

4.8 LAND USE AND PLANNING

This section of the EIR analyzes the potential land use impacts of the General Plan Update. The City of Agoura Hills includes considerable amounts of undeveloped open space, and the General Plan Update reflects the desire to protect and preserve it. The Plan focuses on maintaining the character of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Only small areas of the City are proposed for change. This is to say that the growth forecasted and analyzed in the General Plan Update would not substantially change development patterns, but rather would direct and focus growth in areas that can accommodate increased density or could benefit from revitalization of existing uses. This section analyzes the compatibility of land uses identified in the General Plan Update and evaluates the consistency with applicable land use plans, policies, or regulations. Data for this section were taken from the *Agoura Hills General Plan (1993)*, *City of Agoura Hills Land Use Background Report (2006)*, the proposed General Plan Update, and other relevant documents related to land use and planning.

One comment letter regarding land use was received in response to the April 30, 2009, Notice of Preparation (NOP) circulated for the General Plan Update from the Southern California Association of Governments (SCAG). The letter requested that the EIR include an analysis of the proposed project's consistency with applicable SCAG policies contained in the Regional Transportation Plan (RTP 2004), and Compass Growth Vision (CPV). Full bibliographic entries for all reference materials are provided in Section 4.8.5 (References) of this section.

4.8.1 Environmental Setting

■ Current Land Use Pattern

Located in the foothills of the Santa Monica Mountains on the far western edge of Los Angeles County in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses approximately 4,366 acres, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, natural landscape, and array of recreational resources.

The Agoura Hills land use pattern reflects the City's vision as a residential community with significant protected open space and parkland. Residential development represents the predominant land use in Agoura Hills, with housing making up approximately 38 percent of the City's land uses. Park and open space uses occupy the second largest land use category, making up approximately 32 percent of the City's land uses. This includes open space (including dedicated and deed-restricted permanent open space), local parks, and private recreation uses. The City has over 700 acres of vacant land (16 percent).

Some of this vacant land may be used for future development; however, this sum also includes land where developments are currently pending but not yet constructed, such as land within an adopted Specific Plan, and land that has regulatory and/or topographical constraints. These factors limit the amount of feasible development.

Table 4.8-1 (Existing Land Use Distribution) indicates the acreage by land use category and Figure 4.8-1 (Existing Land Use) displays the current land uses within Agoura Hills.

Table 4.8-1 Existing Land Use Distribution		
<i>Land Use</i>	<i>Net Acres</i>	<i>Percentage</i>
Residential	1,667	38.2
Commercial/Office	189	4.3
Business Park/Business Park Manufacturing	136	3.1
Parks/Open Space	1,395	32.0
Drainage	38	0.9
Government/School/Utility	110	2.5
Religious Institutions	122	2.8
Vacant	709	16.2
Total	4,366	100.0

SOURCE: Land Use Background Report. EDAW, Inc., July 2006

Residential

Residential use is the largest land use in the City, and comprises approximately 38 percent of the City’s land area. Although residential uses in Agoura Hills have some variety of development densities, the majority (61 percent) is considered “single-family residential” (2 to 6 du/acre) with an average density of 4.4 du/acre. Single-family residential uses are found throughout the City, however this use is found primarily north of U.S. Highway 101. Approximately 25 percent of the land occupied by residences is classified as low to very low density, with an average density between 0.78 and 1.6 du/acre. These low densities are primarily located in the eastern area of Agoura Hills known as Old Agoura. The City also allows for medium and high-density residential uses (14 percent) but these areas are a much smaller proportion of the total residences.

Nonresidential

Commercial/Office

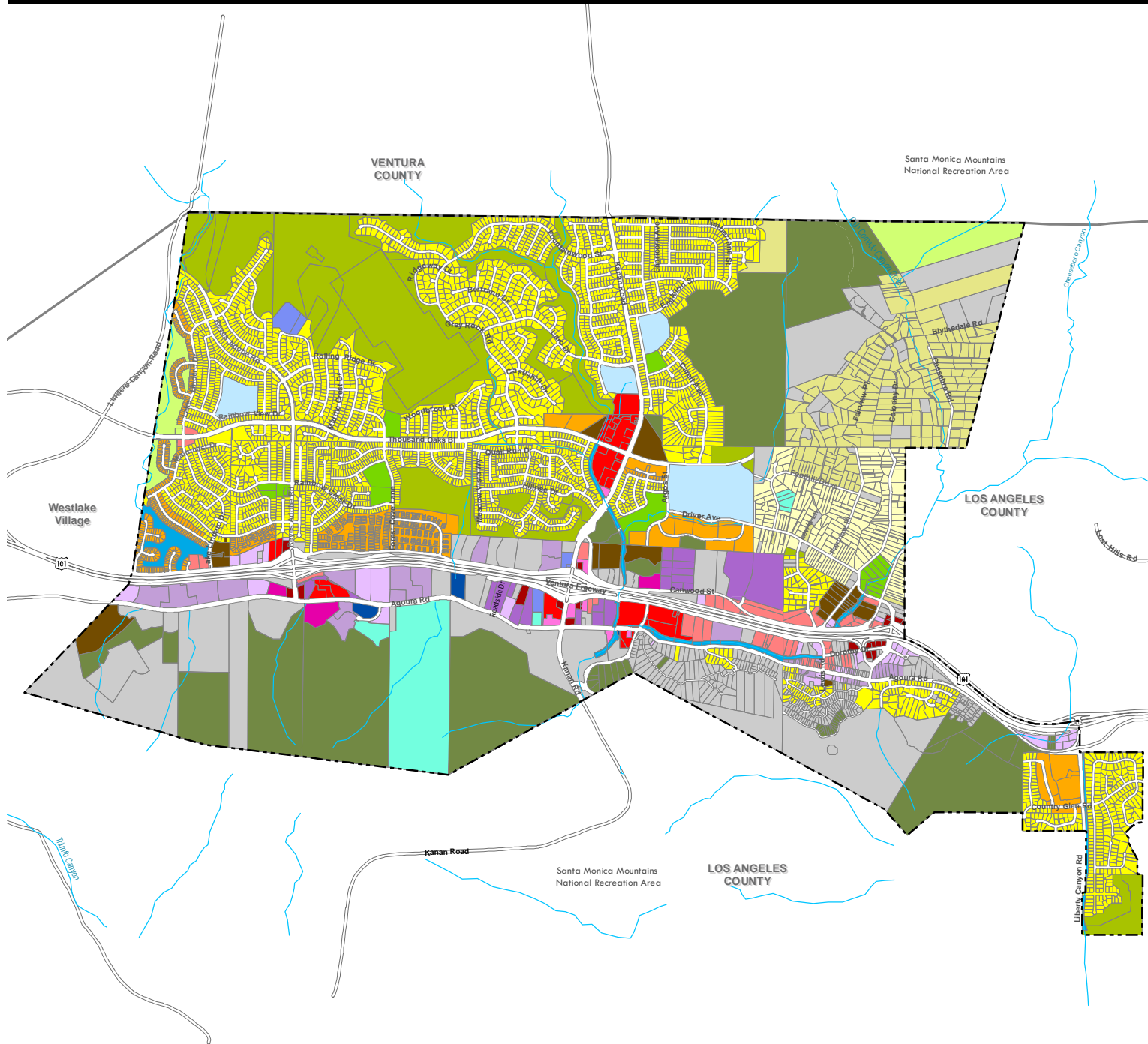
Commercial development, which includes shopping/retail centers, restaurants, hotels, and offices, occupies approximately 189 acres (4 percent) of the City’s total land area. The majority of the commercial uses are located along Kanan Road and Agoura Road as well as the Ventura Freeway. Most of the retail centers in the City were built in the 1960s and 1970s, and were designed as car-oriented shopping areas that lack pedestrian amenities. Recent retail development along the Ventura Freeway includes household goods sales, such as furniture, rugs, and appliances. These developments are a regional commercial draw to Agoura Hills.

