exist which allow coworkers the opportunity to rideshare/carpool to save on gas, and vehicle wear and tear.
- Parking for residents will be held separate from any shared supply, but resident guest parking would be within the shared supply.
- The site plan is set, so striped parking stall count will not change. Any parking shortfall would be mitigated through parking demand management strategies.

2) PARKING BASE RATIOS:

We elected to utilize the ULI Shared Parking base ratios, which vary slightly from those found in the City's municipal code; however, it is important to remain consistent in the ratios that are used because the hourly and monthly adjustments are also based on these ULI base ratios. ULI developed base ratios for each user group for a given land use for both a peak weekday and a peak weekend period. The ULI base ratios were developed through study of several isolated development land uses. These isolated developments offer no transit, and also have no proximate land use that could share



the attached parking supply and therefore, skew the base ratios. These ratios can be found in Table 3.

Table 3: Base (Unshared) Parking Ratios, Weekday & Weekend

Land Use/User Group	Weekday		Weekend		Unit
	Visitor	Employee	Visitor	Employee	
Community Shopping Center (<400 ksf)	2.90	0.70	3.20	0.80	/ksf GLA
Family Restaurant	9.00	1.50	12.75	2.25	/ksf GLA
Residential Shared, Rental	0.15	1.57	0.15	1.57	/unit
Office <25,000sq ft	0.30	3.50	0.03	0.35	/ksf GFA
Office 25k to 100k sq ft	weighted average based on size				/ksf GFA
Office = 100k	0.25	3.15	0.03	0.32	/ksf GFA

Source: Walker Parking Consultants, 2013.

3) MODAL SPLIT ADJUSTMENT

Modal split considers the mode of transportation that patrons and employees would use to arrive at the development. Walker utilizes data provided by the US Census Bureau for the means of transportation to work to adjust modal split for employees. The Census Bureau data indicates that roughly 89% of workers employed in Agoura Hills drive a vehicle to their place of work. Site considerations, like the availability of transit and availability of parking, as well as economic factors for differing employee types such as the cost of gas, and general vehicle maintenance are also used to gauge this adjustment. The site is located along a major corridor which offers bus service. In all the modal split adjustment for this site considers pedestrian, bicycle, bus, train/bus, carpool and drop-off's as alternative to a single-occupant vehicle being parked on site. We believe that an 11% reduction is appropriate for office employees, in accordance with the Census Bureau data. For both retail and restaurant these employees typically travel shorter distances and could be dropped off as an additional mode split. Typical demographics for these positions also suggest potentially younger employees, with lower vehicle ownership. Therefore the adjustment for the retail and restaurant employees was input at 25%.

As for a patron modal split, there is transit availability, but we do not believe that the types of land uses present are conducive to many patrons arriving via transit. Some of the activity could come from employees of nearby developments, which supports a small reduction – we assume a 5% reduction during the daytime but no reduction in the evening or weekends. The on-site retail is considered service retail, and could also serve employees of surrounding developments, and drop-off. In addition, those having a meal at a nearby site may also opt to walk across the street to the theater. Considering these possibilities we believe that a 5% reduction in patron parking generation for retail, restaurant, and theater uses would be appropriate.

We have taken no adjustments for any of the residential parkers – residents or guests. Because the resident supply will not be shared the adjustment is set at 0. For guests, it is generally unlikely that these trips occur frequently during the day, when transit use is

more prevalent. And given the bulk of guest activity occurs when residents are home in the afternoon, it is likely that guests drive to the site versus using alternative means.

4) *NON-CAPTIVE ADJUSTMENT*

A non-captive adjustment takes into account any crossover in user groups that does not necessarily adjust that user's length of stay (if not a reserved parking space). For instance, an employee or group of employees of the office or retail space could have lunch or dinner at one of the on-site restaurants during a break. In this case the employee(s) would create activity for the restaurant without generating any additional demand for parking. The opportunity for a noncaptive effect at this site is somewhat fairly good because of the mix of long-term user groups and destinations such as retail and restaurants. Therefore we have been conservative and assumed only a 10% noncaptive adjustment for the restaurant and retail space while the office space is active within the model which decreases in the evening and on the weekend. The result is a reduction of 16 vehicles between both the restaurant space and retail space and that would come from roughly 154 onsite employees (office, restaurant and retail) – this means that on average just over 1 in 10 employees frequent on-site retail or restaurant daily, which is a reasonable assumption.

