

Based on the low trip generation forecasts associated with an assisted living and memory care facility, the Trip Generation Letter concluded the proposed project would not result in a significant impact on the roadway network serving the site. Given the low trip generation and project consistency with applicable plans, ordinances, and policies, **the project would result in a less than significant impact.**

b. Less than Significant Impact. A project may have a potentially significant impact if a project would conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The Los Angeles County Congestion Management Program (CMP) describes the County's CMP Highway System, requiring that level of Service E or better be maintained on this network. The nearest CMP facility in the study area would be the U.S. 101 Freeway. Analysis of a project's impact on a freeway segment would be required of any project that would add 150 or more trips in either direction during the AM or PM hours, and analysis of a project's impact on CMP monitored non-freeway intersections is required if a project contributes 50 or more peak hour trips to the intersections.²⁷ The proposed project would not exceed either threshold, meaning that further evaluation for CMP purposes is not necessary. Given that the proposed project would have no qualifying impacts on freeway segments or CMP monitored intersections, **the project would have a less than significant impact.**

c. No Impact. A project may have a potentially significant impact if a project would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. This would apply to projects that involve an aviation-related use or would influence changes to existing flight paths. Neither applies to the proposed project, **so the project would have no impact on air traffic patterns.**

d. No Impact. A project may have a potentially significant impact if a project would substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project is consistent with the General Plan land use designation and zoning and so would not substantially increase hazards due to an incompatible use. A project may also have a significant impact due to a proposed driveway configuration or placement in areas of inadequate visibility, dangerous proximity to bicycle or pedestrian facilities, or placement too close to busy or congested intersections. According to the site plan, the proposed driveway would provide access to and from the project site from Canwood Street. This driveway along Canwood Street is 0.25 mile from the Kanan Road intersection to the east and 0.9 mile from Reyes Adobe intersection to the west.²⁸ The extent of Canwood Street fronting the site and neighboring lots does not include an existing or proposed bikeway.²⁹ The project design and the proposed driveway configurations provide ample distance and adequate visibility from the project site to the two closest intersections in either direction. **The project design features would not substantially increase hazards or incompatible uses and the project would have no impact.**

e. Less than Significant Impact. A project may have a potentially significant impact if a project would result in inadequate emergency access. A determination of the significance is based on the degree to which a project may require a new, or interfere with an existing, emergency response or evacuation plan, and the severity of the consequences. As indicated in the City of Agoura Hills Disaster Route Map

²⁷ Los Angeles County Metropolitan Transportation Authority, 2010 Congestion Management Program, Chapter 5: Land Use Analysis Program, Page 46.

²⁸ Distances measured on Google Earth, August 22, 2017.

²⁹ City of Agoura Hills General Plan, March 2010, Figure M-7, Bikeways.

(Disaster Management Area B),³⁰ the routes designated for emergency use would be the U.S. 101 Freeway and Kanan Road (N9). Due to adequate site access from existing roadways and the low number of trips the project would generate, the impact to these thoroughfares would not impede flow through or emergency access along these designated routes. The County of Los Angeles Fire Station #89 is also located 0.2 miles west of the site on Canwood Street and the project provides fire access to the proposed facility. **Therefore, the project impact regarding adequacy of emergency access would be less than significant.**

f. Less than Significant Impact. A project may have a potentially significant impact if a project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. According to the City's Traffic Impact Analysis Guidelines, a significant impact may occur if the proposed project would substantially change the off-site transportation system or connections to it.³¹ Given the size of the proposed project and the number of trips generated, the project would not substantially change the surrounding transportation system. Although there is no transit but route that runs along the stretch of Canwood Street that fronts the proposed project, a Metro Line 161 bus stop is located along Kanan Road 0.4 miles east of the site. The proposed project is consistent with the City's General Plan land use designation and zoning for the site and would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. **Therefore, the project impact would be less than significant.**

Mitigation Measures

No mitigation measures are required.

³⁰ Los Angeles Department of Public Works, Disaster Route Maps, Disaster Management Area B, City of Agoura Hills. <http://dpw.lacounty.gov/dsg/disasterRoutes/map/Agoura%20Hills.pdf> (accessed 2/18/2016).

³¹ City of Agoura Hills, Traffic Impact Analysis Guidelines, July 2011, pg.1.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

The following analysis is based on the City Tribal Consultation Letters dated June 5, 2017, provided in **Appendix L** and on file with the City. This analysis also relies on a Phase I(a) cultural resources pedestrian survey, the conclusions of which were consolidated into the Phase II Evaluation of Two Cultural Resources by Dr. Wayne Bischoff of Envicom Corporation on file with the City. As discussed in response to environmental factor IV. Cultural Resources, the Phase I(a) assessment considered the results of a previously cultural resource record search by the SCCIC and a Native American cultural resource record search conducted by the NAHC. The findings of the previous SCCIC record search considered in the Phase I(a) assessment were negative. The NAHC record search results were also negative as reported in the NAHC response letter provided in Appendix L. However, the Phase I(a) pedestrian survey found two cultural resources located on the subject property, a prehistoric site (Oakmont 1) characterized by lithic artifacts and a potentially historic site (Oakmont 2) characterized by an early 1920s pioneer homestead foundation. The Phase II Evaluation of Two Cultural Resources provides a detailed analysis of these resources.

a. Potentially Significant Unless Mitigation Incorporated. A project could result in a significant impact to tribal cultural resources if a project would cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources (CRHR) or in a local register of historical resources. As previously noted, the record search findings were negative, which means there are no previously-recorded CRHR sites on the subject property. Public Resources Code section 5020.1(k) defines a “local register of historical resources” to

mean a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. No portion of the project site is listed or officially designated as historically significant pursuant a City ordinance or resolution.

As discussed in response to environmental factor IV. Cultural Resources, the Phase II Evaluation Report recommended the prehistoric cultural resource (Oakmont 1) was not significant under the relevant CRHR criteria and not eligible for inclusion on the CRHR. The Phase II Evaluation Report also recommended the historic resource (Oakmont 2) was not significant under CRHR Criteria 1 or Criteria 2 and not eligible for inclusion on the CRHR. Therefore, the project would result in a less than significant impact on a known tribal cultural resource listed or eligible for listing in the CRHR or a local register of historic resources. Due to the possibility that site preparation and grading activity could uncover unknown tribal cultural resources that were not evident during the evaluation phase, mitigation measure **CUL-1** requires archaeological and Native American monitoring during project grading and **CUL-2** provides a plan if buried materials of potential-archaeological significance are discovered within an undisturbed context during any earth-moving operation. With implementation of CUL-1 and CUL-2, **project impacts to unknown potential tribal cultural resources would be less than significant.**

b. Potentially Significant Unless Mitigation Incorporated. A project could result in a significant impact to tribal cultural resources if a project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Public Resources Code Section 5024.1 establishes the CRHR, subdivision (c) specifies that a “resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria.” As discussed in response to environmental factor IV. Cultural Resources, the Oakmont 1 prehistoric cultural resource and Oakmont 2 historic resource were both recommended to not be significant under relevant CRHR criteria.

In terms of the lead agency considering the significance of the resource to a California Native American tribe, the City sent three tribal consultation notification letters dated June 5, 2017, in accordance with Assembly Bill 52.³² The City did not receive requests for consultation from the tribes contacted, including within 30 days of receipt of the letters. Therefore, the project would result in no impact to a known tribal cultural resource determined to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Due to the possibility project site preparation and grading activity could uncover unknown tribal cultural resources missed during the evaluation phase, mitigation measure **CUL-1** requires archaeological monitoring during project grading and **CUL-2** provides a plan if buried materials of potential-archaeological significance are discovered within an undisturbed context during any earth-moving operation. With implementation of CUL-1 and CUL-2, **project impacts to unknown potential tribal cultural resources would be less than significant.**

Mitigation Measures

Mitigation measures CUL-1 and CUL-2 would apply.

³² California Public Resources Code Sections 21080.3.1(a) and 65352.4.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS.				
a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. Less than Significant Impact. A project may have a potentially significant impact if a project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Wastewater generated within the City flows to the Tapia Water Reclamation Facility for treatment. The Las Virgenes Municipal Water District (LVMWD) and Triunfo Sanitation District operate the Tapia Water Reclamation Facility under a Joint Powers Authority. The Tapia Water Reclamation Facility operates according to existing Regional Water Quality Control Board (“Regional Board”) wastewater treatment requirements (NPDES #CA0056014).³³ These requirements would not be exceeded with the addition of project-generated wastewater given the treatment capacity of this facility, discussed

³³ Los Angeles Regional Water Quality Control Board, accessed August 22, 2017, at: http://www.swrcb.ca.gov/losangeles/board_decisions/tentative_orders/individual/npdes/tapia/index.shtml

subsequently in response to factor XVII.d, and ongoing compliance efforts by the LVMWD. Therefore, **the project impact would be less than significant.**

b. Less than Significant Impact. A project may have a potentially significant impact if a project would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Wastewater generated by the project would flow to the Tapia Water Reclamation Facility for treatment. The LVMWD-operated Tapia Water Reclamation Facility uses state-of-the-art technology to turn wastewater into high-quality recycled water used to irrigate public and commercial landscaping such as golf courses, school grounds, highway medians and parks. The Tapia Water Reclamation Facility has an existing intake capacity of up to 16 million gallons of wastewater per day (MGD) and currently averages about 9.5 MGD.³⁴

The project is a two-story assisted living and memory care facility totaling 71,020 Sq. Ft. Based on a wastewater generation rate of 90% of estimated water demand, the project would generate an estimated 6,162.1 gallons of wastewater per day, less than one tenth of 1% of the remaining 6.5 MGD treatment capacity of at the Tapia Water Reclamation Facility. Given the estimated project wastewater generation relative to the available capacity of the Tapia Water Reclamation Facility, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. **Therefore, the project impact would be less than significant.**

c. Less than Significant Impact. A project may have a potentially significant impact if a project would require or result in the construction of new storm water drainage facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

New development can alter existing stormwater flows through hydromodification, the introduction of impervious surfaces, hardscape, and the alteration of natural drainage courses. As explained in the Conceptual LID/Drainage Report provided in Appendix I, existing drainage facilities at the project site consist of a Los Angeles County Flood Control District (LACFCD) operated corrugated metal pipe that conveys stormwater below Canwood Street from north to south. Existing runoff from the natural slopes adjacent to, and upstream from, the project site is collected by concrete swales, bypasses the project site, and is ultimately discharged at a downstream receiving point.

The project would increase the amount of imperious surface area, thereby reducing storm water percolation into the ground and increasing the amount of storm water discharged into the existing LACFCD storm drain system. Section 8 of the County of Los Angeles Low Impact Development (LID) Standards Manual states that projects located within natural drainage systems that have not been improved (e.g., channelized or armored with concrete, shotcrete, or rip-rap) or drainage systems that are tributary to a natural drainage system, except as excluded, are required to implement hydromodification controls. As explained in the Conceptual LID/Drainage Report provided in Appendix I, the project site is not subject to the hydromodification requirements defined in Section of the LID Standards Manual because a review of the downstream channel on the Los Angeles County Storm Drain System Inventory identified that site runoff is initially conveyed through a series of improved (concrete-lined) and engineered channels not susceptible to hydromodification impacts. Because the offsite flows are bypassed, not combined with onsite flows, undisturbed and natural areas are exempt from LID requirements and do not need to be treated.

³⁴ LVMWD, "Tapia Water Reclamation Facility," lvmwd.com/your-water/wastewater-services/tapia-water-reclamation-facility (accessed February 23, 2016).