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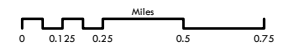
EXISTING LAND USE

Legend

- Very Low-Residential (Less than 2 du/ac.) (VLR)
- Low Density-Residential (1-2 du/ac.) (LDR)
- Single Family-Residential (2-6 du/ac.) (SFR)
- Medium Density-Residential (6-15 du/ac.) (MDR)
- High Density-Residential (15-25 du/ac.) (HDR)
- Commercial Auto Related (CAR)
- Commercial Shopping Center (CS)
- Commercial Retail/Service (CRS)
- Restaurant (R)
- Hotel (H)
- Office (O)
- Business Park Office (BPO)
- Business Park-Manufacturing (BPM)
- Religious Institution (RI)
- School (SH)
- Governmental Office (G)
- Drainage, Floodplain, Water Course (D)
- Utility (U)
- Private Recreation (PR)
- Local Park (P)
- Open Space (OS)
- Permanent Open Space (POS)
- Vacant (V)
- City Limits
- County Boundary
- Streams



Source: City of Agoura Hills, January 2007
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Business Park Manufacturing/Business Park Office

Business parks are defined as areas where several office buildings are grouped together and are located near highways or major arterial roadways. This land use occupies approximately 136 acres (3 percent) of the City's total land area. The majority of the business park manufacturing/business park offices are located along Canwood Street and Agoura Road.

Parks and Open Space

Agoura Hills includes a variety of parks and open space areas that provide land for recreation and for preservation of natural features. A large area of the City is classified as permanent open space (deed restricted for open space), which accounts for approximately 772 acres (18 percent) of the City's land area. There are currently 498 acres (11 percent) of open space and 81 acres (2 percent) of private recreation uses in the City. Local parks account for 44 acres (1 percent) of the total existing land area.

Drainage, Floodplain, Water Course

Drainages, floodplains, and watercourses make up approximately 38 acres (0.9 percent) of the City's land use. Drainage areas consist of concrete lined channels and Lake Lindero.

Government, School, Utility

Agoura Hills is in the Las Virgenes Unified School District. Educational facilities within the City include one high school, one continuation high school, one middle school, three elementary schools, and one alternative elementary school. These uses comprise approximately 81 acres (2 percent) of the total existing land area.

Governmental land uses include the City Hall Civic Center located on Ladyface Court, south of Agoura Road. Completed in 2001, the City Hall Civic Center includes the Agoura Hills Public Library, a branch of the County of Los Angeles Public Library, and City Hall. Other government uses include the U.S. Post Office, County Animal Shelter, County Fire Station, and County Flood Control Yard. Utility land uses (13 acres) include electrical utility facilities, water tanks and a pump station (1 percent).

4.8.2 Regulatory Framework

■ Federal

There are no federal regulations related to land use that apply to the proposed project.

■ State

There are no state regulations related to land use that apply to the proposed project.

■ Regional

Southern California Association of Governments (SCAG)

SCAG Regional Transportation Plan

SCAG is the designated Metropolitan Planning Organization for six Southern California counties (Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial), and is federally mandated to develop plans for transportation, growth management, hazardous waste management, and air quality.

On May 8, 2008, the Regional Council of SCAG adopted the 2008 Regional Transportation Plan (RTP): *Making the Connections*. The 2008 RTP strives to provide a regional investment framework to address the region's transportation and related challenges, and looks to strategies that preserve and enhance the existing transportation system and integrate land use into transportation planning. The RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations. Relevant goals and policies of the RTP are discussed in Table 4.8-6 (SCAG Regional Transportation Plan and Growth Visioning Policies).

SCAG Compass Growth Visioning

The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Thus, decisions regarding growth, transportation, land use and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. Specific growth visioning principles and strategies are discussed in Table 4.8-6 (SCAG Regional Transportation Plan and Growth Visioning Policies).

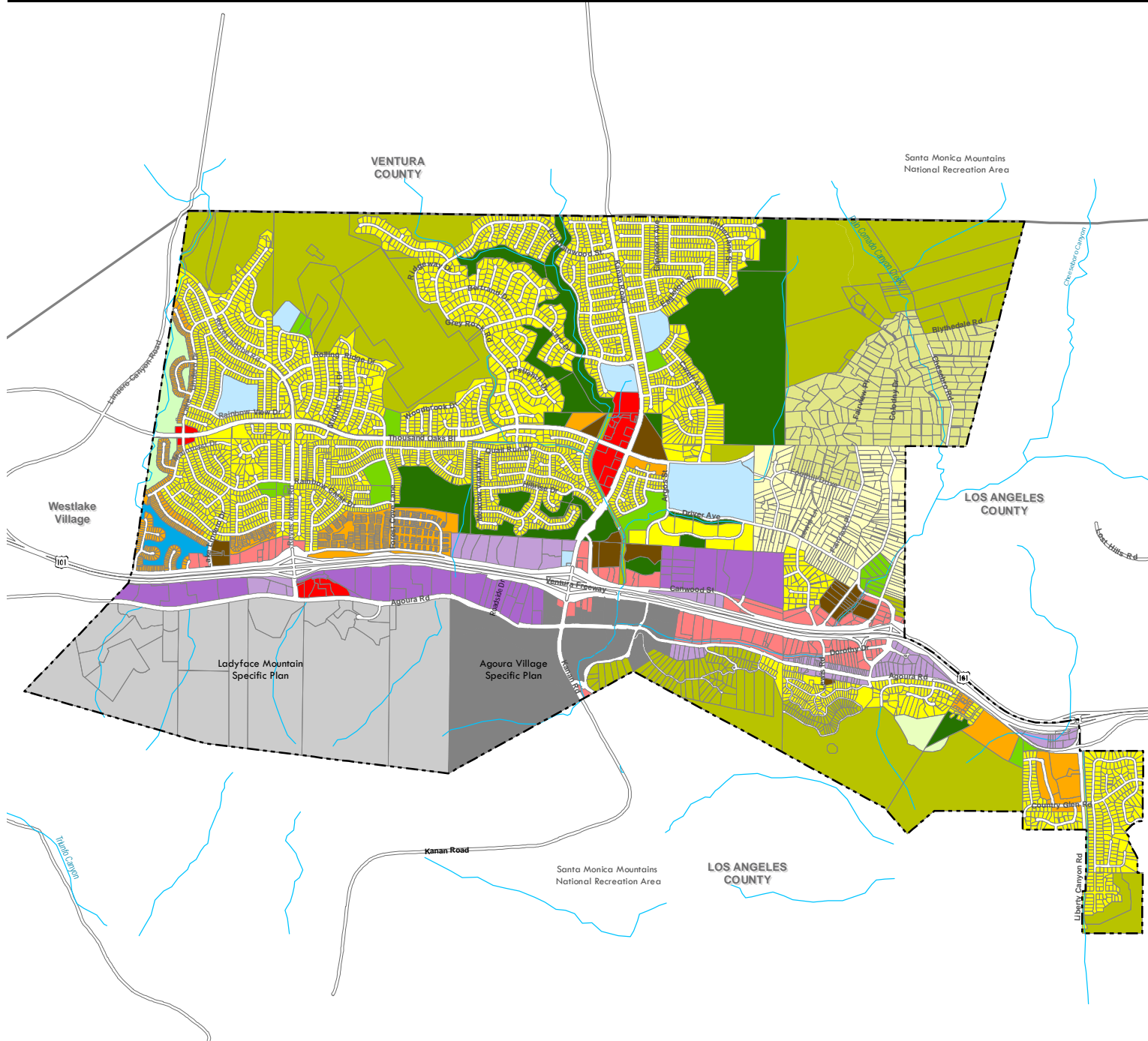
■ Local

City of Agoura Hills Existing General Plan (1993)

The City of Agoura Hills was incorporated from unincorporated Los Angeles County in 1982. The current land uses and layout were codified in the existing General Plan in 1993. Table 4.8-2 (Elements of the Existing General Plan [1993]) includes a list of elements in the existing Agoura Hills General Plan and the last update of each element. Table 4.8-3 (Existing General Plan [1993] Land Use Categories) lists the land use categories within the City's existing General Plan (1993) and Figure 4.8-2 (Existing General Plan [1993]) displays the existing General Plan (1993) land use categories.

