

# Oakmont of Agoura Hills

## Final Initial Study Mitigated Negative Declaration



City of Agoura Hills

PREPARED FOR:

### City of Agoura Hills

30001 Ladyface Ct.  
Agoura Hills, CA 91301  
Attn: Ms. Allison Cook  
Assistant Planning Director  
**(818) 597-7310**

PREPARED BY:

**enviCOM**  
CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290  
Westlake Village, CA 91362  
Attn: Ms. Laura Kaufman  
Director of Environmental Services  
**(818) 879-4700**

January 8, 2018

# **OAKMONT OF AGOURA HILLS PROJECT**

## **FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

### **CITY OF AGOURA HILLS PLANNING CASE NUMBERS:**

Conditional Use Permit (Case No. CUP-01359-2017)

Sign Permit (Case No. SIGN-01361-2017)

Oak Tree Permit (Case No. OAK-01360-2017)

---

*Lead Agency:*

### **CITY OF AGOURA HILLS**

Planning Department

30001 Ladyface Court

Agoura Hills, California 91301-2583

Contact: Ms. Allison Cook, Assistant Planning Director

818-597-7310

*Prepared by:*

### **ENVICOM CORPORATION**

4165 E. Thousand Oaks Blvd. Suite 290

Westlake Village, California 91362

Contact: Ms. Laura Kaufman, Director of Environmental Services

(818) 879-4700

January 8, 2018

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>1.0 INTRODUCTION</b>	1
<b>2.0 PROJECT DESCRIPTION</b>	3
<b>3.0 ENVIRONMENTAL CHECKLIST FORM AND EVALUATION</b>	12
<b>4.0 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION</b>	14
I. Aesthetics	14
II. Air Quality	20
III. Biological Resources	26
IV. Cultural Resources	38
V. Geology and Soils	44
VI. Greenhouse Gas Emissions	48
VII. Hazards and Hazardous Materials	52
VIII. Hydrology and Water Quality	55
IX. Land Use and Planning	60
X. Mineral Resources	61
XI. Noise	62
XII. Population and Housing	75
XIII. Public Services	77
XIV. Recreation	79
XV. Transportation/Circulation	80
XVI. Tribal Cultural Resources	84
XVII. Utilities and Service Systems	86
XVIII. Mandatory Findings of Significance	91
<b>5.0 REFERENCES AND PERSONS CONTACTED</b>	92
<b>6.0 MITIGATION MONITORING PROGRAM</b>	95
<b>7.0 RESPONSE TO COMMENTS</b>	109

**TABLES**

Table 2-1	Proposed Lot Coverage	8
Table II-1	Maximum Daily Emissions - Construction	22
Table II-2	Daily Operational Emissions	23
Table II-3	Localized Significance Thresholds and Project Emissions	24
Table III-1	Impacts to ACOE and CDFW Jurisdictional Area	32
Table VI-1	Project Construction Greenhouse Gas Emissions	49
Table VI-2	Project Operational Greenhouse Gas Emissions	50
Table XI-1	Construction Noise Model Results	64
Table XI-2	Operational Noise Impact of the Project on Nearby Residences	65
Table XI-3	Combined Off-site Road and On-site Noise Level Contributions	67

Table XI-4	Vibration Levels of Construction Equipment	70
Table XI-5	Construction Vibration Impact Criteria	70
Table XI-6	Construction Equipment Noise Generation	72
Table XV-1	Project Trip Generation	81
Table XVII-1	Water District Demand Projections for Potable Water	88

## **FIGURES**

Figure 1	Regional Map	4
Figure 2	Vicinity Map	5
Figure 3	Project Site	6
Figure 4	Site Plan	7
Figure 5	Building Renderings	10
Figure 6	View of Project from Ventura Freeway	16
Figure 7	Site Elevation Profile	18
Figure 8	Jurisdictional Delineation Impacts Map	33
Figure 9	Project Noise Contour Map	66

## **APPENDICES**

Appendix A	Architectural Plans
Appendix B	Lighting Photometric Plan
Appendix C	Air Quality and Greenhouse Gas CalEEMod Output Data
Appendix D1	Preliminary CDFW and ACOE Jurisdictional Delineation
Appendix D2	Biological Resources Assessment Report
Appendix E	City Oak Tree Consultant's Memorandum and Oak Tree Report
Appendix F	Native American Heritage Commission Request and Response Letters
Appendix G	Geotechnical Investigation and Addenda and City Geotechnical Consultant Memo
Appendix H	Fuel Modification Plan Approval Letter
Appendix I	Conceptual Low Impact Development/Drainage Report
Appendix J	Noise Impact Analysis
Appendix K	Trip Generation and Parking Letter
Appendix L	City Tribal Consultation Letters