In terms of on-site runoff, although the site will contain asphalt paving, concrete walkways, and other impervious surfaces, several planters that can incorporate biofiltration systems are included in the design. Storm water falling and flowing on these impervious surfaces will be directed to seven bioinfiltration systems laid out per the LID site design principles to meet the requirements of the 2012 Los Angeles County Flood Control District MS4 Permit. Furthermore, consistent with the LID Standards Manual, the Drainage Report computed the Stormwater Quality Design Volume (SWQDv) for each tributary drainage. The proposed biofiltration systems were designed to treat 1.5 times the SWQDv consistent with the design guidelines defined in Appendix E of the 2014 LA County LID Standards Manual. Therefore, the project would not contribute runoff volumes that exceed the capacity of the existing stormwater drainage system. The project would not require the construction of new, or the expansion of existing, storm water drainage facilities that could cause significant environmental effects; **the project impact would be less than significant.**

d. Less than Significant Impact. A project may have a potentially significant impact if a project would need new or expanded entitlements for a project to have sufficient water supplies available. The Las Virgenes Municipal Water District (LVMWD or Water District) supplies potable water to the City of Agoura Hills. The LVMWD does not use local sources of water and imports potable water from the Metropolitan Water District of Southern California that, in turn, imports water from the State Water Project and other sources. The LVMWD 2015 Urban Water Management Plan concludes that LVMWD anticipates having adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period.³⁵ The analyses of potential new development in the Urban Water Management Plan estimated 5,254 new dwelling units by buildout, resulting in an additional population of 16,378 by 2040 and used an associated population growth rate, approximately 1 percent annually, to calculate projected demands from the additional population through the end of the planning period. The Urban Water Management Plan also provides projected demands for potable water. These projections are provided in **Table XVII-1, Water District Demand Projections for Potable Water.**

**Table XVII-1
Water District Demand Projections for Potable Water**

Use Type	Potable Water Demand Projection (AFY)				
	2020	2025	2030	2035	2040
Projected Baseline Demands ^a	21,600	21,600	21,600	21,600	21,600
Additional Demand from Future Development	943	1,927	2,954	4,026	5,144
Total	22,543	23,527	24,554	25,626	26,744
^(a) Assumes 10% rebound due to easing drought restrictions. Based on avg. water use over past five-year period. Source: Las Virgenes Municipal Water District, 2015 Urban Water Management Plan, Table 3-10.					

As shown in Table XVII-1, total projected potable water demand, including 943 AFY of additional demand from future development, is 22,543 AFY for the year 2020. The LVMWD Potable Water System Master Plan provides a specific demand factor for Business Park-Office Retail land uses in the City of 870 gallons per day per acre.³⁶ However, given that the proposed project consists of a business and residential component of 49 full time equivalent staff and 86 residents and operates 24 hours a day, relying on a high density residential demand factor would provide a more accurate calculation for the

³⁵ LVMWD, Final 2015 Urban Water Management Plan, 17 August 2016, Section 7: Water Reliability, pg. 7-2.

³⁶ LVMWD, Potable Water Master Plan Update, Final Report, June 2014, App. L: Landuse Duty Factors, pg. 211.

purpose of projecting water demand. Of the total approximate 5.748-acre property area, the total project development footprint would be 3.57 acre, of which 38,188 Sq. Ft.³⁷ (0.88 acre) would be attributable to the main building footprint for water demand planning purposes. Relying on a high density residential demand factor of 7,780.5 gallons per day per acre and a building footprint area of 0.88 acre generating water demand, the project would generate an estimated potable water demand of 6,846.8 gallons per day. The LVMWD requires that landscaping irrigation use reclaimed water. The project's estimated potable water demand of 6,846.8 gallons per day equates to a total of 7.67 acre-feet per year. Therefore, the proposed project potable water demand of 7.67 AFY constitutes 0.81 percent of the projected potable water demand of 943 AFY due to future development. Therefore, the LVMWD would reasonably be expected to have sufficient water supplies available to serve the project from existing entitlements.

As a part of the plan check process, the final landscape plan will be required to comply with the City's Water Efficiency Ordinance. This ordinance adopts the State Model Water Efficient Landscape Ordinance, requires water efficient landscaping and the prevention of water waste resulting from runoff, low head drainage, and overspray. Given the projected potable water demand relative to the projected supplies available from the Water District, **water supply impacts would be less than significant.**

e. Less than Significant Impact. A project may have a potentially significant impact if a project would result in a determination by the wastewater treatment provider, which serves or may serve the project, that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. As explained in response "XVII.b" previously, project generated wastewater constitutes less than one tenth of 1% of the remaining treatment capacity at the Tapia Water Reclamation Facility. Given the estimated project wastewater generation of 6,162.1 gallons of wastewater per day relative to the available capacity of 6.5 million of gallons per day at the Tapia Water Reclamation Facility, the project would not result in a determination by the wastewater treatment provider that the provider does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. **Therefore, the project impact would be less than significant.**

f. Less than Significant Impact. A project may have a potentially significant impact if a project would be served by a landfill without sufficient permitted capacity to accommodate a project's solid waste disposal needs. Private contractors provide solid waste collection and disposal services to commercial uses within the City. Contractors haul most solid waste to the Calabasas Landfill for disposal. This landfill is owned by the County of Los Angeles and operated by the County Sanitation District No. 2. The maximum permitted intake capacity of the Calabasas Landfill is 3,500 tons per day and, in 2015, the average waste quantities disposed were 904 tons per day³⁸ for a remaining intake capacity of 2,596 tons per day. The remaining permitted capacity of the Calabasas Landfill was 6,248,361 tons as of December 31, 2015, with an estimated 14 years of remaining life based on the Solid Waste Facility Permit. Haulers also use the Simi Valley Landfill and Recycling Center, an out-of-county landfill currently available for use by jurisdictions in Los Angeles County. The remaining permitted disposal capacity of the Simi Valley Landfill and Recycling Center was 63,000,000 tons as of December 31, 2014, with over 60 years of estimated remaining design life.³⁹

Construction

The construction and demolition of buildings creates solid waste referred to as C&D waste. Although the exact amount of C&D waste generated by construction varies depending a number of factors such as building type and material, average nonresidential construction material generation rates can be used for

³⁷ Ali Iqbal, Architect, Oakmont of Agoura Hills, Title Sheet No. A0.

³⁸ County of Los Angeles, Countywide Integrated Waste Management Plan, 2015 Annual Report, Dec. 2016, pg. 63.

³⁹ Ibid, Appendix E-2, Table 3.

planning purposes. Using a construction solid waste generation rate of 4.34 pounds per square foot, the proposed 71,020 Sq. Ft. et assisted living and memory care building would produce an estimated total of 154.1 tons of waste during construction.⁴⁰ Based on a generation rate of 52 lb/ Sq. Ft.⁴¹ from a residential demolition waste survey for demolition of a 1920s house with partial basement, demolition of the remnant building foundation, walkways, retaining walls, and pads, approximately 3,891 Sq. Ft. total, would generate an estimated 101.2 tons of solid waste for a project construction and demolition waste total of 255.3 tons prior to diversion.

Operation

The exact amount of solid waste generated by building operations varies depending on the type of land use. The California Department of Resources Recycling and Recovery (“CalRecycle”) provides estimated solid waste generation rates from various sources that may be used for planning purposes. This analysis relied on a statewide average of Multi-Family residences provided by CalRecycle of 0.74 of tons Per Unit Per Year.⁴² Given the proposed facility would contain 75 units, the proposed project would be expected to generate 55.5 tons of solid waste per year, or approximately 0.15 tons of solid waste per day, during operation.

The construction and operational solid waste generation estimates provided above assume worst-case conditions without any recycling activities. Therefore, the amount of solid waste generated is not the total amount that would be disposed of in a landfill. The California Integrated Waste Management Act (AB 939), for example, mandates recycling diversion goals. The City also requires new construction over 1,000 Sq. Ft. to implement a construction debris recycling program and once operational, commercial uses are required to have a recycling program. The City requires waste haulers operating within the City to collect and properly process recycled materials collected from businesses and to submit diversion rate reports to the City for review. The City’s current C&D Debris Recycling Program requires applicants to complete a Pre-Construction Waste Reduction/Recycling Plan to demonstrate how materials will be recycled. Upon completion of work, the applicant must submit a Post Construction Waste Reduction/Recycling Summary Report indicating whether the goals for recycling and reuse were met. The minimum diversion requirement is 65%. Therefore, compliance with these regulatory requirements for recycling would reduce the amount of construction and operational solid waste disposed to amounts less than estimated generation amounts provided. Nevertheless, given that the remaining intake capacity of the Calabasas landfill is 2,596 tons per day per day, the project would be served by a landfill with sufficient permitted capacity to accommodate the project’s one-time estimated 255.3 tons of total construction and demolition waste and 0.15 tons of daily operational solid waste. **Therefore, the project solid waste impact would be less than significant.**

g. No Impact. A project may have a potentially significant impact if a project would not comply with federal, state, and local statutes and regulations related to solid waste. During both building construction and operations previously described in response to XVII.f., the project would be required to comply with federal, state, and local statutes and regulations related to solid waste. **Therefore, the project would have no impact with regard to this issue.**

Mitigation Measures

No mitigation measures are required.

⁴⁰ U.S. Environmental Protection Agency, Estimating 2003 Building-Related C&D Materials Amounts, pg 11.

⁴¹ Ibid., pg. 13.

⁴² CalRecycle, Waste Characterization, Residential Waste Stream by Material Type, accessed August 23, 2017, at: <https://www2.calrecycle.ca.gov/WasteCharacterization/ResidentialStreams?lg=60&cy=19>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Potentially Significant Unless Mitigation Incorporated. As discussed in Section III, Biological Resources, above, project impacts to biological resources would be less than significant after mitigation. Similarly, as evaluated in Section IV, Cultural Resources, project impacts to cultural, historical, and prehistoric resources would be less than significant after mitigation. **Therefore, no significant impacts would be anticipated following mitigation.**

b. Potentially Significant Unless Mitigation Incorporated. As evaluated above, the project’s impact conclusions were either “no impact,” “less than significant,” or “potentially significant unless mitigation incorporated.” No significant impacts would remain after mitigation. **Therefore, after mitigation, the project’s contribution to cumulatively considerable impacts would be less than significant.**

c. Potentially Significant Unless Mitigation Incorporated. Environmental effects which could cause substantial adverse effects on human beings were evaluated in subsections II. Air Quality, V. Geology and Soils, VI. Greenhouse Gas Emissions, VII. Hazards and Hazardous Materials, VII. Hydrology and Water Quality, XI. Noise, and XV. Transportation and Circulation. Project impact conclusions were either “no impact,” “less than significant,” or “potentially significant unless mitigation incorporated.” No significant impacts would remain after mitigation. **Therefore, with mitigation, the proposed project would not have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly.**

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- Los Angeles Regional Water Quality Control Board.
- Mr. James Lawson AICP, Director of Development, Oakmont Senior Living.
- Oakmont Senior Living Oak Tree Assessment Memo from Greg Ainsworth, Oak Tree Consultant, May 26, 2016.
- Penrod, K., C. Cabanero, P. Beier, C. Luke, W. Spencer, E. Rubin, R. Sauvajot, S. Riley, and D. Kamradt. 2006. South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection. Produced by South Coast Wildlands, Idyllwild, CA. www.scwildlands.org, in cooperation with National Park Service, Santa Monica Mountains Conservancy, California State Parks, and The Nature Conservancy.
- South Coast Air Quality Management District, CEQA Air Quality Handbook, May 1993.
- Southern California Association of Governments, Modeling & Forecasting, Final 2016-2040 RTP/SCS Growth Forecast by Jurisdiction.
- Special Animals, California Department of Fish and Wildlife, July 2017.
- Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for California Department of Transportation, California Department of Fish and Game, and Federal Highways Administration.
- U.S. Environmental Protection Agency, Estimating 2003 Building-Related C&D Materials Amounts.

U.S. Environmental Protection Agency, Pacific Southwest, Region 9, Air Actions, California, South Coast Actions, <http://www3.epa.gov/region9/air/actions/southcoast/>.

U.S. Fish and Wildlife Service, FWS Critical Habitat Mapper for Threatened and Endangered Species, U.S. Fish and Wildlife Service, data as of July 7, 2017.

6.0 MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6 to track the implementation of the Mitigation Measures provided in the Oakmont of Agoura Hills Project Initial Study/Mitigated Negative Declaration (MND). The following table provides the full text of the mitigation measure from the MND as well as a summary of the actions required for implementation, timing, and the date and status of compliance. Successful implementation of the mitigation measures provided herein would reduce project environmental impacts to a less than significant level.