CITY of AGOURA HILLS General Plan Update EIR

EXISTING GENERAL PLAN (1993)



Legend

Land Use Designations

- Rural Residential (RR)
- Verly Low-Residential (RV)
- Low Density Residential (RL)
- Single Family-Residential (2-6du/ac) (RS)
- Medium Density-Residential (6-15du/ac) (RM)
- High Density-Residential (15-20du/ac) (HR)
- Commerical Shopping Center (CS)
- Commercial Retail/Service (CRS)
- Commercial Recreation (CR)
- Business Park Office Retail (BP-OR)
- Business Park Manufacturing (BP-M)
- Public Facility (PF)
- Open Water (OW)
- Local Park (P)
- Restricted Open Space (OS/R)
- Open Space Deed Restricted (S/R/DR)
- Agoura Village Specific Plan (SP)
- Ladyface Mountain Specific Plan
- City Limits
- County Boundary
- Streams



Source: City of Agoura Hills, January 2007

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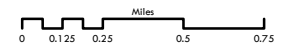


Table 4.8-2 Elements of the Existing General Plan (1993)

<i>Current Elements</i>	<i>Date of Adoption/Update</i>
Land Use	1993
Circulation	1993
Open Space and Conservation	1993
Parks and Recreation	1993
Noise	1993
Public Safety	1993
Seismic Safety	1993
Scenic Highways	1993
Public Facilities, Utilities, and Services	1993
Community Design	1993
Economic Development	1993
Housing	2008*

SOURCE: City of Agoura Hills staff, 2009.

* The Housing Element was adopted by the City in 2008. However, the State certified the Housing Element in 2009.

Specific Plans

The City of Agoura Hills has approved two Specific Plans: the Ladyface Mountain Specific Plan, which was approved in 1991, and the Agoura Village Specific Plan, which was approved in 2008. The Specific Plans include standards and guidelines that govern all future development of areas within the boundaries of the plans' areas.

Ladyface Mountain Specific Plan

The Ladyface Mountain Specific Plan guides development of the Ladyface Mountain area, which includes an approximately 596 acres, and proposes a mix of business park, office, commercial, retail, and open space uses. The Plan addresses the compatibility between all future development and the area's natural topography and natural resources.

Agoura Village Specific Plan

The Agoura Village Specific Plan includes the area primarily along Agoura Road, generally between Kanan Road and Cornell Road. The Plan incorporates mixed-use development principles, urban and environmental design, pedestrian orientation, natural resource protection, and circulation and parking to create a pedestrian centered area with a variety of uses, including some housing. The Plan area includes a total of approximately 233 acres.

Table 4.8-3 Existing General Plan (1993) Land Use Categories

<i>Land Use</i>	<i>Net Acres*</i>	<i>Percentage</i>
Residential		
Rural Residential (RR)	13	0.3%
Very Low Residential (<2 du/ac) (RV)	243	5.6%
Low Density Residential (1–2 du/ac) (RL)	157	3.6%
Single Family Residential (2–6 du/ac) (RS)	1069	24.5%
Medium Density Residential (6–15 du/ac) (RM)	155	3.6%
High Density Residential (15–20 du/ac) (HDR)	47	1.1%
Specific Plan	817	18.7%
Office/Business Park/Manufacturing		
Business Park—Manufacturing (BP-M)	163	3.7%
Business Park Office Retail (BP-OR)	90	2.0%
Commercial		
Commercial Recreation (CR)	28	0.6%
Commercial Retail/Service (CRS)	99	2.3%
Commercial Shopping Center (CS)	37	0.8%
Other		
Local Park (P)	52	1.2%
Open Space/Deed Restricted (OS/R/D)	319	7.3%
Restricted Open Space (OS/R)	972	22.3%
Public Facility (PF)	90	2.1%
Open Water (OW)	15	0.3%
Total	4366	100.0%

SOURCE: Agoura Hills General Plan, 2009
* Rounded to the nearest acre.

City of Agoura Hills Municipal Code

The City of Agoura Hills Zoning Code (Article IX of the Agoura Hills Municipal Code) serves as the primary implementation tool of the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, floor area ratios, and building heights. The Municipal Code also indicates which land uses are permitted in the various zones. Table 4.8-4 (Existing Zoning Districts) lists the zone districts contained within the City's Zoning Ordinance.

Table 4.8-4 Existing Zoning Districts		
<i>Symbol</i>	<i>Zoning District Name</i>	
Residential	RR	Residential—Rural District
	RV	Residential—Very Low Density District
	RL	Residential—Low Density District
	RS	Residential—Single-Family District
	RM	Residential—Medium Density District
	RMH	Residential—Medium High Density District
	RH	Residential—High Density District
Commercial	CS	Commercial Shopping Center District
	CRS	Commercial Retail/Service District
	CM	Mixed Use Commercial/ Residential District
	CR	Commercial Recreation Land Use District
	BP-OR	Business Park—Office Retail District
	BP-M	Business Park—Manufacturing District
Special	P	Local Park District
	PR	Regional Park District
	SH	School District
	G	Governmental Office District
	U	Utility District
	OW	Open Water District
	OS-R	Restricted Open Space
	OS-R/DR	Open Space—Restricted/Deed Restricted
	S	Study District
	SP	Specific Plan
Overlay Districts	D	Drainageway, Floodplain, Watercourse Overlay District
	GH	Geological Hazard Overlay District
	FC	Freeway Corridor Overlay District
	OA	Old Agoura Design Overlay District
	IA	Indian Hills Design Overlay District
	CD	Cluster Development Overlay District

SOURCE: City of Agoura Hills Municipal Code, 2009

City of Agoura Hills Updated General Plan (2009)

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

its future growth and development and existing community conditions. The latest Housing Element (2008–2014) has recently been completed and was certified by the state in January 2009.

The Community Conservation and Development Chapter consists of three sections: Land Use and Community Form, Economic Development, and Historic and Cultural Resources. Updated goals and policies for land use, economic development, and historic and cultural resources are presented in this Chapter of the General Plan Update. Consistent with state legislation, the Community Conservation and Development policies guide development of Agoura Hills' built environment through the year 2035. They provide a set of coordinated actions that direct how existing neighborhoods, commercial centers, business districts, and open spaces will be conserved and how growth and development within targeted areas will be managed to protect the qualities that distinguish the City. Implicitly, the Land Use policies serve as the framework for decisions regarding how the City of Agoura Hills will evolve and mature over the next 25 years.

Policies within the Community Conservation and Development Chapter provide for strategic growth and change that preserve existing neighborhoods and target new development to infill areas that are vacant or underutilized. New development will be scaled to complement adjoining land uses. Changes in policies focus on enhancing the quality of life with reduced need for automobile trips, increased walkability, connectivity among neighborhoods and community services and commercial areas, and the completion of cohesive and well-defined districts.

To accommodate and direct proposed growth, three new land use categories are being introduced, which include Commercial Shopping Center—Mixed Use, Neighborhood Commercial Center, and Planned Development. Commercial Shopping Center—Mixed Use will be used to promote the development of a mixed-use environment where residents can live in close proximity to commercial services and offices. This category would include the retail and office uses permitted in the Commercial—Shopping Center category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses.

Lands designated as Planned Development include properties previously considered under a Specific Plan: namely the Ladyface Mountain Specific Plan and the Agoura Village Specific Plan. Also included in this category are lands previously designated as Business Park-Manufacturing where the City desires to achieve a mixture of land uses, including residential, that complement and support the development anticipated in the adjacent Agoura Village Specific Plan area. Both the Ladyface Mountain Specific Plan and the Agoura Village Specific Plan approvals and development proposals remain intact under the proposed General Plan Update. No changes to either of these Specific Plans are proposed as part of the proposed General Plan Update.

The Neighborhood Commercial Center category is a new designation intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants generally occupy less than 15,000 square feet and that serve residents located within one mile of the property. Offices are also permitted under this category. This land use designation is limited to one location in the City, at the intersection of Thousand Oaks Boulevard and Lake Lindero Drive, to accommodate and encourage smaller, more neighborhood serving retail uses.

A breakdown of the land uses in the General Plan Update is provided in Table 4.8-5 (General Plan Update Land Use Categories). The Community Conservation and Development Chapter of the General Plan Update identifies and describes allowable land uses and development densities, details land use issues and objectives, and establishes criteria to guide land use and development decisions within the City. Figure 4.8-3 (Proposed General Plan [2009]) identifies the general locations and intensities of uses in conformance with the stated objectives of the General Plan Update.