## 1.0 INTRODUCTION

This Initial Study and Mitigated Negative Declaration (IS/MND) addresses the potential environmental effects resulting from the Oakmont of Agoura Hills Project (project) proposed by Oakmont Senior Living, LLC (applicant). The project consists of the construction and operation of a 71,020 square-foot (SF) residential care facility for the elderly with 75 units and 86 beds – some units would be doubles – and 54 surface parking spaces. The site is located at 29353 Canwood Street, north of the U.S. 101 Freeway between Kanan Road and Reyes Adobe Road within the City of Agoura Hills, California.

### LEGAL AUTHORITY

This IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code 21000–21189) and relevant provisions of the *CEQA Guidelines* (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387), as amended.

**Initial Study.** Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. To paraphrase from this Section, the relevant purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

**Negative Declaration or Mitigated Negative Declaration.** Section 15070 of the CEQA Guidelines states that a public agency shall prepare a negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The Initial Study identifies potentially significant effects, but:
  1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
  2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/MND may be used to satisfy the requirements of CEQA when a proposed project would have no significant unmitigable effects on the environment. As discussed in subsequent sections of this document, implementation of the proposed project would not result in any significant effects on the environment that cannot be reduced to below a level of significance with the mitigation measures included herein.

## IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/MND discuss the possible environmental effects of the project for specific issue areas identified in the CEQA Initial Study Checklist. For each issue, potential effects are evaluated. A “significant effect” is defined by Section 15382 of the CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” According to the CEQA Guidelines, “an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

After the evaluation of each environmental effect determined to be potentially significant, mitigation measures are provided to reduce the impact to less than significant.

## ENVIRONMENTAL DOCUMENTS USED IN THIS ANALYSIS

The following environmental analyses and technical studies were used as a basis for this document. Each study is available upon request from the City of Agoura Hills Planning Department.

- American Land Title Association/American Congress on Surveying and Mapping Land Title Survey, WO 4071-1, Hunsaker and Associates, July 16, 2015.
- Architectural Plans, Photo Montage, and Renderings, Oakmont Senior Living LLC, Oakmont, June 24, 2016.
- Biological Resources Assessment Report, Oakmont of Agoura Hills, FirstCarbon Solutions, June 10, 2016.
- City AB 52 Consultation with Native American Tribes Letters dated June 5, 2017.
- Conceptual LID/Drainage Report for Oakmont of Agoura Hills, April 12, 2016, Revised June 24, 2016, Huitt-Zollars, Inc.
- Fuel Modification Plan Approval Letter FFFM #201600423, County of Los Angeles Fire Department, July 20, 2017.
- Geotechnical Investigation, Oakmont of Agoura Hills Senior Facility, CHJ Consultants, October 21, 2015, Addendum to Geotechnical Investigation Report, June 14, 2016, and Addendum to Geotechnical Investigation Report, July 26, 2016, and City Geotechnical Consultant (Geodynamics, Inc.) memorandums dated May 20, 2016, July 11, 2016, and October 7, 2016.
- Grading Plan, Oakmont of Agoura Hills, Huitt-Zollars, Inc., December 7, 2016.
- Noise Impact Analysis, Oakmont of Agoura Hills, City of Agoura Hills, Los Angeles County, California, FirstCarbon Solutions, August 3, 2017.
- Oakmont Senior Living Oak Tree Report, March 28, 2016, and Oak Tree Map, February 2016, Richard W. Campbell, Oakmont Senior Living Oak Tree Assessment Memos from Greg Ainsworth, City Oak Tree Consultant, May 26, 2016 and August 3, 2016.
- Phase II Evaluation of Two Cultural Resources on the Oakmont of Agoura Hills Property, Envicom Corporation, October 2017.
- Preliminary CDFW/ACOE Jurisdictional Delineation, Envicom Corporation, August 18, 2017.
- Site Plan, Site Details, Photometric Plan, and Aerial Map, Landesign Group, June 2016.
- Trip Generation and Parking Letter, Crane Transportation Group, June 24, 2016.