#	Mitigation Measure	Action	Time of Clearance	Date & Status
AES-1	The surface of the on-site retaining walls shall be designed with natural stone facing, or other similar rustic decorative design pursuant to the intent of the Freeway Corridor Overlay zoning district, to the satisfaction of the City Planning Director. The aesthetic treatment shall be shown on the construction plans and approved prior to issuance of a grading permit or building permit, whichever occurs first.	Show aesthetic treatment on construction plans	Prior to the issuance of a grading permit or building permit, whichever comes first	
BIO-1	<p>Nesting Bird Surveys</p> <p>To avoid impacts to breeding or nesting birds during the bird nesting season, project grading and construction shall occur August 31st through February 1st to the maximum extent feasible. If work occurs during the bird nesting season (February 1 to August 31), a qualified biologist retained at the project proponent's expense and approved by the City Planning Department shall survey all breeding and nesting habitat within the development area and adjacent to the development area for breeding and nesting non-game native birds. During the nesting season, if active nests are identified during pre-construction surveys or discovered after construction has started, they shall be protected with spatial buffers of an appropriate size as determined by the biologist. The buffer shall be determined on a case-by-case basis by the biologist. In the event that federally or state protected species are involved, the biologist shall establish buffers in coordination with a representative from the CDFW and USFWS as applicable. The size of the buffer shall be determined based on site conditions, the species' life history and disturbance tolerance, the nest's distance to construction activities, and the type of construction ongoing in the vicinity of the nest. Buffers shall be clearly delineated (e.g., using rope, flagging, signage); or may be defined by natural or manmade features that are deemed sufficient to prohibit access (e.g., tree rows, fences). Buffers shall remain in place and be monitored and maintained regularly during the nesting season or until the biological monitor determines that the</p>	<p>Conduct nesting bird survey</p> <p>Prepare and submit report discussing results to City Planning Department</p>	<p>Within a two (2)-week period with the last survey no more than three days prior to the start of work activities</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>young have fledged or the nest failed. Construction personnel shall be instructed on the sensitivity of the area. The biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to protection of native birds and provide the documentation to the City Planning Department. Pre-construction surveys shall occur within a two-week period with the last survey no more than three days prior to the start of work activities. The survey area shall encompass the Project study area and the areas within a 100-foot buffer.</p>			
BIO-2	<p>To compensate for impacts to 0.03 acres of herbaceous wetland habitat in the channel, the applicant shall follow all requirements, including permits or approvals and identified mitigation, of the appropriate regulatory agencies, including the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB).</p> <p>At a minimum, the applicant shall compensate for the loss of habitat at a 1:1 ratio (compensation area: impact area), or as required by the RWQCB, ACOE, and CDFW, as applicable. The same or similar habitat shall be restored as close to the impact area as possible. If a location in the general area of the project is not feasible as determined by the City, then the applicant shall restore another appropriate area within the City limits as close to the impacted area as possible. If a location in the City is determined infeasible by the City, mitigation shall occur elsewhere in the watershed but as close to the project site as possible, or an in-lieu fee to compensate for the loss of habitat may be provided to a qualified agency or other entity acceptable to the City and the regulatory agencies, as applicable. The appropriate in-lieu fee would be determined by the applicant and receiving entity/ agency, as approved by the City Planning Department.</p>	<p>Compensate for loss of habitat at 1:1 ratio (compensation area: impact area)</p> <p>Prepare and submit mitigation and monitoring plan to the City Planning Department and other regulatory agencies, as necessary</p>	<p>Prior to issuance of a grading permit or building permit, whichever occurs first, or the start of construction of the project, whichever is sooner</p> <p>Within two (2) years of the completion of the project construction</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>Mitigation shall be completed within two (2) years of the completion of the project construction. A mitigation plan and monitoring program shall be prepared and submitted to the City Planning Department and other regulatory agencies, as necessary, for acceptance prior to issuance of a Grading Permit or Building Permit, whichever occurs first, or the start of construction of the project, whichever is sooner. The mitigation plan and monitoring program shall outline methods of mitigation; planting sizes, quantities, and receiver sites; performance standards, including maintenance and monitoring (with periodic status reports and documentation). In the case of in-lieu fees, evidence of payment of such fees shall be provided to the City Planning Department prior to issuance of a Grading Permit or Building Permit, whichever occurs first.</p>			
BIO-3	<p>Oak Tree Protection and Preservation</p> <p>To reduce the project impact resulting from encroachment to oak trees (OSL-10, -54, -55) and any other oaks, the applicant shall conduct construction within the tree protection zone of oak trees in accordance with the work procedures program provided in the Oak Tree Report dated March 28, 2016, and the City oak tree consultant memorandum dated August 3, 2016, to the satisfaction of the Planning Director. The recommendations of the most recent report shall supersede if recommendations for the same project or feature are provided in updated reports or as indicated by the City oak tree consultant. The following required measures, as outlined by the City oak tree consultant, shall be implemented:</p> <ul style="list-style-type: none"> • All oak trees located on the property that would be encroached or otherwise avoided shall be preserved in perpetuity. • An Oak Tree Permit Application and associated fees shall be submitted to the city, and approved, prior to the initiation of any ground disturbance activities. 	<p>Conduct construction within the tree protection zone of oak trees in accordance with Oak Tree Report</p>	<p>During grading and construction</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<ul style="list-style-type: none"> • All subsurface ground disturbance that will occur within the protective zone of an oak tree shall be performed using only hand tools under the direct observation of the applicant's oak tree consultant. If vegetation clearing or grading is not feasible within the protective zone with the use of hand tools, mechanical equipment may be allowed, so long as a certified arborist is present to ensure that no impacts occur to the oak tree. • Prior to the start of any work or mobilization at the site, protective fencing shall be installed at the protective zone of preserved oak trees that are located within a minimum of 100 feet of areas where ground disturbance will occur. The applicant or applicant's consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant. • The applicant shall provide a minimum of 48 hours notice to the City Oak Tree Consultant prior to the start of any work within the protected zone of any oak tree. • No grading, scarifying or other soil disturbance shall be permitted within the portion of a protected zone of any oak tree except as specifically required to complete the approved scope of work. • 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. • No irrigation or ground cover shall be installed within the Protective Zone of any existing oak tree unless 			

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>specifically approved by the City Oak Tree Consultant and the Planning Director.</p> <ul style="list-style-type: none"> • 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. • No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City Oak Tree Consultant and/or following an approved oak tree permit. 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. • No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant. 			
CUL-1	<p>Archaeological, Native American, and Paleontological Monitoring</p> <p>An archaeologist that meets the Secretary of Interior qualifications and a Native American monitor shall monitor project grading of the top two (2)-feet of soil. The project shall also have a Project Archaeologist, hired by the applicant, who shall oversee and manage the work of all project monitors (archaeological, Native American, and paleontological). All monitors shall be retained by the developer at the developer's expense.</p>	Monitor project grading of the top two (2)-feet of soil	Until the underlying volcanic bedrock is exposed throughout the project footprint by grading	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>The archaeological monitor shall collect any prehistoric material uncovered through grading, and can halt construction within 50-feet of a potentially significant cultural resource, if necessary until the significance of the find can be determined. If potentially significant intact deposits are encountered, then a cultural resource “discovery” protocol and communication plan will be followed which will be formalized in a Construction Phase Monitoring Plan. Such a plan shall be prepared by the archaeologist at the developer’s expense and provided to the City Planning Department for review and acceptance prior to initiation of the archaeological monitoring work. The Plan shall include all monitoring protocols including what the monitor is authorized to do in the case of temporary discovery or potentially significant discovery, a discovery communication plan, handouts demonstrating anticipated cultural resources, and a site map showing the property boundary and the boundaries of the two cultural resources discovered on the property.</p> <p>Due to the area being partly within the Topanga Formation, a geological unit known for marine fossils, a qualified paleontological monitor retained by and paid for by the developer shall spot check the project until the underlying volcanic bedrock is exposed throughout the project footprint by grading. The paleontological monitor will also be able to halt construction within 50-feet of any fossil discovery until the fossil can either be removed off-site or the Lead Agency notified to further assess the discovery and determine the significance of the find. If the find is large enough to warrant further evaluation and/or extraction, then a fossil “discovery” protocol shall be followed. This protocol shall also be outlined in the Construction Phase Monitoring Plan. Again, such a plan shall be prepared by the archaeologist at the developer’s expense and provided to the City Planning</p>			

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>Department for review and acceptance prior to initiation of the paleontological monitoring work. The Construction Phase Monitoring Plan shall include specific information on what the monitor is authorized to do in the case of temporary discovery or potentially significant discovery, a discovery communication plan, handouts demonstrating anticipated paleontological resources, and a site map showing the property boundary.</p>			
CUL-2	<p>Archaeological Discovery</p> <p>If buried materials of potential-archaeological significance are discovered within an undisturbed context during any earth-moving operation associated with the proposed project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until the Project Archaeologist can evaluate the nature and/or significance of the find(s). The project communication plan (included in the Construction Phase Monitoring Plan) shall be followed and the Lead Agency shall be immediately notified of the discovery. The archaeological monitor can allow work to proceed in areas away from the find.</p> <p>Construction shall not resume in the locality of the discovery until consultation between the Project Archaeologist, the Lead Agency, the applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead Agency. If a significant cultural resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead Agency in conjunction with the Project Archeologist if the resource cannot be avoided. In response to the discovery of significant cultural resources, the Lead Agency, in conjunction with the Project Archaeologist, may also add mitigation measures during</p>	<p>Follow project communication plan (included in the Construction Phase Monitoring Plan)</p> <p>Notify Lead Agency immediately of discovery</p>	<p>Project will not resume until consultation between concerned parties takes place and reaches a conclusion by Lead Agency</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>continued site development, which may include additional cultural and/or Native American monitoring.</p> <p>Any required additional monitoring shall be conducted at the applicant's expense and outlined in an addendum to the Construction Phase Monitoring Plan, which shall also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities. Any Evaluation, Data Recovery, Site Management, or Monitoring Plans or Reports generated as a response to the discovery of a significant cultural resource shall be submitted to the Lead Agency for review and final curation as part of the project record. Final curation and associated costs shall be the responsibility of the property owner. All such documents associated with the discovery of cultural resources shall be transmitted to the appropriate State of California archaeological site record and information centers upon completion of the discovery and monitoring work by the Project Archaeologist.</p>			
CUL-3	<p>Paleontological Discovery</p> <p>If buried materials of potentially-paleontological significance are discovered within an undisturbed context during any earth-moving operation associated with the project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until the Project Archaeologist can evaluate the nature and/or significance of the find(s). The project communication plan (included in the Construction Phase Monitoring Plan outlined in Mitigation Measure CUL-2) shall be followed and the Lead Agency shall be immediately notified of the discovery. The Project Archaeologist may determine, with the concurrence of the Lead Agency, that it is necessary to include a qualified senior paleontologist with Conejo Valley experience to further assess the discovery, the cost of which will be undertaken by</p>	<p>Follow project communication plan (included in the Construction Phase Monitoring Plan)</p> <p>Notify Lead Agency immediately of discovery</p>	<p>Project will not resume until consultation between concerned parties takes place and reaches a conclusion by Lead Agency</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>the applicant. The paleontological monitor can allow work to proceed in areas away from the find.</p> <p>Construction shall not resume in the locality of the discovery until consultation between the senior paleontologist, the Lead Agency, the applicant's representative, and all other relevant concerned parties, takes place and reaches a conclusion approved by the Lead Agency. If a significant paleontological resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or fossil recovery of the significant resource may be required by the Lead Agency in consultation with the Project Archaeologist and a senior paleontologist if the resource cannot be avoided. In response to the discovery of significant paleontological resources and in consultation with the Project Archaeologist, the Lead Agency may also add mitigation measures during continued site development, which may include additional paleontological monitoring.</p> <p>Any required additional monitoring shall be conducted at the applicant's expense and outlined in an addendum to the Construction Phase Monitoring Plan, which shall also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities. Any evaluation, fossil recovery, or Reports generated in response to the discovery of a significant paleontological resource shall be submitted to the Lead Agency for review and final curation as part of the project record. Final curation and associated costs shall be the responsibility of the property owner. All such documents associated with the discovery of paleontological resources shall be transmitted to the Natural History Museum of Los Angeles County by the Project Archaeologist at the applicant's expense.</p>			