Table 4.8-5 General Plan Update Land Use Categories

<i>Land Use</i>	<i>Land Use Code</i>	<i>Net Acres*</i>	<i>Percentage</i>
Residential			
Very Low-Residential (<2 du/ac)	RV	243	5.6%
Low Density-Residential (1-2 du/ac)	RL	157	3.6%
Single Family-Residential (2-6 du/ac)	RS	1,069	24.5%
Medium Density-Residential (6-15 du/ac)	RM	140	3.2%
High Density-Residential (15-20 du/ac)	HDR	47	1.1%
Planned Development	PD	851	19.5%
Office/Business Park/Manufacturing			
Business Park-Manufacturing	BP-M	130	3.0%
Business Park Office Retail	BP-OR	79	1.8%
Commercial			
Neighborhood Commercial	NC	2	>0.1%
Commercial Recreation	CR	28	0.6%
Commercial Retail/Service	CRS	102	2.3%
Commercial Shopping Center	CS	9	0.2%
Commercial Shopping-Mixed Use	CS-MU	26	0.6%
Other			
Local Park	P	73	1.7%
Open Space/Deed Restricted	OS/R/D	304	6.9%
Restricted Open Space	OS/R	1,001	22.9%
Public Facility	PF	90	2.1%
Open Water	OW	15	0.3%
Total		4,366	100.0

SOURCE: Agoura Hills General Plan, 2009

* Rounded to the nearest acre.

4.8.3 Project Impacts and Mitigation

■ Analytic Method

The analysis in this section focuses on the compatibility of land uses identified in the proposed project with existing and planned land uses, as well as consistency with any applicable land use plans, policies, or regulations.

■ Thresholds of Significance

For purposes of this EIR, implementation of the General Plan Update may have a significant adverse impact if it would do any of the following:

- Physically divide an established community
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Conflict with any applicable habitat conservation plan or natural community conservation plan

■ Effects Not Found to be Significant

Threshold	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
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Implementation of the General Plan Update would not conflict with applicable land use plans, policy, or regulations. Therefore, there would be *no impact* (Class III).

Several regionally and locally adopted land use plans, policies, and regulations would be applicable to development under the General Plan Update. These include the 2003 Air Quality Management Plan (AQMP), SCAG’s Regional Transportation Plan (RTP), and SCAG’s Compass Growth Visioning (CGV).

The SCAG regional plans cover Los Angeles County, which includes the City of Agoura Hills, and five other counties within Southern California. The SCAG regional plans that require a consistency discussion in this section of the EIR are the RTP and CGV, which are administered by SCAG. The consistency analysis is provided in Table 4.8-6 (SCAG Regional Transportation Plan and Growth Visioning Policies).

The analysis contained in Table 4.8-6 (SCAG Regional Transportation Plan and Growth Visioning Policies) concludes that the General Plan Update would be consistent with SCAG’s policies. Therefore, implementation of the General Plan Update would not result in potentially significant land use impacts due to conflict with applicable land use plans such as SCAG’s.

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PROPOSED GENERAL PLAN (2009)

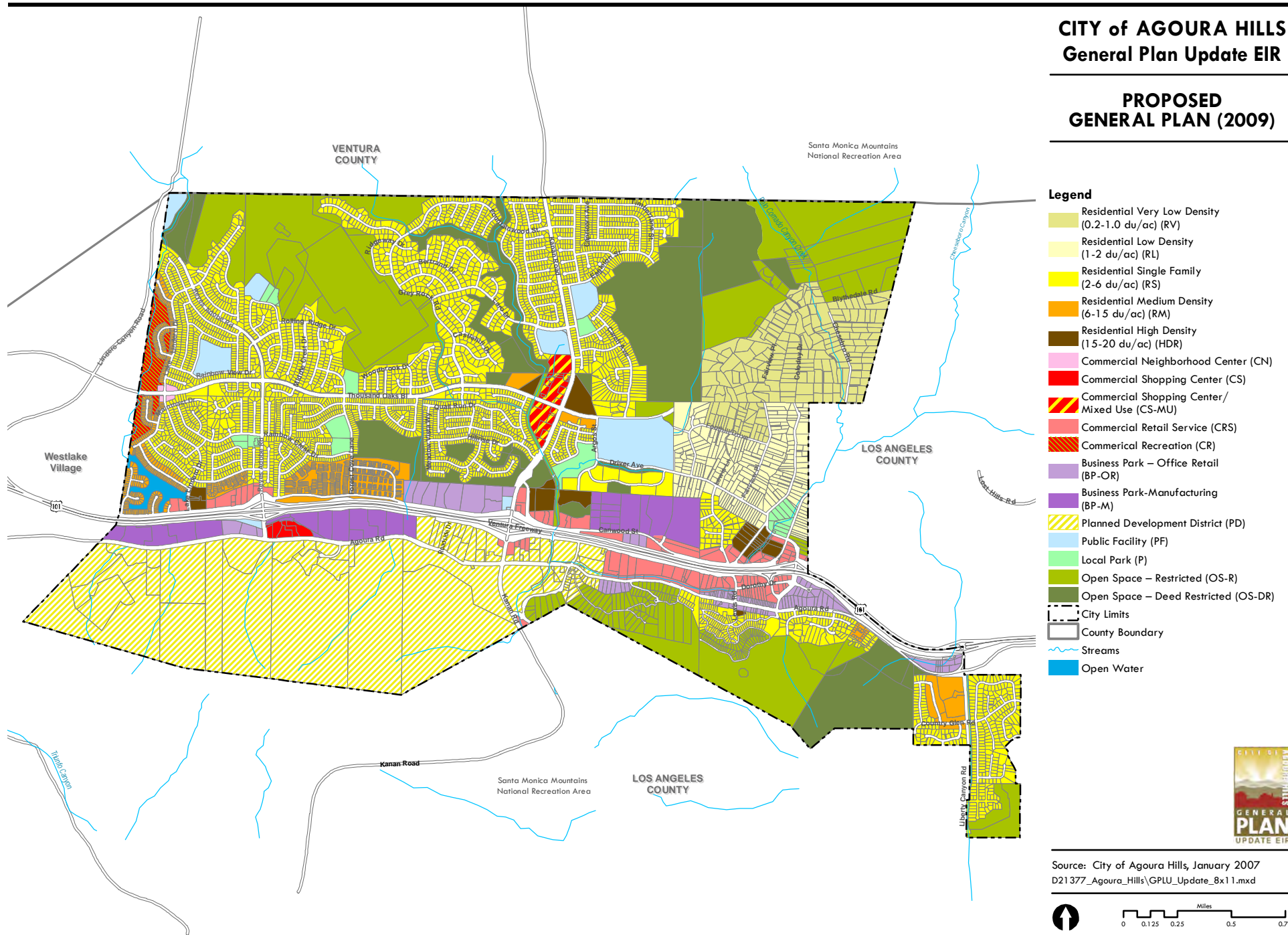


Table 4.8-6 SCAG Regional Transportation Plan and Growth Visioning Policies

<i>SCAG RTP Policies</i>		<i>Project Consistency</i>
REGIONAL TRANSPORTATION PLAN		
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: The General Plan Update contains policies that support public transportation as an alternative to automobile travel. In addition, maximizing the efficiency of the circulation system through the use of transportation system management strategies is also encouraged to reduce total vehicular miles traveled in the City. Further, a majority of the proposed land use changes would encourage more pedestrian-oriented uses and design, which would serve to further reduce automobile trips. This includes the introduction of mixed-use development, placing housing in close proximity to jobs.
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: The General Plan Update includes goals, policies, and programs that support the creation of an efficient, multi-modal transportation network that maximizes safety for vehicles, transit users, bicyclists, and pedestrians.
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: The General Plan Update identifies working with adjacent jurisdictions and regional agencies to coordinate improvement projects and determining funding sources that will support a sustainable regional transportation system.
RTP G4	Maximize the productivity of our transportation system.	Consistent: The General Plan Update goals and policies support the creation of a well-connected, productive transportation network that supports a mix of uses, walking or bicycling for short trips, conserving energy resources, reducing greenhouse gas emissions and air pollution, and doing so while preserving auto mobility.
RTP G5	Protect the environment, improve air quality, and promote energy efficiency.	Consistent: The General Plan Update incorporates policies aimed at relieving congestion, improving air quality and protecting the environment through implementation of alternative transportation system management strategies, focusing new development in infill areas away from sensitive habitat and near existing uses, supporting the development of a public transportation system and a multi-modal trail system that includes access for bicyclists, pedestrians, and equestrian trail users.
RTP G6	Encourage land use and growth patterns that complement our transportation investments and improve the cost-effectiveness of expenditures.	Consistent: Growth and development under the General Plan Update would involve infill development and redevelopment, which would minimize costs on infrastructure and make use of existing facilities.
RTP G7	Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	Consistent: The General Plan Update incorporates goals and policies to maintain a safe, efficient, and coherent system of circulation. Policies include improved system monitoring and coordination with regional agencies and adjacent jurisdictions to improve transit service, accessibility, security, frequency, and connectivity.
COMPASS/GROWTH VISIONING PRINCIPLES		
Principle 1: Improve mobility for all residents		
GV P1.1	Encourage transportation investments and land use decisions that are mutually supportive.	Consistent: The primary vision of the General Plan Update is to support a highly efficient, multi-modal transportation network to move people and goods throughout the City and beyond while minimizing impacts to the environment and neighborhoods. The Community Conservation and Development Chapter policies are mutually supportive and are closely correlated. The policies are intended to create a well-connected network that supports a mix of uses, walking or bicycling for short trips, conserving energy resources, reducing greenhouse gas emissions and air pollution, and doing so while preserving auto mobility.