## 2.0 PROJECT DESCRIPTION

### 2.1 Proposed Project

#### *Project Site*

The project site (site) is located in western Los Angeles County, within the City of Agoura Hills (City), California, as shown in **Figure 1, Regional Map**. The property is located at 29353 Canwood Street on the north side of Canwood Street immediately north of the U.S. 101 Freeway (also referred to as the Ventura Freeway) between Kanan Road and Reyes Adobe Road, as shown in **Figure 2, Vicinity Map**. The site consists of one rectangular 5.748-acre parcel (Assessor Parcel Number 2053-001-005). The previously disturbed, mostly vacant, southward-sloping site contains a concrete slab with debris in the eastern central portion of the site and a billboard sign in the southeast corner, as shown in **Figure 3, Project Site**. Routine discing for fuel modification and weed control extending from the existing office building on the adjacent lot to the west and Canwood Street has disturbed vegetation in the western and southern portions of the site.

The General Plan land use designation for the site is Business Park-Office Retail. The zoning for the site is Business Park-Office Retail (BP-OR) with a Freeway Corridor Overlay (FC)<sup>1</sup>. The site is not located within a community district or subarea of the City.<sup>2</sup> The site elevation varies approximately 120 feet, with the highest elevation of approximately 1,000 feet above sea level at the northeast corner and the lowest site elevation of approximately 880 feet at the southwest corner. The site has an overall slope of 16.7%, and is considered a hillside lot (hillside is 10% or greater slope). Therefore, the project must comply with the City's Hillside Ordinance per the Agoura Hills Municipal Code (AHMC) (Section 9652 et seq.). The project's surroundings consist of an office building to west; Canwood Street and U.S. 101 to the south; a vacant lot beyond which is an office building to the east; and a dedicated open space portion of the single-family residential neighborhood of the Hillrise Homeowner's Association (HOA), behind which are single-family homes. An existing concrete foundation, billboard and existing chain link fence would be removed as part of the project. The northern portion of the site would remain vacant under ownership of Oakmont Senior Living, LLC, and required to be preserved as open space as part of project entitlement.