5) *CHRONOLOGICAL FACTORS*

i) *Time of Day Factors*

The time of day adjustment takes into account that most land uses will vary in activity and parking generation throughout the day. For instance, only a fraction of peak parking demand for office employees will be present during weekends, especially during the evening, allowing for the alternate use of these parking spaces during non-office hours (potentially sharing with nearby land uses if desired).

ii) *Monthly Factors*

Monthly factors adjust each user group at the development based on activity and sales trends for that land use. Walker utilized ULI-provided monthly factors for the office space, retail space, and restaurants.

6) *PEAK PARKING CALCULATION*

Peak parking demand for Cornerstone is projected by applying ULI and Walker monthly and hourly occupancy factors to each use. This results in approximately 250 discrete time periods being examined.

The program data supplied, ULI-provided ratios and adjustment factors, and Walker's professional opinion for modal split and noncaptive adjustments result in the parking demand projections found in Table 4 (weekday) and Table 5 (weekend).



Table 4: Peak Shared Parking Demand, Weekday

Weekday Land Use/User Group	Unadj Demand	Month Adj December	Pk Hr Adj 12:00 PM	Non Captive Daytime	Drive Ratio Daytime	Demand
						December 12:00 PM
Community Shopping Center (<400 ksf)	67	100%	90%	90%	95%	52
Employee	16	100%	100%	100%	75%	12
Family Restaurant	99	100%	100%	90%	95%	85
Employee	17	100%	100%	100%	75%	13
Residential Guest	5	100%	20%	100%	100%	1
Residential Reserved	55	100%	100%	100%	100%	55
Office 25k to 100k sq ft	10	100%	15%	100%	100%	2
Employee	121	100%	90%	100%	89%	97
Subtotal Customer/Guest Spaces	176					139
Subtotal Employee Spaces	154					122
Subtotal Resident Spaces	60					56
Total Parking Spaces	390					317
					% reduction	19%

Source: Walker Parking Consultants, 2013.

Table 5: Peak Shared Parking Demand, Weekend

Weekend Land Use/User Group	Unadj Demand	Month Adj December	Pk Hr Adj 12:00 PM	Non Captive Daytime	Drive Ratio Daytime	Demand
						December 12:00 PM
Community Shopping Center (<400 ksf)	74	100%	85%	95%	100%	60
Employee	18	100%	100%	100%	75%	14
Family Restaurant	140	100%	100%	95%	100%	133
Employee	25	100%	100%	100%	75%	19
Residential Guest	5	100%	20%	100%	100%	1
Residential Reserved	55	100%	100%	100%	100%	55
Office 25k to 100k sq ft	1	100%	90%	100%	100%	1
Employee	12	100%	90%	100%	95%	10
Subtotal Customer/Guest Spaces	215					194
Subtotal Employee Spaces	55					43
Subtotal Resident Spaces	60					56
Total Parking Spaces	330					293
					% reduction	11%

Source: Walker Parking Consultants, 2013.

7) PEAK PARKING SCENARIO

Given the program data, site and market considerations, the shared parking study produces a peak period for weekday parking generation of 317 total spaces at 12:00PM in December (only the period prior to Christmas). This is due to fewer vacations for office employees during this period, and an uptick in retail occurring during that period.

FINDINGS: PARKING ADEQUACY

Parking adequacy is a measure of whether the parking supply can adequately provide for the parking demand generated at the development. The proposed parking supply according to provided plans is 301 spaces. Therefore, we tested for adequacy based on a 301-space parking supply. Given the parking supply of 301 spaces, and a projected peak parking demand of 317 spaces, the current plans result in a parking shortfall of roughly 16 spaces. The weekend peak period is also December at 12:00PM and is 293 spaces, which is lower than the proposed supply – which suggests all weekend periods will have sufficient parking supply.

We also reviewed the peak weekday period for other months to test whether the shortfall would occur only in a single month, or whether it would be more prolific. We found that the November peak is the next highest projected demand at 298 spaces, which is below the planned parking supply.