#	Mitigation Measure	Action	Time of Clearance	Date & Status
CUL-4	<p>Inadvertent Discovery of Human Remains</p> <p>In the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5. The Coroner shall be notified of the find immediately, together with the City and the property owner.</p> <p>If the human remains are determined to be prehistoric, the Coroner shall notify the California Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The Lead Agency and the Project Archaeologist, retained at the applicant's expense, shall also establish additional appropriate mitigation measures for further site development, which may include additional archaeological and Native American monitoring or subsurface testing at the developer's expense. The archaeologist shall outline all responses to the discovery of human remains in a Recovery or Management Plan submitted to the Lead Agency for review. Any additional monitoring required shall be outlined in an addendum to the Construction Phase Monitoring Plan, which will also be submitted to the Lead Agency for review prior to the recommencement of ground-disturbance activities.</p>	Notify the Coroner, City and property owner immediately if human remains are uncovered	Ongoing	
GEO-1	To mitigate expansive soil conditions, the Applicant shall implement the recommendations during grading provided in the "Recommendations" section of the Geotechnical Report prepared by GHJ Consultants dated October 21, 2015, and addenda dated June 14 and July 26, 2016, pertaining to:	Implement the recommendations during grading provided in the "Recommendations"	Prior to the issuance of a grading or building permit, whichever occurs first	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>General Site Grading, Initial Site Preparation, Minimum Mandatory Removal and Re-compaction of Existing Soils, Preparation of Fill Areas, Preparation of Foundation Areas, Compacted Fills, Slope Construction, Slope Protection, Foundation Design, Lateral Loading, Retaining Wall Backfill, Seismic Lateral Earth Pressure (Cantilevered Wall), Slabs-on-Grade, Expansive Soils, Potential Erosion and Drainage, Storm Water Infiltration, Trench Excavation, Trench Bedding and Backfills, Chemical/Corrosivity Testing, and Construction Observation. The applicant shall also comply with all measures identified in the City Geotechnical Consultant (Geodynamics Inc.) memorandum dated October 7, 2016, under “Report Review Comments” and “Plan Check Comments.” The GHJ Consultants and City Geotechnical Consultant’s measures shall be addressed to the satisfaction of the City Public Works, Building, and Planning Departments prior to issuance of a grading or building permit, whichever occurs first. The recommendations of the most recent report shall supersede if recommendations for the same project or feature are provided in updated geotechnical reports.</p>	<p>section of the Geotechnical Report</p> <p>Comply with all measures identified in the City Geotechnical Consultant memorandum</p>		
NOI-1	<p>To reduce potential construction period noise impacts, the following measures are required:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary 			

#	Mitigation Measure	Action	Time of Clearance	Date & Status
	<p>noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. • All on-site demolition and construction activities, including deliveries and engine warm-up, shall be restricted to the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday. No such activities shall be permitted on Sundays or federal holidays. 			
NOI-2	<p>To reduce the effect of freeway noise on the exterior environment of the proposed facility, a 6-foot high noise wall shall be built around the west and south sides of the outdoor patio area located on the west side of the building. The noise wall shall be designed in coordination with the applicant's acoustic engineer to ensure adequate noise attenuation. It shall be decorative, and screened by landscaping, except for any portions that are glass, as acceptable to the acoustic engineer, which do not need to be screened by landscaping. The specific wall design, location, and dimensions shall be shown on the final plans and approved by the Planning Director prior to issuance of a Grading Permit or Building Permit, whichever occurs first.</p>	<p>Show noise wall design, location, and dimensions on final plans submitted to Planning Director</p> <p>Build 6-foot high noise wall around the west and south sides of the outdoor patio area located on the west side of the building</p>	<p>Prior to issuance of a grading permit or building permit, whichever comes first</p>	

#	Mitigation Measure	Action	Time of Clearance	Date & Status
NOI-3	<p>To reduce the effect of freeway noise on the interior environment of the proposed facility, all project wall assemblies (windows, doors, and wall combinations) that are directly exposed to U.S. 101 shall be upgraded to have a combined minimum standard transmission class (STC) rating of STC-40. All wall assemblies that are indirectly exposed (i.e., perpendicular to the roadway) to the centerline of U.S. 101 shall be upgraded to have a combined minimum rating of STC-36.</p> <p>The wall assemblies of these indicated façades shall be upgraded to perform at the indicated minimum STC ratings to provide the necessary exterior to interior noise attenuation within a reasonable margin of safety. Quality control must be exercised in construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed.</p> <p>These construction measures shall be shown on the final construction drawings submitted to the City and reviewed as acceptable by the City Building and Planning Departments prior to issuance of a grading or building permit, whichever occurs first.</p>	<p>Upgrade all project wall assemblies that are directly exposed to the U.S. 101 to have a combined minimum standard transmission class (STC) rating of STC-40</p> <p>Show construction measures on final construction drawings submitted to the City</p>	<p>Prior to issuance of a grading permit or building permit, whichever comes first</p>	

7.0 RESPONSE TO COMMENTS

This section contains comments received during the circulation period of the Public Draft IS/MND and responses to those comments. The Public Draft IS/MND was circulated for a 30-day public review period that began on November 16, 2017, and ended on December 18, 2017. The City received three comment letters on the Public Draft IS/MND. The following lists the comment letters received during the public review period in the order they were received.

Comment Letter No.	Commenter
1	County of Los Angeles Fire Department
2	South Coast Air Quality Management District
3	State of California – Governor’s Office of Planning and Research

The comment letters listed above are presented with a response following each comment letter. Each comment letter is numbered sequentially and each issue raised within the comment letter is assigned a letter in alphabetical order. The response to each comment identifies the number of the comment letter first followed by the letter assigned to each issue raised. For example, Response 2-A responds to the first issue raised in comment letter 2.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

CITY OF AGOURA HILLS
2017 DEC -6 PM 4:38
CITY CLERK

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

December 1, 2017

Allison Cook, Assistant Planning Director
City of Agoura Hills
Planning Department
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Ms. Cook:

NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, "OAKMONT AGOURA HILLS PROJECT," CONSISTS OF ON TWO-STORY BUILDING FOR SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY, WITH 75 UNITS, DINING FACILITIES, ACTIVITY ROOMS, BEAUTY SALON, FITNESS CENTER, AND OUTDOOR COURTYARD, 29353 CANWOOD STREET, AGOURA HILLS, FFER 201700145

The Notice of Intent to Adopt an Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments at this time.

1-A

LAND DEVELOPMENT UNIT:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.

1-B

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

- | | | | | | | | |
|--------------|-----------|------------------|----------------------|-----------|----------------------|-----------------------|------------------|
| AGOURA HILLS | BRADBURY | CUDAHY | HAWTHORNE | LA HABRA | LYNWOOD | PICO RIVERA | SIGNAL HILL |
| ARTESIA | CALABASAS | DIAMOND BAR | HIDDEN HILLS | LA MIRADA | MALIBU | POMONA | SOUTH EL MONTE |
| AZUSA | CARSON | DUARTE | HUNTINGTON PARK | LA PUENTE | MAYWOOD | RANCHO PALOS VERDES | SOUTH GATE |
| BALDWIN PARK | CERRITOS | EL MONTE | INDUSTRY | LAKESWOOD | NORWALK | ROLLING HILLS | TEMPLE CITY |
| BELL | CLAREMONT | GARDENA | INGLEWOOD | LANCASTER | PALMDALE | ROLLING HILLS ESTATES | WALNUT |
| BELL GARDENS | COMMERCE | GLENDORA | IRWINDALE | LAWNDALE | PALOS VERDES ESTATES | ROSEMEAD | WEST HOLLYWOOD |
| BELLFLOWER | COVINA | HAWAIIAN GARDENS | LA CANADA-FLINTRIDGE | LOMITA | PARAMOUNT | SAN DIMAS | WESTLAKE VILLAGE |
| | | | | | | SANTA CLARITA | WHITTIER |

2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
6. Fire Department requirements for access, fire flows, and hydrants are addressed during the building permit stage.
7. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
8. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.
9. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

- c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e) A cul-de-sac shall not be more than 500 feet in-length when serving land zoned for commercial use.
10. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
11. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure.
12. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:
 - a) Provide 34 feet in-width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width when parallel parking is allowed on each side of the access roadway/driveway.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

13. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
14. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
15. All on-site driveways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The 28-foot width does not allow for parking and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
16. The 28 feet in-width shall be increased to:
 - a) 34 feet in-width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in-width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING -

FIRE LANE” in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

17. When serving land zoned for residential uses having a density of more than four units per net acre:
 - a) A cul-de-sac shall be a minimum of 34 feet in-width and shall not be more than 700 feet in-length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in-width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
18. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
19. Fire Department access shall provide a minimum unobstructed width of 28 feet clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet provide 20 feet minimum paved width “Private Driveway/Fire Lane” clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet.
20. All access devices and gates shall comply with California Code of Regulations, Title 19, Articles 3.05 and 3.16.
21. All access devices and gates shall meet the following requirements:
 - a) Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in-width clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used the

1-B

50 feet shall be measured from the right-of-way to the intercom control device.

- d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.
22. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.
23. Provide three sets of alternate route (detour) plans, with a tentative schedule of planned closures, prior to the beginning of construction. Complete architectural/structural plans are not necessary.
24. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.

1-B

The County of Los Angeles Fire Department Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

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

1-C

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

Allison Cook, Assistant Planning Director
December 1, 2017
Page 7

1

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

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

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

1-D

Comment Letter 1 – County of Los Angeles Fire Department

Commenter: Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau

Date: December 1, 2017

Response 1-A

Commenter notes the Notice of Intent to Adopt an Initial Study has been reviewed by the County Fire Department's Planning Division that has no comments at this time. No response is needed.

Response 1-B

Commenter notes the Notice of Intent to Adopt an Initial Study has been reviewed by the County Fire Department's Land Development Unit. These comments refer to regulatory compliance with applicable County Fire Code, ordinance, and safety requirements to be enforced after adoption of the Initial Study and Mitigated Negative Declaration (MND) during the building plan check process prior to the issuance of building and grading permits. The City acknowledges the process and requirements presented. No changes to the environmental analysis are needed.

Response 1-C

Commenter lists the statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division. The Initial Study addresses potential impacts in the areas of these statutory responsibilities, including erosion control and watershed management in response to environmental factor VIII., Hydrology and Water Quality; rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4 in response to environmental factor III., Biological Resources and VII., Hazards and Hazardous Materials; and archeological and cultural resources in response to environmental factor IV., Cultural Resources. As the project site is located within the limits of the incorporated City of Agoura Hills, County Oak Tree Ordinance requirements do not apply; however, project compliance with City Oak Tree Ordinance requirements is addressed in response to environmental factor III., Biological Resources. No changes to the environmental analysis are needed.

Response 1-D

Commenter notes the Notice of Intent to Adopt an Initial Study has been reviewed by the Health Hazardous Materials Division that has no comments or requirements for the project at this time. No response is needed.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

December 14, 2017

acook@ci.agoura-hills.ca.us

Allison Cook, AICP, Assistant Planning Director
City of Agoura Hills, Planning Department
30001 Ladyface Court
Agoura Hills, CA 91301

Mitigated Negative Declaration (MND) for the Proposed Oakmont Agoura Hills Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to construct a new 71,020-square-foot assisted living and memory care facility with a total disturbance footprint of 3.57 acres (Proposed Project). The Proposed Project is generally bounded by single-family residential uses to the north, commercial uses to the east and west, and U.S. Route 101 (U.S. 101) to the south. Based on a review of aerial photographs, SCAQMD staff found that the Proposed Project would be located less than 100 feet from U.S. 101. Construction is expected to last approximately one year, beginning in 2018.