#### *Proposed Project*

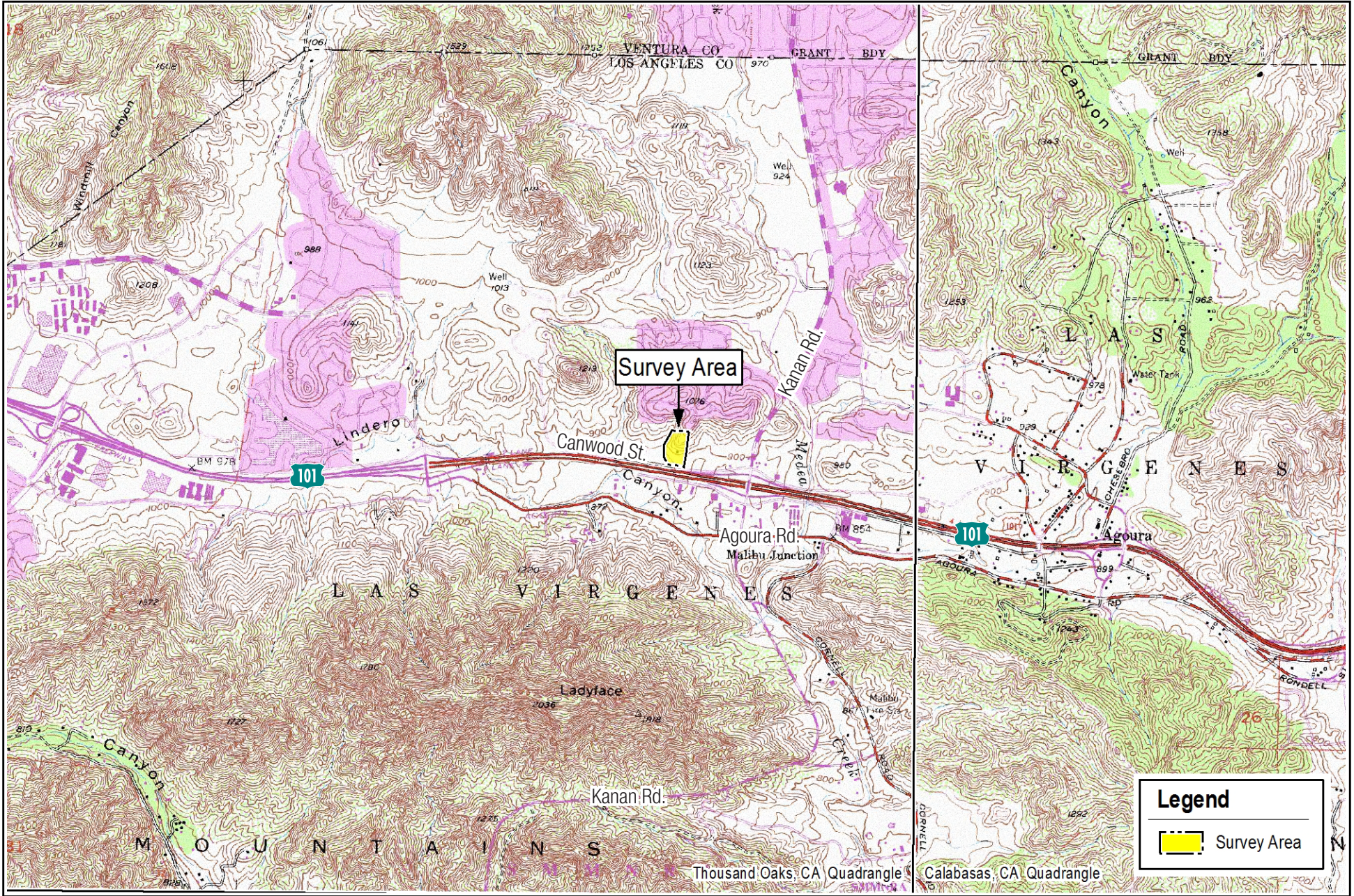
The proposed project consists of the construction and operation of a two-story 71,020 SF assisted living and memory care facility with 75-units and an anticipated resident population of 86 persons. Some units would be doubles. The entire facility would be licensed by the state of California Department of Social Services as a Residential Care Facility for the Elderly (RCFE), classified as "Assisted Living." Approximately 36% of the units (26 units) will be set aside specifically for residents needing memory care (i.e., residents with Alzheimer's disease and other forms of dementia). Resident amenities would be provided, such as cooking and dining facilities, activity rooms, beauty salon, library, fitness center, private theater, and outside courtyards. The design will include landscaping that incorporates a fuel modification zone and a 3.5-foot wall designed to reduce the effect of freeway noise levels on the project. The proposed project features would be located on the southern portion of the site resulting in a total disturbance footprint of 3.57 acres (155,403.2 SF) (development area). By locating the proposed project features on the southern portion of the site, the project avoids impacts to existing oak trees and the steeper slopes on the northern portion of the site. As shown in **Figure 4, Site Plan**, main project features include a parking lot to the west of the building, driveway and fire lane to the south, trash enclosures to the north,

<sup>1</sup> Agoura Hills Municipal Code (AHMC) Section 9371 et seq, and AHMC Section 9541 et seq.

<sup>2</sup> City of Agoura Hills General Plan March 2010, Community Districts and Subareas, Figure LU-3.







Sources: U.S.G.S. Topographic Quadrangle Map Mosaic.