Table 6: Comparison of Months

Weekday Peak Land Use/User Group	Jan 11:00 AM	Feb 11:00 AM	Mar 11:00 AM	Apr 11:00 AM	May 11:00 AM	Jun 11:00 AM	Jul 11:00 AM
Community Shopping Cer	27	28	31	31	32	33	31
Employee	9	9	9	9	9	9	9
Family Restaurant	65	65	72	70	73	73	75
Employee	12	12	13	13	13	13	13
Residential Guest	1	1	1	1	1	1	1
Residential Reserved	55	55	55	55	55	55	55
Office 25k to 100k sq ft	5	5	5	5	5	5	4
Employee	108	108	108	108	108	108	102
Customer	98	99	109	107	111	112	111
Employee	129	129	130	130	130	130	124
Reserved	55	55	55	55	55	55	55
Total Demand	282	283	294	292	296	297	290
Less Than Peak	35	34	23	25	21	20	27

Weekday Peak Land Use/User Group	Aug 11:00 AM	Sep 11:00 AM	Oct 11:00 AM	Nov 11:00 AM	December 12:00 PM	Late Dec 12:00 PM
Community Shopping Cer	34	31	32	35	52	41
Employee	9	9	9	10	12	11
Family Restaurant	76	69	73	71	85	80
Employee	13	13	13	13	13	13
Residential Guest	1	1	1	1	1	1
Residential Reserved	55	55	55	55	55	55
Office 25k to 100k sq ft	4	5	5	5	2	1
Employee	102	108	108	108	97	78
Customer	115	106	111	112	140	123
Employee	124	130	130	131	122	102
Reserved	55	55	55	55	55	55
Total Demand	294	291	296	298	317	280
Less Than Peak	23	26	21	19	0	37

Source: Walker Parking Consultants, 2013.



Similarly, we tested the peak month to see how prolonged the shortfall would be over the course of the day. We find that only 11:00AM, 12:00PM, and 1:00PM are projected to have a parking shortfall, so the period throughout the day is minimal. The shortfall would only occur for 3 hours per weekday for the first 3 weeks of December, therefore any parking management plan addressing a parking shortfall only needs to account for those limited time periods.

Table 7: Peak Month*Hourly Comparison

December Weekday							
Land Use/User group	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM
Community Shopping Center (<400 ksf)	1	3	9	17	32	43	52
Employee	1	2	5	9	10	11	12
Family Restaurant	21	42	51	63	72	76	85
Employee	6	10	11	11	13	13	13
Residential Guest	-	1	1	1	1	1	1
Residential Reserved	55	55	55	55	55	55	55
Office 25k to 100k sq ft	-	-	2	6	10	5	2
Employee	3	32	81	102	108	108	97
Customer	22	46	63	87	115	125	140
Employee	10	44	97	122	131	132	122
Reserved	55	55	55	55	55	55	55
TOTAL DEMAND	87	145	215	264	301	312	317

December Weekday						
Land Use/User group	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
Community Shopping Center (<400 ksf)	57	57	57	54	49	51
Employee	12	12	12	12	11	13
Family Restaurant	76	42	38	38	63	75
Employee	13	13	10	10	12	14
Residential Guest	1	1	1	1	2	3
Residential Reserved	55	55	55	55	55	55
Office 25k to 100k sq ft	5	10	5	2	1	1
Employee	97	108	108	97	54	27
Customer	139	110	101	95	115	130
Employee	122	133	130	119	77	54
Reserved	55	55	55	55	55	55
TOTAL DEMAND	316	298	286	269	247	239

December Weekday						
Land Use/User group	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Community Shopping Center (<400 ksf)	48	41	32	19	6	-
Employee	13	12	10	5	2	-
Family Restaurant	75	75	56	52	47	24
Employee	14	14	12	9	9	5
Residential Guest	5	5	5	5	4	3
Residential Reserved	55	55	55	55	55	55
Office 25k to 100k sq ft	-	-	-	-	-	-
Employee	11	8	3	1	-	-
Customer	128	121	93	76	57	27
Employee	38	34	25	15	11	5
Reserved	55	55	55	55	55	55
TOTAL DEMAND	221	210	173	146	123	87

Source: Walker Parking Consultants, 2013.