Table 4.8-6 SCAG Regional Transportation Plan and Growth Visioning Policies

<i>SCAG RTP Policies</i>		<i>Project Consistency</i>
GV P1.2	Locate new housing near existing jobs and new jobs near existing housing	<p>Consistent: The General Plan Update provides opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills.</p> <p>The Community Conservation and Development Chapter focuses future development to infill areas that provide important new opportunities for new employment, commercial, residential, or mixed-use areas, and activity centers.</p>
GV P1.3	Encourage transit-oriented development.	<p>Consistent: The Los Angeles County Metropolitan Transportation Authority (Metro) and the Los Angeles Department of Transportation (LADOT) provide existing regional public transit service in the City. However, the community is not transit oriented in nature since the available transit service is limited, and single-family residential development is the predominant existing land use in the City and automobile use is the primary transportation mode that residents currently utilize. New, limited development permitted under the General Plan Update would be infill in nature and would be located in proximity to existing development and near existing transit routes where possible. Policies also support a variety of transit services and pedestrian uses to meet the needs of residents, workers, and visitors.</p>
GV P1.4	Promote a variety of travel choices.	<p>Consistent: The Community Conservation and Development Chapter contains policies that promote the development of complete pedestrian and vehicular connections that provide access from residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations. The General Plan Update contains goals and policies that promote travel by alternate modes, such as walking, biking, and transit. While many residents of Agoura Hills rely on single-occupancy vehicles for daily tasks, the General Plan Update includes goals and policies to reduce this reliance. Constructing new facilities, such as walkways connecting neighborhoods to nearby commercial uses, will promote a balanced transportation system. Future developments are required to provide the necessary amenities, such as bicycle racks to promote travel by alternative modes.</p>
Principle 2: Foster livability in all communities		
GV P2.1	Promote infill development and redevelopment to revitalize existing communities.	<p>Consistent: The General Plan Update focuses new growth in areas targeted for infill development and redevelopment. Policies provide for strategic growth and change that preserves existing neighborhoods and targets new development to infill areas that are vacant or underutilized and is scaled to complement adjoining uses. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.</p>
GV P2.2	Promote developments which provide a mix of uses.	<p>Consistent: The General Plan Update would allow for new mixed residential commercial uses in certain commercial areas of the City. Mixed use amongst commercial areas would allow for a more walkable community and is intended to provide opportunities for an individual to participate in multiple activities at a site (shopping, working, living, and recreating), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.</p>
GV P2.3	Promote "people-scaled," walkable communities.	<p>Consistent: The General Plan Update include focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.</p>

Table 4.8-6 SCAG Regional Transportation Plan and Growth Visioning Policies

<i>SCAG RTP Policies</i>		<i>Project Consistency</i>
GV P2.4	Support the preservation of stable, single-family neighborhoods	Consistent: Single-family residential development is the predominant existing land use in the City. Most of the City is made up of stable residential and commercial areas that will not change substantially under the General Plan Update. The General Plan Update seeks to ensure that the scale and character of established neighborhoods is preserved and fully shielded from potential adverse impacts of changes elsewhere.
Principle 3: Enable prosperity for all people		
GV P3.1	Provide, in each community, a variety of housing types to meet the housing needs of all income levels.	Consistent: The General Plan Update provides opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs. The mix, density, size, and location are specifically determined by the projected needs specified in the Housing Element.
GV P3.2	Support educational opportunities that promote balanced growth.	Consistent: The General Plan Update supports public and private schools in the City. In addition, goals and policies of the General Plan Update support other community educational facilities, such as library services.
GV P3.3	Ensure environmental justice regardless of race, ethnicity, or income class.	Consistent: The General Plan Update seeks to continually monitor land use in the City to ensure a balanced inventory of sufficient land offering appropriate use designations and development intensities in strategic locations, which would help ensure environmental justice and encourage balanced growth.
GV P3.4	Support local and state fiscal policies that encourage balanced growth.	Consistent: A focus of the Community Conservation and Development Chapter is the development and preservation of land uses that will assist the City in maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services, in light of sustainability goals.
GV P3.5	Encourage civic engagement.	Consistent: Goals and policies within the General Plan Update provide for the development and maintenance of civic, park, school, utility, institutional, and other public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community. Other goals and policies encourage public education, engagement, and participation in community activities and cultural and recreational events.
Principle 4: Promote sustainability for future generations		
GV P4.1	Preserve rural, agricultural, recreational, and environmentally sensitive areas.	Consistent: The General Plan Update contains goals and policies that preserve the City's sensitive ecological areas and protect its open space and recreational resources. The General Plan Update focuses the majority of new growth as infill development near existing developed areas, which helps to use resources efficiently. In addition, development in these areas is also intended to be sited and designed to respect natural site characteristics, such as topography, slope, drainage, and landscapes.
GV P4.2	Focus development in urban centers and existing cities.	Consistent: The General Plan Update conserves the majority of land uses in Agoura Hills at the existing type and density. New growth will occur in limited areas that have been previously planned to accept growth; enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions.

Table 4.8-6 SCAG Regional Transportation Plan and Growth Visioning Policies

SCAG RTP Policies		Project Consistency
GV P4.3	Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and significantly reduce waste.	Consistent: Goals and policies of the General Plan Update provide for the development of properties and buildings that integrate a variety of uses, such as retail, office, restaurant, entertainment, and in some cases, residential uses, which are developed as quality places to live, walk, shop, and be entertained. Mixed-use development is intended to provide opportunities for an individual to participate in multiple activities at one site (shopping, working, living, recreating), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.
GV P4.4	Utilize “green” development techniques.	Consistent: The General Plan Update contains policies relating to environmental sustainability and “green” development techniques which minimizes consumption of scarce resources, pollution, greenhouse gas emissions, wastes and the exposure of residents and visitors to toxics and hazards. Policies encourage the incorporation of green building principles and practices to the extent practicable and financially feasible, into the planning, design, construction, management, renovation, operations, and demolition of new development in the community.

The City of Agoura Hills Municipal Code is one of the primary means of implementing the General Plan Update. Adoption of the General Plan Update would require a review of the Zoning Ordinance and policies pertaining to land use, density/intensity, design and development, resource conservation, public safety, and other pertinent topics to assure consistency. In particular, the Zoning Map would need to be revised as appropriate to be consistent with the General Plan Update Land Use Plan, incorporating new land use categories and density limits for parcels subject to new or different land use designations, and other recommended design and development standards. Further, the General Plan Update proposes new land designations in specific areas that would need to be reflected in the Zoning Code, including zoning that supports mixed-use residential/commercial development. However, state law requires that the Zoning Code be revised to reflect the adopted General Plan Update within a reasonable period of time, which is typically one year after the General Plan Update adoption. During this time, there would be temporary conflicts between the Zoning Code and the General Plan Update; however, development within the City would be required to adhere to the adopted General Plan Update.

As discussed, implementation of the General Plan Update would not be inconsistent with any applicable adopted plans, regulations, or policies. Therefore, there would be *no impact* (Class III) associated with potential inconsistencies with applicable land use plans for the City.

Threshold	Conflict with any applicable habitat conservation plan or natural community conservation plan
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Implementation of the General Plan Update would not conflict with an applicable habitat conservation plan or natural community conservation plan. Therefore, there would be *no impact* (Class III).

The City is not located within any adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans.

Implementation of the General Plan Update would not conflict with any provisions related to such plans and would thus have *no impact* (Class III). No further discussion is required.