OAKMONT OF AGOURA HILLS MND

# Vicinity Map

envicom

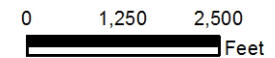
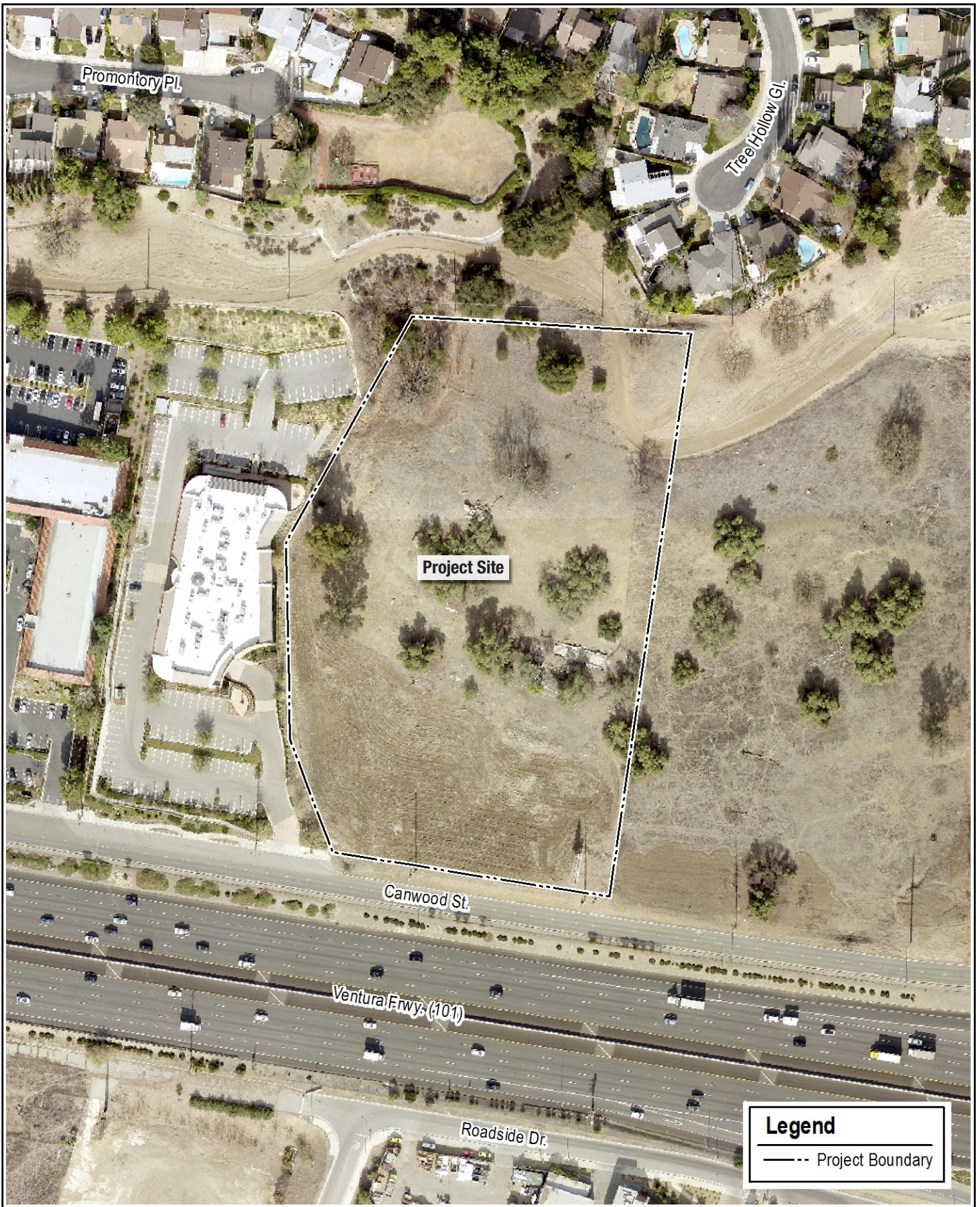


FIGURE 2



Aerial Source: USGS High Resolution Orthoimagery: <http://viewer.nationalmap.gov/basic/>.



Source: Landesign Group, June 2016.

and outdoor features including an open interior courtyard, dining patio at the northwest corner, and memory care garden along the east-facing wall.

The project would provide 54 parking spaces, exceeding the 18 spaces required (one parking space for every 5 beds) per AHMC Section 9654.6. Transportation services will be included, providing resident access to shopping, doctor's appointments and other activities. The facility will operate a 20+ passenger shuttle bus as well as a smaller vehicle for local trips. Residents will be offered month-to-month leasing agreements. The length of stay for residents may range from a few months to over ten years. The facility will operate on a 24-hour basis, seven (7) days a week. The number of employees will fluctuate between a high of 30 employees during the day to a low of five (5) employees during the night shift. The applicant has calculated a total number of 60 individual employees and the full time equivalent at 49 employees.

The estimated earthwork quantities on the grading plan state the project would balance soils onsite, with 25,100 cubic yards (CY) of cut and 25,100 CY of fill. The project would also import an estimated 5,600 CY of soil for retaining wall backfill.<sup>3</sup> Pending project approval and issuance of a building permit, the applicant estimates starting construction in July of 2018 with building occupancy in July of 2019.<sup>4</sup>

### ***Density Bonus Provision***

The applicant requested a density bonus for additional square footage per the City's Density Bonus Ordinance (AHMC Section 9674.1 et seq) and the Government Code Sections 65915-65918. The Hillside Ordinance allows sites with a slope of 16.7% to have a maximum floor area ratio of 0.2364. Given the site's area of 250,382.88 SF, this results in a maximum building square footage of 59,190.5. The applicant is proposing to apply the state density bonus provision, which allows for a 20% density bonus for affordable housing, or in this case, a "senior citizen housing development." If approved, the project would be conditioned to maintain this for the life of the project. With a density bonus, the building square footage can be increased to 71,061.6. Therefore, the project proposes a 71,020 SF facility, the first floor of which would have a footprint of 38,188 SF. The site area of the main building and features and corresponding lot coverage is provided in **Table 2-1, Proposed Lot Coverage**.