PARKING MANAGEMENT PLAN

The final step in any shared parking study is to develop and recommend a parking management plan to ensure that shared parking will occur as the quantitative analysis shows, or to alleviate shortfalls through management practices if possible. The recommended parking management plan will encourage the efficient use of the on-site parking supply and suggest other options if necessary. A parking plan should evaluate:

- Whether the included on-site and on-street parking will be adequate,
- How potential shortfalls would be offset,
- How the spaces are allocated for each user group,
- Whether the site design will allow for intuitive parking area segregation, or
- What signage and time/user restrictions may be necessary,
- Whether walking distances are reasonable,
- Whether a fee for parking would be employed (as this may shift demand off site), and
- Whether parking access controls will be used on the site.

The Shared Parking Study provides an answer to the first question – parking is adequate under most conditions but will require mitigations during weekdays in December.

The most feasible parking management options to address the parking shortfall during the 3-hour period on weekdays in early December include:

- Utilization of attendant-assist or valet staff to “stack” park vehicles for the 3-hour period from 11:00AM until 2:00PM on weekdays for the first 3 weeks of December. A stacking plan would be required by the City showing how these additional spaces would be supplied if using un-striped spaces.
- Utilization of valet staff to park vehicles within the resident parking supply for the 3-hour period from 11:00AM until 2:00PM on weekdays for the first 3 weeks of December. A striping plan would not be required because striped spaces would be used. Only 20 spaces could be used within the resident supply because 55 spaces are required for the 35 units, and one of the required spaces for each multifamily dwelling unit shall be an assigned space.
- Procurement of off-site parking during weekday daytimes preceding Christmas in December. Proof of the agreement would be required by the City.

The parking allocations will be discussed in greater depth within the following parking plan. It is important to note that while allocations are a tool for testing capacity, and limiting access to spaces that need to be protected, they also can limit how flexible a parking supply is for users and may impact shared parking. The parking supply allocated to residents should be protected and possibly using access controls, but other user groups should be encouraged to utilize the most appropriate supply.

This site is fairly small, so intuitive design for the parking supply is not as critical as it can be in a larger environment. Still, users unfamiliar with the site should be provided the most accessible spaces. At Cornerstone those are the surface and on-street spaces

because they are easiest to find, and to orient with the final destination in mind. The way that the space count and locations work out can be allocated in such a way that the parking supply lines up appropriately with demand. Similarly walking distances are not an issue at this site based on Southern California climate and the size of the site.

There have been no discussions of paid parking at the site, and I don't believe it is typical in Agoura Hills aside from events at the Whizin's Center. On these evenings it may be beneficial to set up paid parking and validations for dining within Cornerstone's restaurants simply to protect the supply for appropriate users.

The following list provides program data and nearby parking supply for each building:

- Buildings 1-3 (15 Residential Units, 10,572SF Office, 10,261SF Office/Retail, 23,597SF Retail/Restaurant)
- Surface Parking near Buildings 1-3: 20 STD, 2 ADA

- On-street Supply (Primarily serving Buildings 1-3)
- Agoura Road: 15 STD, 2 ADA
- Cornell Road: 30 STD, 4 ADA

- Building 4(a) and 4(b) (8 Residential Units, 24,488SF Office)
- Subterranean Supply: B2 = 79 STD + 2 ADA, B1 = 45 STD + 3 ADA
- Surface Parking near Building 4(a) & 4(b): 25 STD, 1 ADA

- Building 5 (6 Residential Units)
- Subterranean Supply: B2 = 29 STD + 1 ADA, B1 = 11 STD + 1 ADA
- Surface Parking near Building 5: 13 STD

- Building 6 (6 Residential Units)
- Subterranean Supply: B1 = 11 STD + 1 ADA
- Surface Parking near Building 6: 6STD

PARKING MANAGEMENT PLAN – TYPICAL CONDITIONS

Walker reviewed current program data noting location, projecting parking demand quantity, and user group characteristics to develop a reasonable parking plan for typical conditions.