2-A

SCAQMD Staff's Summary of Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operation emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds. The Lead Agency found that the Proposed Project's air quality impacts would be less than significant. However, based on a review of the Air Quality Analysis, the Lead Agency did not conduct a Health Risk Assessment (HRA). Detailed comments are included below.

2-B

Health Risk Assessment from Mobile and Other Sources of Air Pollution

Notwithstanding the court rulings, SCAQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD's concern about the potential public health impacts of siting sensitive populations within close proximity of freeways or other sources of air pollution such as a gasoline dispensing station, SCAQMD staff recommends that the Lead Agency review and consider the following comments when making local planning and land use decisions.

2-C

Health Risk Assessment due to the Proposed Project's Proximity to U.S. 101

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptors include schools, parks and playgrounds, daycare centers, nursing homes, elderly care facilities, hospitals, and residential dwelling units. Based on a review of the Project Description, SCAQMD staff found that the Proposed Project is located in proximity to U.S. 101 which has an average daily volume of 207,000 vehicles including 11,282 diesel fueled trucks¹. Because of the

2-D

¹ Caltrans 2015 Annual Average Daily Truck Traffic on the California State Highway System. http://www.dot.ca.gov/trafficops/census/docs/2015_aadt_truck.pdf.

close proximity to the existing freeway, residents would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. To facilitate the purpose and goal of CEQA on public disclosure, SCAQMD staff recommends that the Lead Agency consider the impacts of air pollutants on people (e.g., seniors) who will live and work at the Proposed Project by performing an HRA² to disclose the potential health risks in the Final MND³.

2-D

Guidance on Siting Sensitive Receptors Near a High-Volume Freeway and Other Sources of Air Pollution SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, SCAQMD adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* in 2005⁴. This Guidance document provides recommended policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health.

2-E

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Ryan Bañuelos, Air Quality Specialist, CEQA, at (909) 396-3479, if you have any questions.

2-F

Sincerely,
Lijin Sun, J.D.

Lijin Sun

Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

LS:RB
LAC171114-08
Control Number

² “Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis,” accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

³ SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

⁴ South Coast Air Quality Management District. May 2005. “Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning” Accessed at: <http://www.aqmd.gov/home/library/documents-support-material/planning-guidance/guidance-document>

Letter 2 – South Coast Air Quality Management District

Commenter: Lijin Sun, J.D., Program Supervisor, CEQA IGR

Date: December 14, 2017

Response 2-A

Commenter summarizes project description from the Public Draft IS/MND, and no response is required.

Response 2-B

Commenter summarizes air quality analysis from the Public Draft IS/MND, noting methodology, impact significance conclusion, and that the Lead Agency did not conduct a Health Risk Assessment (HRA). See the responses below regarding the HRA recommended by the South Coast Air Quality Management District (SCAQMD).

Response 2-C

Commenter recommends the Lead Agency (City) review and consider SCAQMD comment regarding an HRA due to the project's proximity to U.S. 101 to consider the impacts of air pollutants on sensitive populations (e.g. seniors) who would live and work at the project, and disclose potential health risks in the Final MND. Sensitive receptors of air pollutants are described as including schools, parks and playgrounds, day care centers, nursing homes, elderly care facilities, hospitals and residential dwelling units. Because of the project's close proximity to the existing freeway, residents would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen.

As Lead Agency, the City has reviewed the recommendations and guidance of the SCAQMD pertaining to mobile and other sources of air pollution. As noted by the SCAQMD in Comment 2-B, the IS/MND "quantified the Proposed Project's construction and operation emissions and compared them to SCAQMD's regional and localized air quality CEQA significance thresholds." The Initial Study checklist addressed air quality impacts in response to environmental factor II., Air Quality. As shown in Table II-1, Maximum Daily Emissions – Construction, peak daily construction emissions would be below SCAQMD significance thresholds for criteria pollutants during operations, including PM (i.e., PM-2.5 and PM-10). As shown in Table II-2, Daily Operational Emissions, operational emissions of criteria pollutants would not exceed the SCAQMD regional thresholds of significance. Although optional, the IS/MND also included a Localized Significance Threshold (LST) analysis to consider the impact of project construction emissions on nearby sensitive receptors. As shown in Table II-3, Localized Significance Thresholds and Project Emissions, construction emissions would not exceed LST thresholds. Therefore, as noted in Comment 2-B, the City found that the impact of the project on air quality would be less than significant under CEQA.

In light of the 2015 California Supreme Court decision in the California Building Industry Association (CBIA) v. Bay Area Air Quality Management District (Case No. S213478), the California Supreme Court responded to the question of what circumstances, if any, require CEQA analysis of how existing environmental conditions will impact future residents or users of a proposed project. The California Supreme Court held that CEQA generally does not require an agency to consider the impact of existing conditions on future project users. As shown in the IS/MND, the project would not risk exacerbating environmental hazards or conditions that already exist. As a HRA would examine the impact of existing environmental conditions, average daily volume on the U.S. 101 freeway, on future uses of the proposed project, an HRA is beyond the analysis necessary to reach an impact conclusion regarding air quality impacts under CEQA. Therefore, no additional analysis is required in the IS/MND.

Nevertheless, with respect to freeway adjacency, the project architectural plans will specify use of air filters rated at a Minimum Efficiency Reporting Value of 13 (MERV) for building ventilation system to remove air contaminants and improve indoor air quality for future residents and workers.⁴³ According to the California Air Resources Board, more than 90% of DPM is less than 1 micron (μm) in diameter (about 1/70th the diameter of a human hair), and thus is a subset of particulate matter less than 2.5 microns in diameter (PM_{2.5}).⁴⁴ Locations near high-volume freeways have a greater exposure to the smaller DPM from diesel trucks. According to the California Air Resources Board's Technical Advisory on reducing air pollution exposure near high-volume freeways, MERV 13 rated air filters are typically used for superior commercial and hospital care applications, with a removal rate exceeding 75% for average particle size between 0.3 and 1.0 micrometers.⁴⁵

As discussed in the analysis for environmental factor II., Air Quality, the proposed project would have a less than significant impact with regard to PM_{2.5} emissions, and would therefore not significantly exacerbate DPM emissions. While no further analysis or mitigation is necessary for this issue given the decision in the CBIA case, the applicant's use of MERV 13 rated air filters as a project design feature would further reduce the impact of potential DPM air pollutants from the nearby 101 Freeway on the proposed project's senior population.

Response 2-D

Commenter defines sensitive receptors and recommends the Lead Agency consider the impacts of air pollutants on people by performing an HRA to disclose potential health risks. As a proposed elderly care facility, the proposed project would include sensitive receptors as identified in Comment 2-D. As concluded in Response 2-C, such an analysis would consider the impact of existing environmental conditions on the proposed project and is beyond the analysis necessary to reach a conclusion regarding air quality impacts under CEQA in light of the CBIA v. Bay Area Air Quality Management District decision. Therefore, no additional analysis is required in the IS/MND.

⁴³ Mr. James Lawson, Director of Development, Oakmont Senior Living, Email communication with City, January 4, 2018.

⁴⁴ California Air Resources Board, Overview: Diesel Exhaust and Health, accessed December 27, 2017, at <https://www.arb.ca.gov/research/diesel/diesel-health.htm>.

⁴⁵ California Environmental Protection Agency, Air Resources Board, Research Division, Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways, Technical Advisory, April 2017.

Response 2-E

Commenter references a 2005 guidance document named *Addressing Air Quality Issues in General Plans and Local Planning* that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. This general comment is noted for ongoing collaboration between Lead Agencies and SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts. As this comment is for general reference, no project-specific response is required, and no additional analysis is required in this IS/MND.

Response 2-F

Commenter states the Lead Agency is to consider the MND for adoption together with any comments received during the public review process. The City, acting as Lead Agency, has considered this comment letter and provided a written response in accordance with CEQA Guidelines Section 15074. No changes to the IS/MND are required.



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



EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

December 19, 2017

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

Subject: Oakmont Agoura Hills
SCH#: 2017111038

Dear Allison Cook:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on December 18, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

3-A

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

Document Details Report
State Clearinghouse Data Base

SCH# 2017111038
Project Title Oakmont Agoura Hills
Lead Agency Agoura Hills, City of

Type MND Mitigated Negative Declaration
Description Note: Review Per Lead

The project consists of one two-story building of 71,020 sf for a senior assisted living and memory care facility with 75 units and an anticipated population of 86 persons (some units would be doubles). Resident amenities, such as cooking and dining facility's, activity rooms, beauty salon, library, fitness center, private theater, and outside courtyards, including an outdoor dining area, would be provided. The facility would operate a 20+ passenger shuttle bus and a smaller vehicle for local trips, and provide 54 vehicle parking spaces in a surface lot. The request is for a CUP to construct the facility on a hillside lot and to construct a residential care facility for the elderly in the business park - office retail zone; a sign permit for a monument sign; and an oak tree permit to encroach into the protected zones of on-site oaks, although no oaks would be removed. The site is 5.7-acres, with the development proposed on the southern portion of the site only; the remainder of the site would be open space.

Lead Agency Contact

Name Allison Cook
Agency City of Agoura Hills
Phone (818) 597-7310 **Fax**
email
Address 30001 Ladyface Court
City Agoura Hills **State** CA **Zip** 91301

Project Location

County Los Angeles
City Agoura Hills
Region
Lat / Long
Cross Streets Canwood St/Kanan Rd
Parcel No. 2053-001-005
Township 1N **Range** 19W **Section** TO **Base**

Proximity to:

Highways 101
Airports
Railways
Waterways Medea Creek
Schools Agoura HS
Land Use business park-office retail land use des; Business park-office retail-freeway corridor zoning

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Office of Emergency Services, California; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

Document Details Report
State Clearinghouse Data Base

Date Received 11/13/2017 *Start of Review* 11/13/2017 *End of Review* 12/18/2017

Letter 3 – Governor’s Office of Planning and Research

Commenter: Mr. Scott Morgan, Director, State Clearinghouse

Date: December 19, 2017

Response 3-A

Commenter states that the MND was submitted to state agencies for review and that no state agencies submitted comments during the public review period. Comment letter assigns the project a State Clearinghouse number (SCH# 2017111038) and acknowledges the City has complied with the State Clearinghouse review requirements for environmental documents pursuant to CEQA. No response is required.

**Architectural
Plans**

APPENDIX A

OAKMONT OF AGOURA HILLS

29353 CANWOOD STREET, AGOURA HILLS, CALIFORNIA



NOTE: THIS PROJECT IS PRIVATELY FUNDED.