■ Less-Than-Significant Impacts

Threshold	Would the project physically divide an established community?
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Impact 4.8-1 **Implementation of the General Plan Update would not physically divide an established community as the General Plan Update provides for strategic growth to preserve existing neighborhoods and focus new development in areas that are currently vacant or underutilized. This is a *less-than-significant* (Class II) impact.**

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

The General Plan Update provides for strategic growth and change to preserve existing neighborhoods and target new development to infill areas that are vacant or underutilized and is scaled to complement adjoining uses. Future changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.

Future growth will be prioritized as infill of vacant and underutilized properties, and re-using and intensifying development where appropriate, in lieu of expanded development outward into natural areas and open spaces. In addition, the General Plan Update supports the existing densities, regulations and requirements set forth in the previously adopted Specific Plans in the community: the Ladyface Mountain Specific Plan and the Agoura Village Specific Plan. The General Plan Update Planned Development category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide development. A third area immediately north of the Agoura Village Specific Plan and west of Kanan Road is designated as Planned Development with the intent to guide the integration of housing with retail, office, entertainment, and comparable uses.

The General Plan Update regulates the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills City Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907

square feet of retail services, 3,431,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses.

Community Subareas and Districts

Within the context of overall growth through the year 2035, land use patterns set forth by the General Plan Update give special consideration to areas of the City for strategic growth and change that could accommodate new development or redevelopment of existing uses. As shown in Figure 4.8-4 (Community Subareas), a total of twelve subareas were identified for consideration within the City. The location, general description of existing conditions, as well as the potential land use changes and development of each Subarea are discussed below.

Area 1: Commercial Recreation/Golf course

Currently, this area is designated by the General Plan as Commercial Recreation and is utilized as a golf course. The community has expressed concern regarding use of this property should the golf course cease operation. However, since the County approved a density transfer from the golf course property to the adjoining development, in the event that the golf course operation ceases, the golf course property would be preserved as passive or active open space, allowing continued recreational use as well. The General Plan Update contains policies that support the continued open space use of the golf course as a visual amenity and a recreational asset for the community. However, the General Plan land use designation of Commercial Recreation would not change.

Area 2: Neighborhood Commercial/Thousand Oaks Boulevard and Lake Lindero Drive

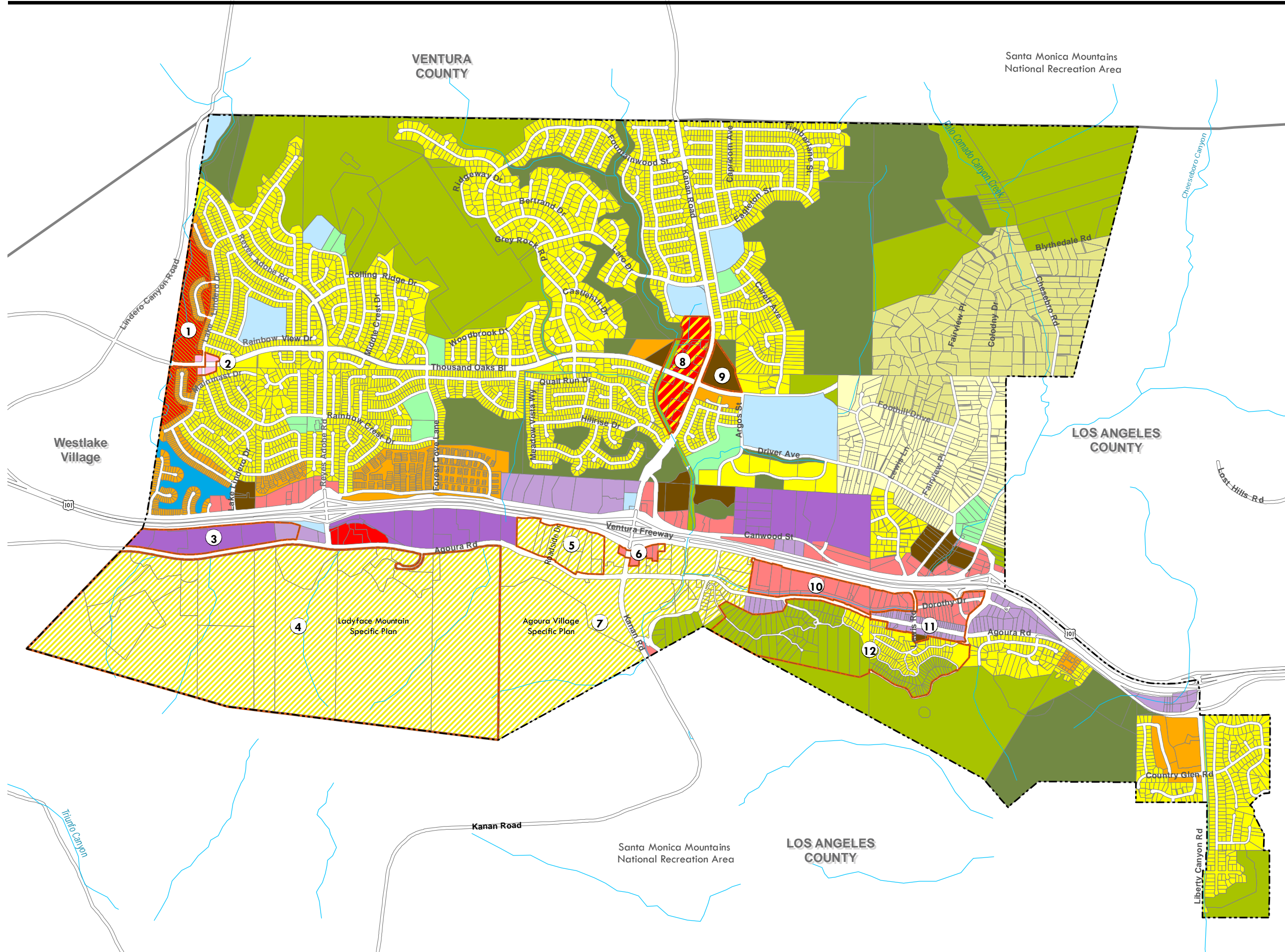
This area is currently designated as Commercial Shopping Center by the existing General Plan (1993) and is utilized as such. The retail centers at this location currently provide local-serving commercial and service uses but are outdated and are suitable for redevelopment and redesign. The General Plan Update includes policies for improved property design, neighborhood compatibility, and streetscape improvements for the area. The change to Neighborhood Commercial designation would continue to allow the uses that currently exist in the area. No change to the current Commercial Shopping Center land use designation would occur.

Area 3: Business Park District/West of Reyes Adobe Road

This area is developed with office and business parks and is designated as Business Park—Manufacturing by the existing General Plan (1993). This Subarea is located within the City's redevelopment project area. The General Plan Update includes policies that encourage the development of ancillary uses that would support existing businesses such as retail and restaurants. Additional policies require new development to be cohesively designed to minimize the need for employees to travel off site. The General Plan land use designation of Business Park—Manufacturing would not change.

CITY of AGOURA HILLS General Plan Update EIR

COMMUNITY SUBAREAS



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

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

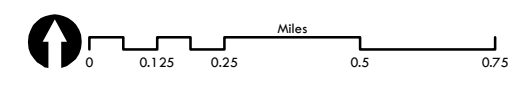


Figure 4.8-4

Area 4: Planned Development District/Ladyface Mountain Specific Plan

This area is currently undeveloped and is designated as part of the Ladyface Mountain Specific Plan. The Specific Plan proposes a mix of business park, office, commercial, limited retail, and open space uses. Goals and policies within the General Plan Update support the Ladyface Mountain Specific Plan to create an economically viable business park, office, open space, and commercial use that is designed to reflect the natural setting, while incorporating diverse uses that minimize the need for employees to travel off site.

The General Plan land use designation would change to Planned Development. This change continues to allow the land use designations within the Ladyface Mountain Specific Plan.

Area 5: North side of Agoura Road/West of Kanan Road

This area is currently developed with a fragmented mixture of industrial, auto service, storage, building supply, and retail uses and is designated as Business Park—Manufacturing by the existing General Plan (1993). Properties within this area are challenged by a continued lack of proper maintenance, vacant parcels, awkward lot configurations, and nonconforming uses. However, opportunities for redevelopment exist due to high freeway visibility and large lot sizes.