LONG-TERM USERS

Parking supply serving residents should be signed accordingly for their sole use. These spaces may be in a protected area, so signage at the entry to that area would be appropriate versus providing signs for each stall. Access control equipment is generally used in this type of setting to provide additional safety and security for any resident goods stored within the parking supply. Fifty-five spaces would be set aside for this user group at all times.



Office employees should be asked to park in the subterranean supply. During the peak period this user group is projected to generate 108 vehicles. Retail and Restaurant employees should be encouraged to park there as well, dependent upon availability. During the peak period this combined user group is projected to generate 25 vehicles.

The subterranean supply is a less obvious to first-time visitors and therefore should be utilized by those who are most familiar with the site – employees and residents.

SHORT-TERM USERS

Surface parking and on-street parking should be made available to visitors and guests to the extent possible. This will also create a more lively development as pedestrian activity will be visible within and surrounding Cornerstone.

Residential guests will be expected to park within the shared parking supply as well. Their parking activity levels throughout the day mirror residents, but at a much lower rate. This user group would likely utilize the underground parking vacated by the office employees, and should be encouraged to do so with signage or policies noted to residents. This would leave the rest of the parking supply available for other short-term users (specifically retail and restaurant patrons and office visitors).

Office visitors would be on-site during business hours only. Typically the activity levels for this user group ramp up a bit later than office employees, and begin to wind down earlier as well. The lunch period generally has a lull in activity for this user group because business meetings are generally not scheduled during this time. This user group would use surface parking and on-street parking.

IMPLEMENTATION

Signage should be placed around Cornerstone suggesting a 3-4 hour time limit within the surface parking to encourage turnover without being too restrictive in case of a meeting plus lunch scenario, etc. No such signage should exist in the subterranean parking supply because it is intended for long-term parkers. The intent is to keep residents and employees parked within supply that is appropriate for these long-term parkers and leaving surface spaces available for short-term users. These policies should be provided to residential tenants and employees to inform them of user restrictions.

Decals should be issued to the following user groups – each with their own color; Residents, Office Employees, Retail/Restaurant Employees. The decals would be used to identify those parking in inappropriate supply – repeat offenders would be notified that they are in violation of policies and that their parking benefit may be suspended, or vehicle may be towed.

Under normal conditions the parking supply should be allocated as follows:

- The parking supply beneath Building 6 would accommodate the parking demand generated by those residential units and no more.



- The parking supply beneath Building 5 would accommodate the residential units contained in Building 5 as well as those from Building 1, with 25 standard stalls and 1 ADA stall remaining to serve Retail and Restaurant Employees.
- The parking supply beneath Building 4(a/b) would accommodate the residential units in Building 4(a), Building 2, and Building 3, with 97 standard stalls and 2 ADA stalls remaining to serve Office Employees during the day and Restaurant Patrons at night.

PARKING MANAGEMENT PLAN – DECEMBER WEEKDAY

The parking shortfall during this period could be accommodated through stacking vehicles in drive aisles through the use of valet or attendant-assist parking during peak periods. Given the limited number of spaces needed (16) the striped parking shortfall could likely be accommodated within the parking supply under Building 4(a/b). If this option is selected, a stacking plan would be required by the City. Walker could provide a stacking plan to identify the number of vehicles that could be stack parked and where they would be located.

A similar option would be to valet park up to 20 cars using resident parking spaces. Only one spaces per residential unit needs to be an assigned spaces, which mean 35 of the total 55 would be assigned. Valet staff could use the remaining 20 spaces without the need to stack them within the aisle of the parking supply. The projected parking shortfall under the peak condition results in a 16-space shortfall. The shared parking supply supplemented by these 20 spaces would provide adequate parking under peak conditions.

The AVSP also allows for the use of off-site parking. This is one option to help meet a possible shortfall for employees of the site. If this option is selected the City requires proof of the agreement. If this option is selected, Walker suggests that Retail and Restaurant Employees be moved off-site. During the peak period they generate combined parking demand as follows:

- 11:00 AM – 24 spaces
- 12:00 PM – 25 spaces
- 1:00 PM – 25 spaces

This recommendation provides for an on-site surplus of parking without staffing costs. Leasing off-site parking would be an expense, but that could be offset if parking spaces on-site were made available in the evening (when there is a surplus) for neighboring developments.

Attachment 6

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