DRAWING INDEX

A0	TITLE SHEET
R1	RENDERINGS
R2	RENDERINGS
R3	RENDERINGS
R4	RENDERINGS
R5	PHOTO MONTAGE VIEW ACROSS FREEWAY
R6	PHOTO MONTAGE VIEW FROM FREEWAY TO THE EAST
1	COLORED SITE LAYOUT PLAN
2	DETAILS
3	PHOTOMETRIC PLAN
4	NEIGHBORHOOD CONTEXT MAP
FRL-1	CONCEPTUAL PLANTING PLAN W/ FUEL MODIFICATION ZONES
FRL-2	PARKING LOT TREE SHADING PLAN
FRL-3	FUEL MODIFICATION PHOTO MAP
1	OAK TREE MAP
A10	EXTERIOR ELEVATIONS - COLORED
A11	EXTERIOR ELEVATIONS
A12	COURTYARD ELEVATIONS
A21	LOWER FLOOR PLAN
A22	UPPER FLOOR PLAN
A23	ROOF PLAN
A3	BUILDING SECTIONS
A4.1	ACCESSORY STRUCTURES AND MONUMENT SIGN
A4.2	GARAGES
A4.3	CARPORTS
A5	DETAILS
1 OF 3	PRELIMINARY GRADING PLAN COVER
2 OF 3	PRELIMINARY GRADING PLAN
3 OF 3	PRELIMINARY GRADING PLAN A.L.T.A. SURVEY

CODE ANALYSIS

- OCCUPANCY GROUPS = R2, A-2, A-3, 4 B
 - NON-SEPARATED OCCUPANCIES PER CBC 508.3.2, USE THE ALLOWABLE FOR A-2 AS IT IS THE MOST RESTRICTIVE.
- THESE DOCUMENTS AND THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODES OR CURRENT CODES:
- 2013 CALIFORNIA BUILDING CODE, INCLUDING CHAPTER 11A
 - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA ENERGY CODE
- LOT COVERAGE CALCULATION:**
- | | | |
|---------------------------|------------------------------------|------------------|
| PROPERTY SIZE | = 5.148 ACRES (250,382.88 SQ. FT.) | |
| MAIN BUILDING FOOTPRINT | = 38,188 SQ. FT. | |
| | 38,188 / 250,382.88 | = 15.25 % |
| GARAGE/TRASH | = 15,008 SQ. FT. | |
| | 15,008 / 250,382.88 | = 0.16 % |
| CARPORTS | = 1,170 SQ. FT. | |
| | 1,170 / 250,382.88 | = 0.46 % |
| TOOL SHED | = 50 SQ. FT. | |
| | 50 / 250,382.88 | = 0.02 % |
| TOTAL LOT COVERAGE | | = 16.49 % |
- ALLOWABLE AREA CALCULATION:**
- | | |
|---------------|---|
| PROPERTY SIZE | = 5.148 ACRES (250,382.88 SQ. FT.) |
| BUILDING SIZE | = 11,020 SQ. FT. |
| | 11,020 / 250,382.88 = 0.28368 FAR OR 11,020 SQ. FT. ALLOWABLE |

PROJECT DATA

A.P.N.: 2053-001-005
 CONSTRUCTION TYPE: TYPE VA
 SPRINKLERS: FULLY SPRINKLERED
 NUMBER OF STORIES: 2 STORIES
 BUILDING GROSS AREA: 11,020 SQ. FT.
 BUILDING HEIGHT: MAXIMUM 30'-4 1/2" - TYPICAL 26'-11"
 MAIN BUILDING ADDRESS: 29353 CANWOOD STREET, AGOURA HILLS, CA
 SPRINKLER SYSTEM: NFPA 13
 RCFE COMMUNITY: R21, A-2, A-3, 4 B
 ZONING DESIGNATION: BF-OR-FC
 PROPERTY SIZE: 5.148 ACRES

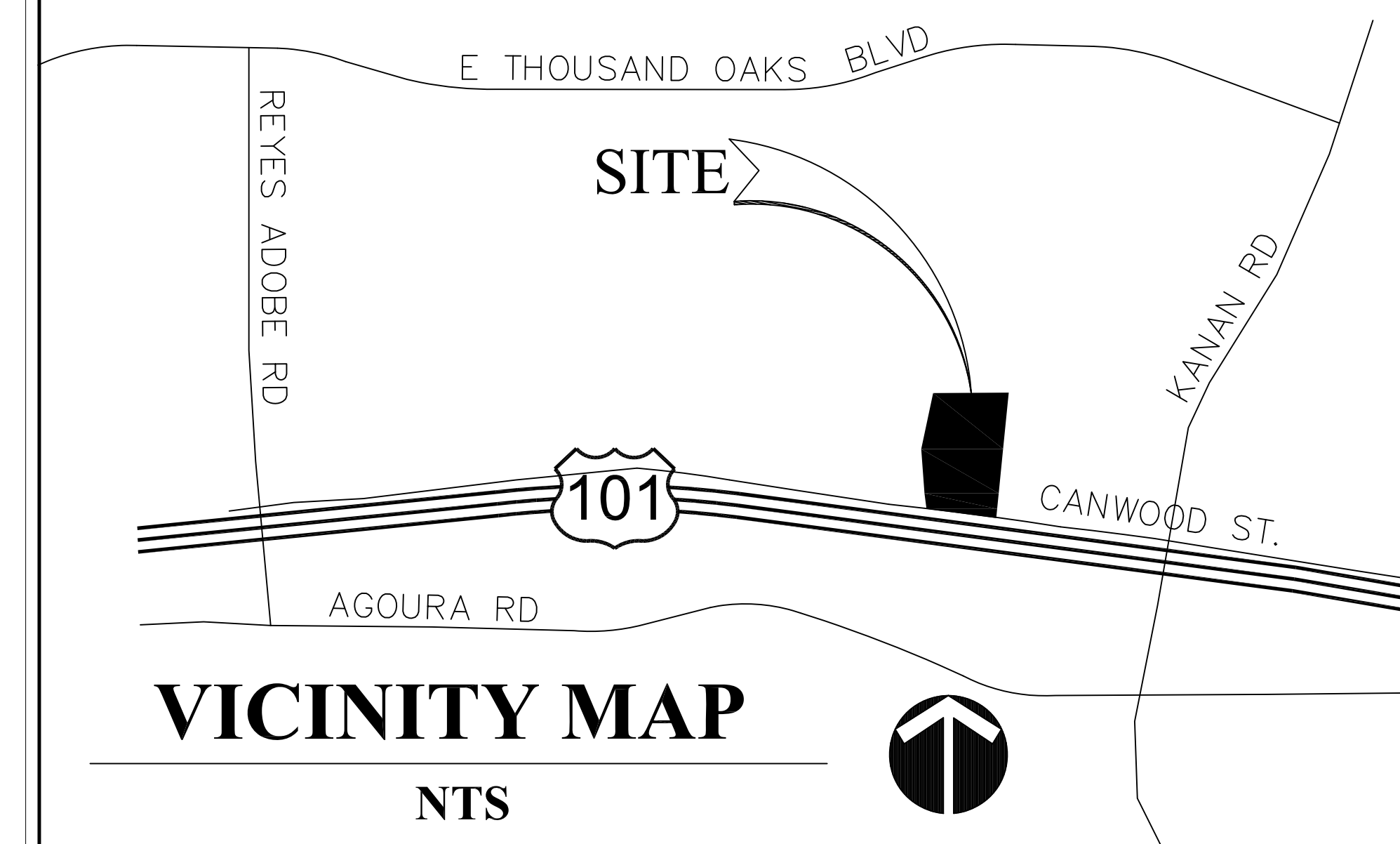
- THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
- THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
- THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
- THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
- THE 2013 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
- THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE
- THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTE: OR CURRENT CODE AT BUILDING DEPARTMENT SUBMITTAL DATE.

PROJECT NOTES

- SOILS REPORT WILL BE REQUIRED AT TIME OF SUBMITTAL OF PLANS TO THE BUILDING AND SAFETY DEPARTMENT FOR REVIEW.
- ALL EXTERIOR MATERIALS USED FOR EAVES, SIDINGS, PORCH, PATIO DECKS, CANOPIES, CARPORT AND OTHER SIMILAR STRUCTURES NEED TO MEET THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) AS OUTLINED IN CHAPTER 2 OF ARTICLE VIII IN THE AGOURA HILLS MUNICIPAL CODE.
- AS PART OF THE PERMITTING PROCESS AND PRIOR TO PERMIT ISSUANCE, TWO (2) COMPLETE SETS OF CONSTRUCTION PLANS, INCLUDING STRUCTURAL, FLOOR PLAN, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY PLANS AND TITLE 24 PLANS WILL NEED TO BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT FOR PLAN REVIEW AND APPROVAL. PLEASE BE ADVISED THAT THIS IS A PRELIMINARY REVIEW AND DOES NOT CONSTITUTE A FINAL BUILDING AND SAFETY APPROVAL.
- THIS PROJECT SHALL BE SUBJECT TO THE 2013 CALIFORNIA CODES, UNLESS IT IS SUBMITTED TO THE BUILDING AND SAFETY DEPT. ON OR AFTER JANUARY 1, 2011 AT WHICH POINT IT WILL BE REVIEWED UNDER THE 2016 CALIFORNIA CODES AS ADOPTED BY THE CITY OF AGOURA HILLS.
- LOS ANGELES COUNTY FIRE DEPARTMENT APPROVAL WILL BE REQUIRED.
- LOS ANGELES COUNTY HEALTH DEPARTMENT: THIS FACILITY IS EXEMPT PER SECTION 114310 OF THE CALIFORNIA RETAIL FOOD CODE WHICH DEFINES A RESIDENTIAL CARE FACILITY AS "NOT A FOOD FACILITY".
- LAS VIRGENES MUNICIPAL WATER DISTRICT APPROVAL WILL BE REQUIRED.
- PLEASE MAKE SURE THAT A PERMIT IS OBTAINED FOR THE DEMOLITION OF THE OLD STRUCTURE AND THE BILL BOARD WHICH ARE LOCATED ON THE SITE.
- PLEASE NOTE THAT ALL THE RESIDENTIAL UNITS ARE CONSTRUCTED ADAPTABLE.
- ADDED NOTE TO ADJACENT LICENSING STATEMENT.
- SEE SHEET 1 BY LANDESIGN FOR ALL EXTERIOR ACCESSIBLE ROUTES. NOTE THAT THE ENTIRE INDOOR FACILITY IS ON AN ACCESSIBLE ROUTE.
- SEE SHEET 1 BY LANDESIGN FOR ACCESSIBLE ROUTE SHOWN TO THE PUBLIC WAY.
- THE ACCESSIBLE PARKING SPACE LOCATED ACROSS FROM THE TRASH ENCLOSURE IS IN THE ONLY CARPORT ON THE SITE THEREFORE IS REQUIRED AND REMAINS.
- 4" HIGH GUARDRAILS ARE REQUIRED WHERE THERE IS AN ADJACENT DROP OF 30' OR MORE. SEE SHEET 1 BY LANDESIGN FOR LOCATIONS.
- SEE BY LANDESIGN AND 2 OF 2 GRADING FOR ACCESSIBLE ROUTES PATH MATERIALS AND GRADES.
- SEE SHEET 2 OF 2 GRADING FOR SLOPE SETBACK REQUIREMENTS.
- PLEASE SEE SHEET 2 OF 2 GRADING FOR DETECTABLE WARNINGS AT ZERO CURB LOCATIONS.
- EXISTING BILLBOARD AND EXISTING REMNANT FOUNDATION, SEPTIC TANK AND SEPTIC SYSTEM TO BE REMOVED UNDER SEPARATE PERMIT.

VICINITY MAP



VICINITY MAP NTS

UNIT SUMMARY

ASSISTED LIVING						
UNIT #	UNIT TYPE	SQ FTG	1ST FLR	2ND FLR	TOTAL	%
AA	STUDIO	VARIES	5	15	20	41.7%
A	STUDIO	VARIES	1	4	5	10.5%
A	OPEN ONE BDRM	VARIES	-	4	4	8.3%
C	ONE BEDROOM	VARIES	3	12	15	31.2%
C-CORNER	TWO BEDROOM	VARIES	1	3	4	8.3%
			10	38	48	100.0%
MEMORY CARE						
UNIT #	UNIT TYPE	SQ FTG	1ST FLR	2ND FLR	TOTAL	%
AAZ	STUDIO	VARIES	20		20	14.0%
AAZ	COMPANION	VARIES	1		1	3.8%
AZ	COMPANION	VARIES	6		6	22.2%
			27		27	100.0%
			1ST FLR	2ND FLR	TOTAL	
TOTAL UNITS			37	38	75	
TOTAL SQUARE FOOTAGE			38,188	32,832	71,020	

LICENSING - RESIDENTIAL CARE FOR THE ELDERLY

21, JUNE 2016
 BUILDING DEPARTMENT
 RE: SENIOR LIVING FACILITY

DEAR BUILDING DEPARTMENT OFFICIAL:
 THE FACILITY WE WILL BE BUILDING AT 29353 CANWOOD STREET, IS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) AND IS LICENSED BY THE DEPARTMENT OF SOCIAL SERVICES, COMMUNITY CARE LICENSING. SPECIFICALLY WE ARE LICENSED UNDER TITLE 22 DIVISION 6, CHAPTER 9. THIS LICENSING CATEGORY ALLOWS US TO HOUSE SENIORS OVER THE AGE OF 62 AND TO AID THEM IN THEIR ACTIVITIES OF DAILY LIVING, INCLUDING MEDICATION REMINDERS, BATHING AND GROOMING ASSIST, AMBULATION ASSIST AND DRESSING ASSIST. IN ADDITION, OUR FACILITIES PROVIDE THREE MEALS PER DAY IN A COMMON DINING ROOM, TRANSPORTATION, HOUSEKEEPING AND ACTIVITIES PROGRAM.