The General Plan Update goals and policies encourage cohesive and integrated redevelopment of this area supporting the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. New land uses permitted as part of the General Plan Update would include a mix of retail, office, commercial recreation, entertainment, and residential land uses to revitalize the area and also complement nearby areas, such as Agoura Village. Housing units would be permitted upon the adoption of a specific plan or similar document in the future.

The General Plan Land Use designation would change from Business Park—Manufacturing to Planned Development.

Area 6: Kanan Road, south of the freeway interchange

This area is designated as Commercial—Retail Service in the existing General Plan (1993) and is developed with retail, restaurants, freeway-oriented commercial, and business park manufacturing uses. Development in this area is challenged by multiple property owners as well as nonconforming lot sizes and uses. However, the area has high visibility from the freeway and is considered to be part of the ‘freeway gateway’ due to its location. This area is part of the City’s redevelopment project area and is adjacent to the Agoura Village Specific Plan.

The General Plan Update would encourage existing development to meet current City standards, including contemporary City standards for building materials and colors, signage, lighting, and landscaping. Policies also encourage the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct

identity for the area. However, no change to the current Commercial – Retail Service General Plan land use designation would occur.

Area 7: Planned Development District/Agoura Village Specific Plan

Area 7 is currently partially undeveloped, and is designated as part of the Agoura Village Specific Plan. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. The General Plan Update supports transformation of the area into a pedestrian-oriented village containing a mix of retail, restaurants, entertainment, hotel, housing and complementary uses.

The General Plan land use designation would change from Specific Plan to Planned Development. Future development would be managed in accordance with the land use and development standards specified by the Agoura Village Specific Plan.

Area 8: Kanan Road/Thousand Oaks Boulevard

Area 8 is currently designated as Commercial—Shopping Center by the existing General Plan (1993) and is considered to be the largest contiguous retail commercial area within the City. This area consists primarily of three existing shopping centers, typical of the older style, automobile oriented design that struggle to provide attention to pedestrian linkages and appropriate transitions to adjacent residential uses. The intent for the General Plan Update is to create a more pedestrian-oriented center by providing pedestrian amenities and a more attractive setting, and allowing some residential mixed use as an incentive to redevelopment with these goals in mind.

The General Plan land use designation would change from Commercial Shopping Center to Commercial Shopping Center/Mixed-Use to allow for a potential residential component.

Area 9: Town and Country Townhomes/Thousand Oaks Boulevard and Kanan Road

This area is currently developed with older style multifamily residential development and has a corresponding existing General Plan (1993) designation of Medium Density Residential. As a whole, this area is in need of rehabilitation, maintenance, and linkages to adjacent commercial areas (primarily along Kanan Road). Existing issues that have been identified in this area can be addressed through Code and policy enforcement. The General Plan Update contains policies to encourage property and streetscape maintenance and improvements.

No change is proposed to the current Medium Density Residential General Plan land use designation.

Area 10: Freeway Corridor Commercial Services District

Area 10 is currently developed with retail, restaurants, auto uses, day care facilities, and office uses and is designated as Commercial Retail/Service by the existing General Plan (1993). The contents of this area consist of an eclectic mix of uses and ages of buildings. This area is challenged by access to the freeway and few opportunities for new development that consists of a few vacant lots and storage uses.

No change in the current Commercial Retail/Service land use is proposed. However, goals and policies within the General Plan Update encourage the re-use of properties with non-conforming uses, streetscape improvements, and the overall visual enhancement of this area.

Area 11: Old Agoura Business Center

Area 11 is designated by the existing General Plan (1993) as Business Park Office Retail and includes the commercial center of Old Agoura. The current mix of older commercial and retail uses creates an old town character that respects the historic culture of this area as the beginnings of what is now Agoura Hills.

Two distinct areas make up this Subarea: (1) the Agoura Road corridor with characteristics including street tree canopies, two-lane roads, no curb, gutter, or sidewalk, no street lights, small scale buildings set close to the street, and eclectic building style; and (2) the Dorothy Drive corridor including older character uses, but with curb, gutter, and sidewalk.

No change in the current land use designation is proposed. Goals and policies within the General Plan Update promote the re-use of underutilized properties that reflect the historic qualities of Old Agoura's character and require the development of design guidelines for buildings, streetscape, and signage to improve the overall visual enhancement of this area.

Area 12: Hillside Neighborhoods (Indian Hills and Southeast Ridge Areas)

Area 12 is developed generally with low-density residential uses and open space and is designated as Restricted Open Space in the existing General Plan (1993). Lands adjacent to Agoura Road are developed with single-family residential uses. The southerly portion of the Subarea is characterized by natural hillsides that are, on the whole, not suitable for development. However, this hillside is entitled with recorded lots with allowed densities determined by the City's Hillside and Significant Ecological Areas (SEAs) Ordinances.

No change in the current Restricted Open Space land use is proposed. The goals and policies within the General Plan Update encourage future development to be low density and designed to reflect the area's hillside topography natural landscapes.

The General Plan Update has as one of its guiding principles the preservation of the City's residential neighborhoods, and does not propose an increase in residential densities in existing neighborhoods. The General Plan Update also seeks to ensure that the City provides for land uses that would maintain the City's fiscal health and provide for housing as required under state law.

None of the proposed land use changes associated with the General Plan Update include the extension of roadways or other development features through currently developed areas that could result in the physical division of an established community. Rather, the General Plan Update includes a substantial number of goals and policies which are intended provide a policy framework supporting the conservation of existing residential neighborhoods, while allowing the City to accommodate growth and change within infill areas where new development could build upon, and enhance the viability of land

uses. This includes promoting walkable areas, pedestrian connections, sustainable development, and ensuring design that will provide for appropriate transitions and compatibility with adjoining residential neighborhoods.

While some parts of the City are expected to undergo change over time, the General Plan Update seeks to ensure that existing residential neighborhoods, which comprise the largest share of the City's existing land uses, are buffered from the potential adverse impacts of changes elsewhere. In as much as the General Plan Update strives to protect the City's thriving residential communities through its goals, policies, and land use plan, and further proposes no substantial land use or circulation changes that would physically divide an established community, impacts to established communities would be ***less than significant***. (Class II). No mitigation measures are required.

■ Significant and Unavoidable Impacts

There are no significant and unavoidable impacts related to land use from implementation of the General Plan Update.

■ Cumulative Impacts

The geographic context for the cumulative impacts associated with land use issues is Los Angeles County, which assumes full buildout of the General Plan Update, in combination with buildout of the county as currently planned. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

It is anticipated that regional growth in general would be reviewed for consistency with adopted land use plans and policies by the County, City of Agoura Hills, and other incorporated cities, in accordance with the requirements of CEQA, the State *Zoning and Planning Law*, and the State *Subdivision Map Act*, all of which require findings of plan and policy consistency prior to approval of entitlements for development. For this reason, cumulative impacts associated with inconsistency of future development with adopted plans and policies would be less than significant. In addition, the contribution of the General Plan Update to such cumulative impacts will not be cumulatively considerable and will result in ***no impact*** as new development would be compatible with surrounding land uses and consistent with applicable plans, policies, and regulations. As a result, development under the General Plan Update would not contribute to any cumulative impacts associated with plan or policy inconsistency and would result in no cumulative impact.

It is also anticipated that future growth within Los Angeles County, in general, would primarily result in infill development. Changes to the existing land use environment in the area could occur through the conversion of vacant land and low-density uses to higher density uses, or through conversions of existing land use (e.g., from residential to commercial). However, it is assumed that this future development would be consistent with the adopted general plans of incorporated cities within the County, as well as zoning requirements. This development is anticipated to be consistent with CEQA review, mitigation requirements, and design review. Therefore, it can be assumed that through these requirements, future

development would be substantially compatible with existing land uses. For this reason, cumulative impacts on land use as a result of incompatibilities between existing and future development would be less than significant. The contribution of the General Plan Update to such cumulative land use impacts would result in *no impact* (Class II) and is thus not cumulatively considerable because development under the project would be compatible with the land uses that surround it. There would be no cumulative impact.

■ Mitigation Measures

With implementation of policies within the General Plan Update all impacts will be reduced to less-than-significant levels. No mitigation measures are necessary.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to land use, impacts would be *less than significant* (Class II). The proposed project would result in *no cumulative impact* (Class III).

4.8.4 Draft General Plan Goals and Policies

Below are the General Plan Update policies that relate to land use, organized by section.

Growth and Change

Goal LU-1 **Growth and Change.** Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.1 **Building Intensity and Population Density.** Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,150 housing units, 1,851,000 square feet of retail services, 3,431,500 square feet of business park/office uses, and 1,118,000 square feet of business park manufacturing uses.