**Table 2-1**  
**Proposed Lot Coverage**

<b>Project Feature</b>	<b>Site Area (Sq. Ft.)</b>	<b>Lot Coverage</b>
Property Size	250,382.88 (5.748 acres)	
Main Building Footprint	38,188	15.25%
Garage/Trash	1,908	0.76%
Carpools	1,170	0.46%
Tool Shed	50	0.02%
<b>Total Lot Coverage</b>		<b>16.49%</b>
Source: Ali Iqbal, Architectural Plans, Title Sheet, Date: March 30, 2015, Revised, December 9, 2016.		

As shown in Table 2-1, the site area totals 250,382.88 square feet (Sq. Ft.) (5.748 acres). The footprint of the main building would be 38,188 Sq. Ft but, with the addition of the second story (32,832), the total building square footage would be 71,020 Sq. Ft.

<sup>3</sup> Huitt Zollars Inc, Grading Plan, Oakmont of Agoura Hills, 29353 Canwood Street, dated June 24, 2016.

<sup>4</sup> Mr. James Lawson AICP, Director of Development, Oakmont Senior Living, email to City, August 8, 2017.

### ***Lighting***

Parking lot lights would be shielded and focused downward per AHMC Section 9305.B. Proposed lighting standards are 16 feet high, the maximum allowed per the City’s Architectural Design Standards & Guidelines. According to the project Photometric Plan, the proposed security lighting would meet the maximum allowed limit of 0.1-foot candle at the property edge with the exception of the frontage along Canwood Street that already has street lighting.

### ***Landscaping***

The landscape plan combines natives with non-native but non-invasive tree, shrub, plant and groundcover species. Most of the native species to be planted are Coast Live Oaks (27 trees), all proposed within the project development area (not in northern open space area). On-site retaining walls are limited to a maximum 6’ high for consistency with AHMC Section 9606.2.

In terms of physical appearance, the two-story building would feature slightly-angled brown roofs and exteriors with earth tone colors alternating between a darker forest green and beige with rectangular windows bordered in brown frames as shown in **Figure 5, Building Renderings**. Consistent with the maximum height permitted by the AHMC of 35 feet, the proposed building would be 26’7” in most places, going up to 30’4.5” in some portions.

### ***Construction***

The types of equipment that could be used in site preparation and construction include, but would not be limited to, hydraulic excavators, bulldozers, loaders, backhoes, graders, skid steers, tractor scrapers, dump trucks, watering trucks, concrete mixers, and tracked pavers. The construction truck route would be Canwood Street to either Kanan Road or Reyes Adobe Road to the U.S. 101 interchange. The applicant estimates starting construction in July of 2018 with building occupancy in July of 2019.

### ***Project Approvals***

This MND may be used to support the project’s discretionary approvals subject to City and Other Agency approval. Discretionary approvals may include, but not be limited to, the following:

- Conditional Use Permit (Case No. CUP-01359-2017) approval, because: (1) a “residential care facility of the elderly” in AHMC 9312.2 is a conditionally allowed use in the BP-OR zone; and (2) the site’s slope requires compliance with the Hillside Ordinance, where a CUP is required for all hillside lots.
- Sign Permit (Case No. SIGN-01361-2017) because of the proposed monument sign along Canwood Street. (No other signs are proposed, such as building signage).
- Oak Tree Permit (Case No. OAK-01360-2017) to encroach within the protected zones of 3 on-site oak trees at the northern edge of the building site to construct the retaining walls and parking lot (Oak Trees OSL-10, OSL-54, and OSL-55). No oak trees would be removed. No mitigation for the encroachment is required in terms of planting new trees, although a series of conditions will be placed on the project to ensure the preservation of the remaining oaks and that impacts from the 3 encroachments are minimized (See Oak Tree Report and memo from City’s Oak Tree Consultant).
- U.S. Army Corps of Engineers Clean Water Act Section 404 Nationwide Permit, California Department of Fish and Wildlife Fish and Game Code Section 1602 Streambed Alteration Agreement, and Regional Water Quality Control Board Clean Water Act Section 401 Water Quality Certification.