OUR RCFE LICENSE PROHIBITS US FROM HOUSING RESIDENTS WHO ARE IN NEED OF 24 HOUR MEDICAL CARE, ARE COMPLETELY BEDBOUND, OR HAVE THE FOLLOWING MEDICAL CONDITIONS: GASTROSTOMY CARE, NASO-GASTRIC TUBES, TRACHEOTOMIES, STAPH OR OTHER CONTAGIOUS INFECTIONS. MEDS ARE BASED ON A SOCIAL MODEL, AND UNLIKE SKILLED NURSING FACILITIES, DO NOT PROVIDE 24 HOUR MEDICAL CARE. RESTRAINT WILL NOT BE PRACTICED IN THIS FACILITY.

OUR SCOPE OF PRACTICE REGARDING PATIENT CARE WILL INCLUDE ASSISTING WITH RESIDENTS ACTIVITIES OF DAILY LIVING (ADL'S). THIS INCLUDES ASSISTANCE WITH MEDICATIONS, BATHING, DRESSING, INCONTINENCE CARE, ESCORTING AND MEAL REMINDERS.

SINCERELY,
 GREGG T. WANKE
 BUILDING DESIGN

CONSULTANTS

OWNER
 Oakmont Senior Living
 9240 Old Redwood Hwy
 Windsor, CA 95492
 (707) 535-3200 FAX (707) 535-3299

DESIGNER
 Ali Iqbal
 9240 Old Redwood Hwy
 Windsor, CA 95492
 (707) 535-3200 FAX (707) 535-3299

CIVIL ENGINEER
 HUITT-ZOLLARS
 90 E. THOUSAND OAKS BLVD, STE. 201
 THOUSAND OAKS, CALIFORNIA 91360
 (805) 418-1802 FAX (805) 418-1819

LANDSCAPE ARCHITECT
 E.G.L.A.
 1449 DORAL CIRCLE
 THOUSAND OAKS, CA 91362
 (805) 379-1175 OR (760) 529-0241

GEOTECHNICAL ENGINEER
 CJH Consultants
 1355 E. Cooley Drive, Suite C
 Colton, CA 92324
 (909) 824-7311 FAX (909) 503-1136

SITE DESIGN
 Landesign Group
 3344 Gravenstein Highway North
 Sebastopol, CA 95472
 (707) 829-2580 FAX (707) 892-3417

ALI IQBAL
 9240 OLD REDWOOD HWY, SUITE 200
 WINDSOR, CA 95492
 PH: (707) 535-3200

OAKMONT
 Senior Living, LLC

TITLE SHEET
 OAKMONT OF AGOURA HILLS
 29353 CANWOOD STREET, AGOURA HILLS, CA 91301

JOB NO:
 SCALE:
 DRAWN BY:
 DATE: MARCH 30, 2016
 COPYRIGHT

REVISIONS:
 JUNE 24, 2016
 SEPT. 01, 2016
 NOV. 14, 2016
 DEC. 9, 2016

SHEET NO:
 A0



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ALI IQBAL
770 CONCORDE BLVD.
SANTA ROSA, CA 95403
PH: 707-535-3200

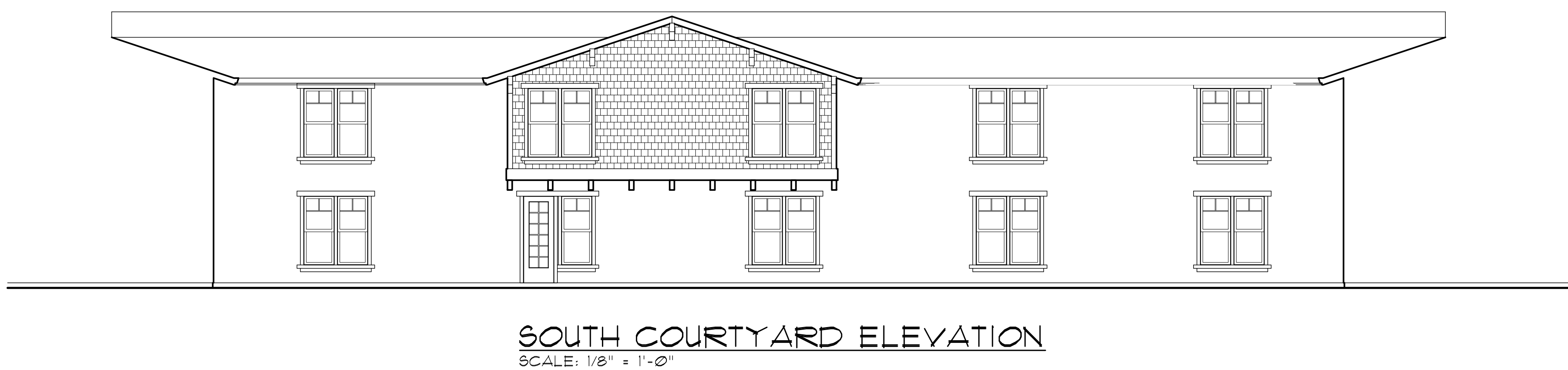
OAKMONT
Senior Living, LLC

COLORED ELEVATIONS
OAKMONT OF AGOURA HILLS
29353 CANWOOD STREET, AGOURA HILLS, CA

JOB NO:
SCALE:
AS SHOWN
DRAIN BY:
N. MURRIN
DATE:
MARCH 20, 2015
COPYRIGHT

REVISIONS:

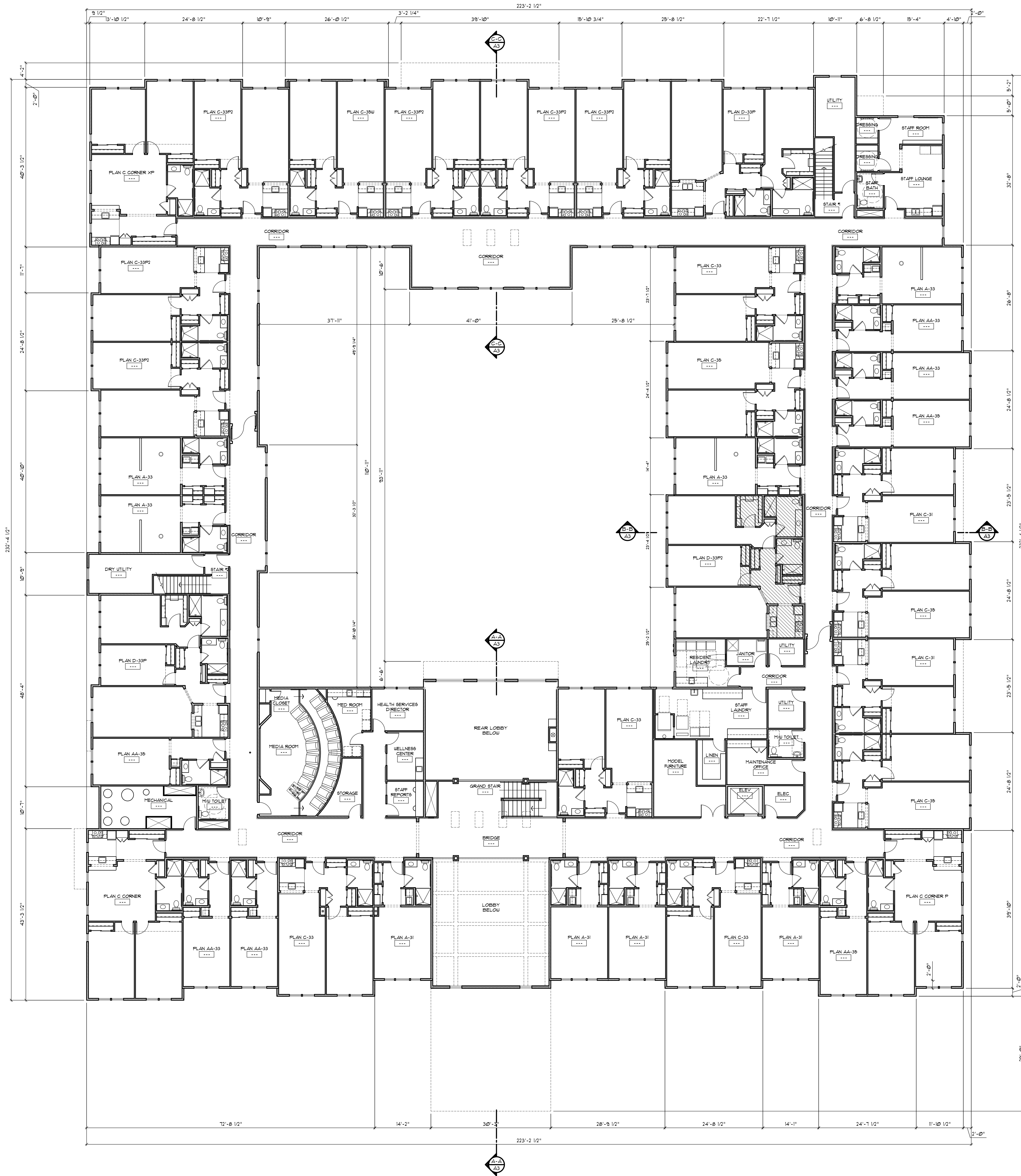
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COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"FABCO" 30 YEAR COMPOSITION SHINGLE	WEATHERED WOOD
B-1	BODY	CEMENT PLASTER SAND FINISH	KELLY MOORE #11 SAND PEBBLE
B-2	BODY	"NIGHIA" FIBER CEMENT SHINGLE SIDING	"NIGHIA" COLOR: 1056
TR-1	TRIM	WOOD - VARIES	KELLY MOORE #M9944-5 MOCHA MOUSSE
ST-1	STONE FIELDS	EL DORADO STONE OR EQUAL	CASCADE RUBSTIC LEDGE 10% COUNTRY RUBBLE POLERIO 30% JOINTS: RAISED GROUT, DAVIS #11 SLB
ST-2	STONE WALL CAPS	EL DORADO STONE OR EQUAL	BUCKSKIN
W-1	WINDOWS	VINYL FRAMES	BROWNSTONE

Date: July 24, 2016 1:48pm File Name: C:\Users\Ali\Documents\Drawings\2015\Oakmont\A12.dwg User: Ali Iqbal

Date: Jun 24, 2016 1:08pm File: A22.dwg User: N. Murrin



UPPER FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 LOWER FLOOR AREA = 37,964 SQ. FT.
 UPPER FLOOR AREA = 36,939 SQ. FT.
 TOTAL FLOOR AREA = 74,903 SQ. FT.

ALI IQBAL
 9240 OLD REDWOOD HWY., SUITE 200
 UNION CITY, CA 94587
 PH: 101-595-5100

OAKMONT
Senior Living, LLC

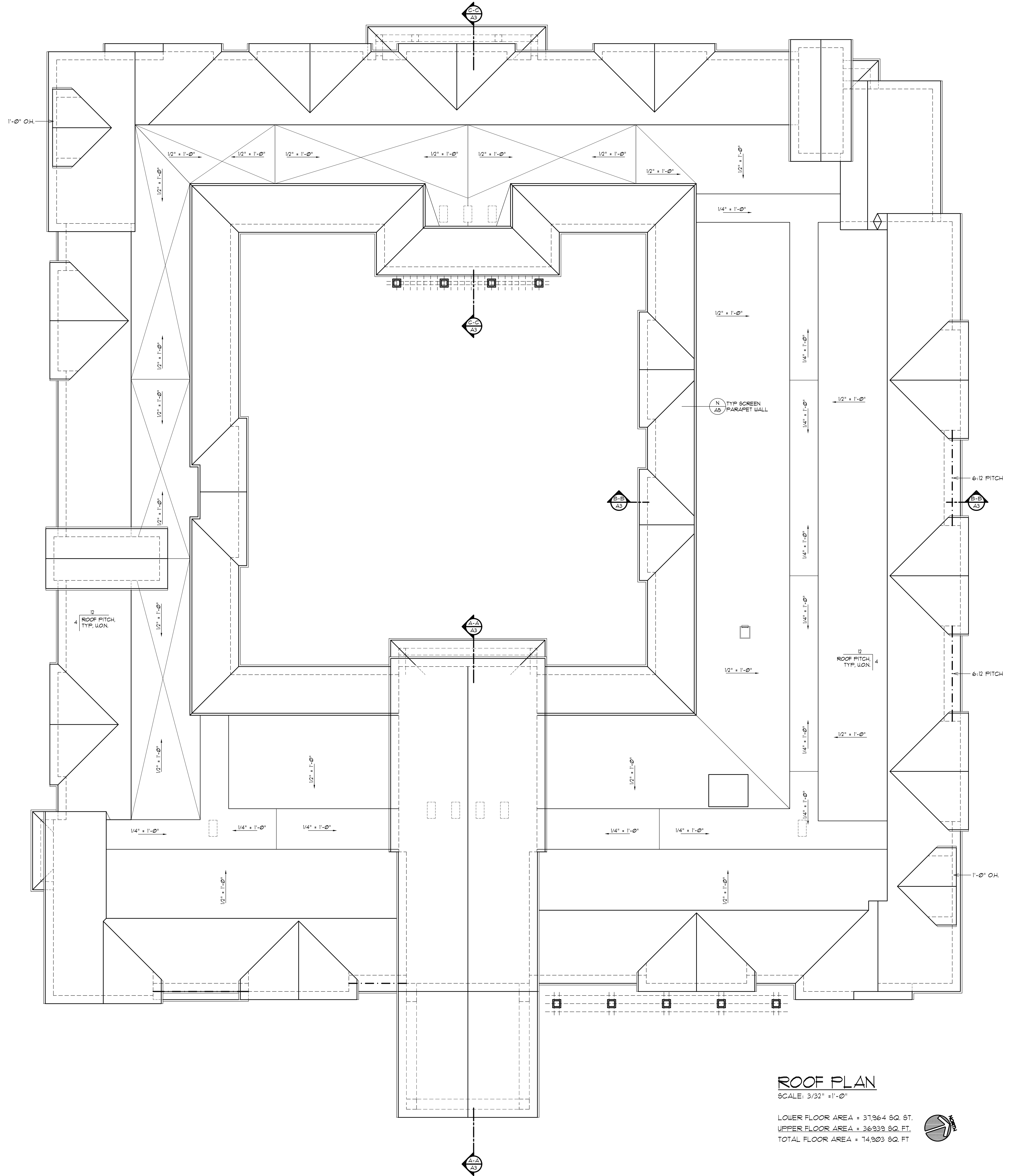
UPPER FLOOR PLAN
 OAKMONT OF AGOURA HILLS
 23953 CANWOOD STREET, AGOURA HILLS, CA 91301

JOB NO:
 SCALE:
 AS SHOWN
 DRAWN BY:
 N. MURRIN
 DATE:
 MARCH 30, 2015
 COPYRIGHT

REVISIONS:
 JUNE 24, 2016

SHEET NO:
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ROOF PLAN

SCALE: 3/32" = 1'-0"

LOWER FLOOR AREA = 37,964 SQ. FT.
 UPPER FLOOR AREA = 36,939 SQ. FT.
 TOTAL FLOOR AREA = 74,903 SQ. FT.



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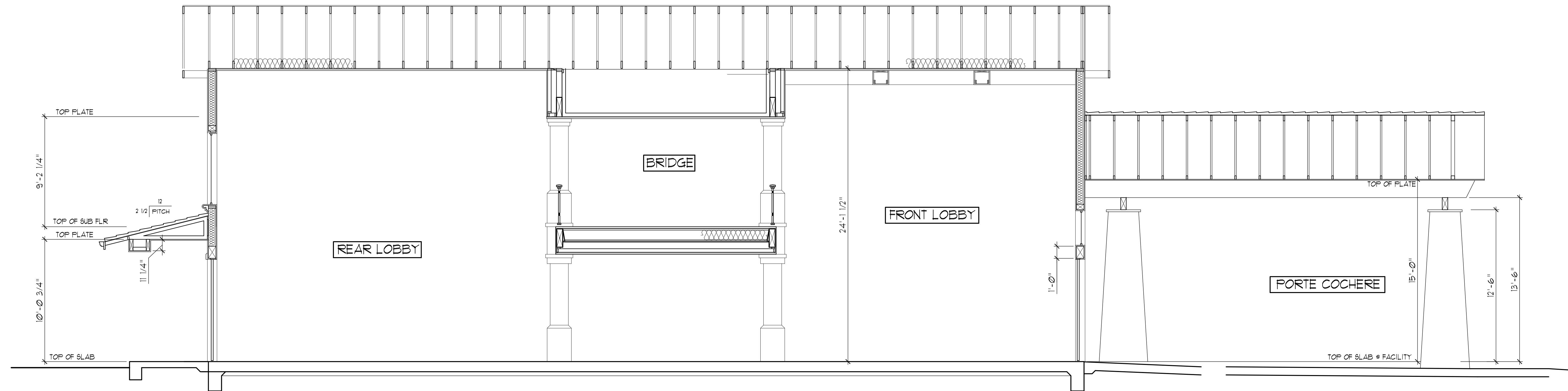
ROOF PLAN
 OAKMONT OF AGOURA HILLS
 29953 CANWOOD STREET, AGOURA HILLS, CA 91301

JOB NO:
 SCALE:
 AS SHOWN
 DRAIN BY:
 N. MURRIN
 DATE:
 MARCH 30, 2015
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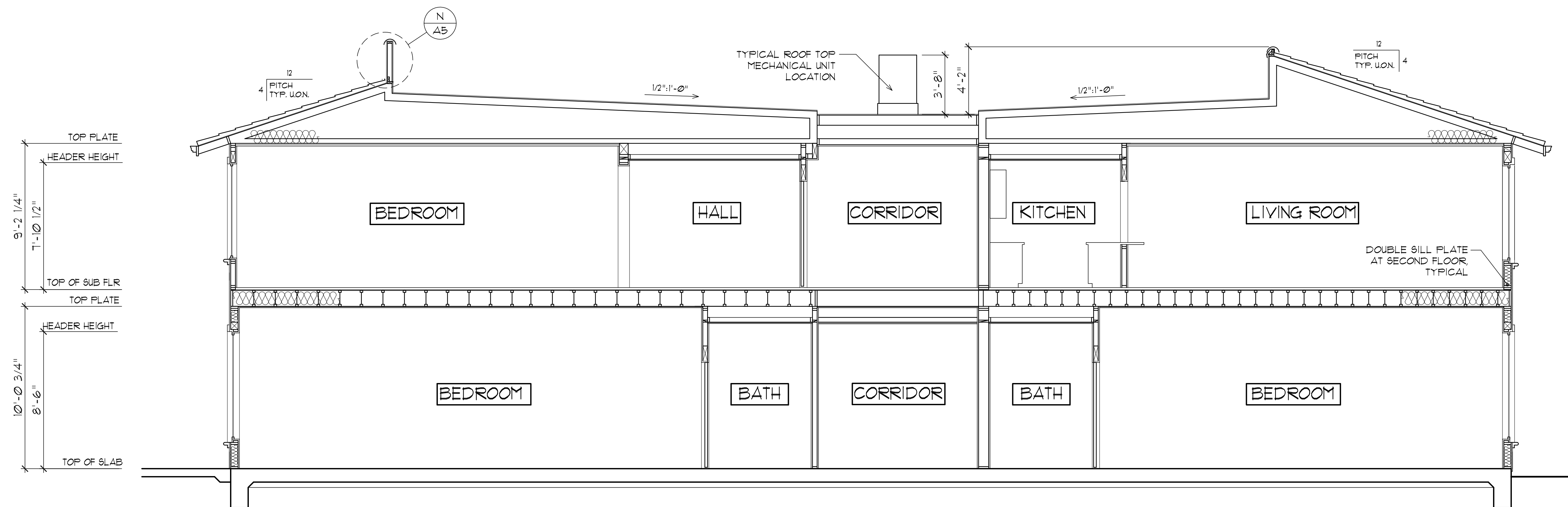
REVISIONS:
 JUNE 24, 2016

SHEET NO:

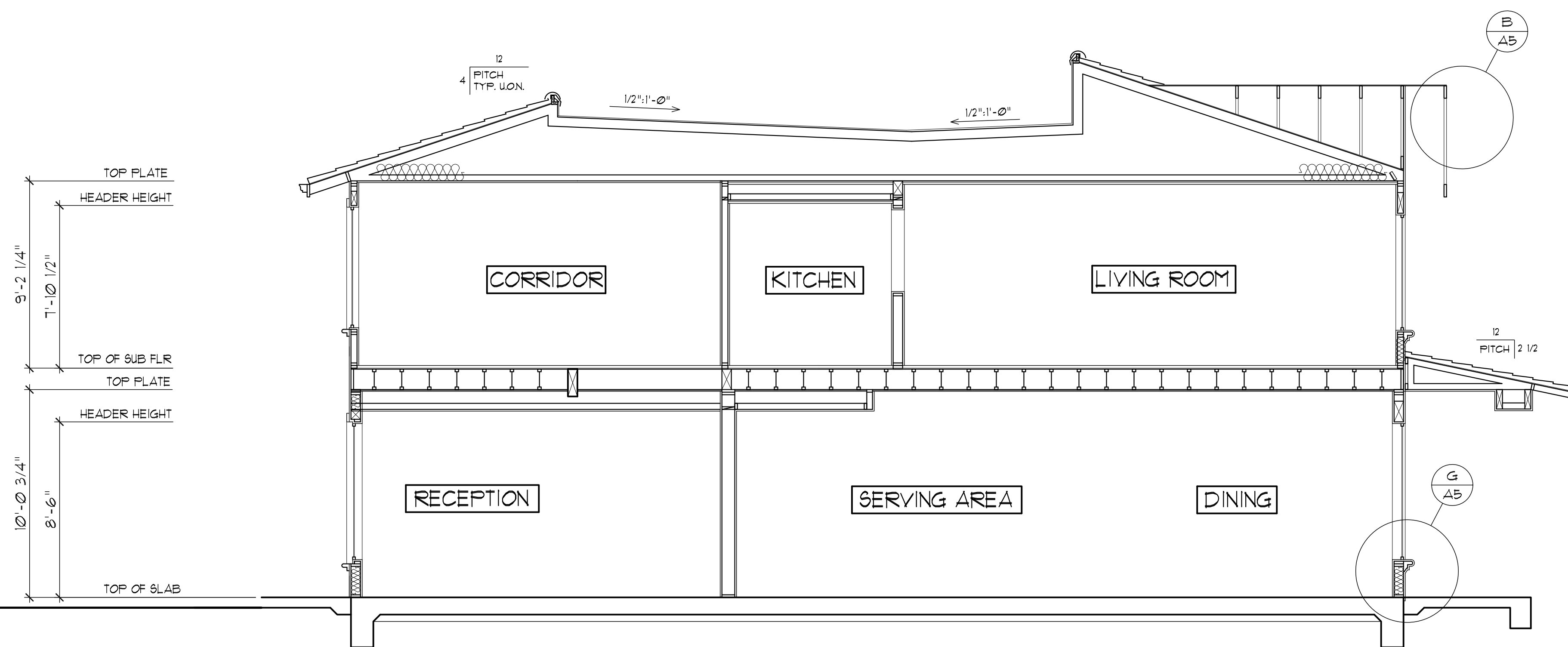
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SECTION A-A
SCALE: 1/4" = 1'-0"



SECTION B-B
SCALE: 1/4" = 1'-0"



SECTION C-C
SCALE: 1/4" = 1'-0"