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

- Policy LU-1.3 Development Phasing.** Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy.
- Policy LU-1.4 Share Costs of Development.** Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions.

Citywide Land Use and Urban Design

Goal LU-2 City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills’ residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policy LU-2.1 Housing. Provide opportunities for a full range of housing types, locations, and densities to address the community’s fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element.

Policy LU-2.2 Retail Services. Provide for and encourage the development of a broad range of uses in Agoura Hills’ commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending.

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

Policy LU-2.4 Visitor-Serving Uses. Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica Mountains park users.

Policy LU-2.5 Community Services. Provide a diversity of uses and services supporting Agoura Hills’ residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction, such as public schools and quasi-public infrastructure.

Goal LU-3 City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policy LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City.

- Policy LU-3.2 Hillside.** Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas.
- Policy LU-3.3 Open Spaces and Greenbelts.** Provide a network of open spaces and greenbelts with pedestrian access where appropriate.
- Policy LU-3.4 Tree Preservation.** Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species.
- Policy LU-3.5 Creeks and Natural Drainages.** Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements.
- Policy LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hills’ natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline.
- Policy LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas.
- Policy LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting.

Goal LU-4 City Form and Structure. Structure and form of development that respects Agoura Hills’ natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

- Policy LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills’ environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors. Figure LU-1 (Open Space Framework) depicts the key environmental elements that shape the City.
- Policy LU-4.2 Connected Open Space Network.** Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces.
- Policy LU-4.3 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business

park/employment uses in centers and along the freeway corridor.

- Policy LU-4.4 Concentration of Development Density.** Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems.
- Policy LU-4.5 Development Compatibility.** Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses.
- Policy LU-4.6 Building Scale and Design.** Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features.
- Policy LU-4.7 Building Relationship to Public Places.** Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side.
- Policy LU-4.8 Connectivity.** Promote the development of complete pedestrian, bicycle, and vehicular connections that provide access from all residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations.
- Policy LU-4.9 Integration of Open Space with Development.** Incorporate sufficient open areas of in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation.
- Policy LU-4.10 Community Identity.** Provide enhanced paving, entry monuments, and other special design features at key entry points to the City.
- Policy LU-4.11 Plans for Cohesive Development.** Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive coordinated development in high-profile areas of the community.

Goal LU-5 City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

- Policy LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and

interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.

Policy LU-5.2 Existing Structure Reuse. Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent.

Policy LU-5.3 Heat Island Effect. Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots.

Policy LU-5.4 Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
- Capture and re-use of stormwater on-site for irrigation
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
- Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
- Use of permeable paving materials
- Shading of surface parking, walkways, and plazas
- Management of wastewater and use of recycled water

Policy LU-5.5 Revitalization of Obsolete and Underused Properties. Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor.

Policy LU-5.6 Building Rehabilitation. Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City.

Policy LU-5.7 Housing Maintenance. Encourage the continued high maintenance levels of the City's housing stock.

Goal LU-6 Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

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

Goal HR-1 City That Values Its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policy HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible.

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

Policy HR-1.3 Community Education. Utilize Agoura Hills’ historic resources as opportunities to educate and engage the community in cultural and civic activities.

Goal HR-2 City That Values Its Cultural Amenities. A varied cultural environment that promotes the arts in Agoura Hills.

Policy HR-2.1 Cultural Programs. Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music.

Policy HR-2.2 Community Participation. Encourage active community participation in artistic and cultural activities.

Policy HR-2.3 Cultural Venues. Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills.

Policy HR-2.4 Art in Public Places. Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces.

Goal HR-3 City That Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policy HR-3.1 Recognition of Resources. Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property.

Policy HR-3.2 Protection of Resources. Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives.

- Policy HR-3.3 Discovery of Resources.** Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and that California Native American Heritage Commission, as appropriate, and following relevant procedures.

Residential Neighborhoods

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

- Goal LU-7 Livable and Quality Neighborhoods.** Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

- Policy LU-7.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.

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

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

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

- Policy LU-7.4 Complete Neighborhoods.** Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hills' neighborhoods.

- Policy LU-7.5 Walkable Neighborhoods.** Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use.
- Policy LU-7.6 Neighborhood Connectivity.** Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks, schools, and other community activity centers.
- Policy LU-7.7 Environmental Setting.** Protect and enhance the unique features of Agoura Hills’ residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes.
- Policy LU-7.8 Neighborhood Protection.** Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways.
- Policy LU-7.9 Housing Maintenance.** Recognize maintenance of the City’s housing stock as a high priority.
- Policy LU-7.10 Neighborhood Transitions.** Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character.
- Policy LU-7.11 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas.
- Policy LU-7.12 Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hills’ neighborhoods remain attractive, safe, and free of public nuisances.

Goal LU-8 Residential Very Low- and Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills’ history and designed to respect their environmental setting.

- Policy LU-8.1 Neighborhood Identity.** Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals.
- Policy LU-8.2 Development Compatibility with Community Character.** Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel

sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails.

Policy LU-8.3 Integration of Development with Natural Setting. Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines.

Policy LU-8.4 Property Setbacks. Encourage variable setbacks to enhance streetscape character and increase building separation.

Policy LU-8.5 Building Materials and Colors. Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments.

Policy LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas.

Policy LU-8.7 Open Spaces. Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area.

Goal LU-9 Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hills' single-family neighborhoods.

Policy LU-9.2 Parks and Open Space Amenities. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents.

Goal LU-10 Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

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

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality

- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details

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

Policy LU-10.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts.

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

Goal LU-11 Supporting Uses in Residential Neighborhoods. Ancillary uses serving residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

Policy LU-11.1 Home Occupations. Accommodate home occupation uses in residential neighborhoods, provided that they have no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood.

Policy LU-11.2 Daycare Centers. Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law.

Policy LU-11.3 Religious Institutions. Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts.

Commercial Districts

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

Goal LU-12 Diverse Districts and Corridors. A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills’ residents and visitors.

- Policy LU-12.1 Diversity of Uses.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers and corridors that reduce the need to travel to adjoining communities, and that capture a greater share of local spending.
- Policy LU-12.2 Freeway Corridor.** Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner.
- Policy LU-12.3 Shopping Centers.** Focus larger scale retail development in consolidated shopping centers that offer a variety of retail goods and amenities for Agoura Hills' residents.
- Policy LU-12.4 Visitor-Serving Commercial.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users.
- Policy LU-12.5 Differentiation of Districts.** Establish and maintain distinct identities for Agoura Hills' commercial districts, differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale, and form of development, amenities, and linkages with adjoining residential neighborhoods.

Goal LU-13

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

- Policy LU-13.1 Enhanced Design Character.** Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape.
- Policy LU-13.2 Architecture and Site Design.** Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:
- Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
 - Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
 - Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development

- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities

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

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

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

Policy LU-13.5 Connectivity to Neighborhoods. Require that commercial districts be linked to adjoining residential neighborhoods and other retail districts by well-designed and attractive pedestrian sidewalks and corridors.

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

Mixed-Use Districts

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

- Goal LU-14** **Mixed-Use.** Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills' residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.
- Policy LU-14.1 Land Use Mix.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site.
- Policy LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians.
- Policy LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents.
- Policy LU-14.4 Design Integration.** Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape.
- Policy LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements.

Business Parks

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

- Goal LU-15** **Quality Business Parks.** A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills' residents.
- Policy LU-15.1 Diversity of Business Park Uses.** Provide for a variety of business park uses that offer job opportunities for Agoura Hills' residents, including office, light industrial, and research and development.
- Policy LU-15.2 Supporting Uses.** Encourage the integration of uses in business parks and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses as financial services, business services, restaurants, and health clubs.

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

Policy LU-15.4 Childcare Facilities. Encourage major business park and industrial development projects to incorporate childcare facilities on site.

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

Goal LU-16 Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

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

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

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

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces

- Consistent architectural design vocabulary, articulation, materials, and color palette
- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery

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

Planned Development Districts

Goals and policies of this section of the General Plan Update provide for the development of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture.

Goal LU-17 Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

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

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Consistent property setbacks, frontage design, and building massing
- Orientation and design of the ground floor of buildings to promote pedestrian activity
- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate

- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts

Policy LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds.

Policy LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills.

Public and Quasi-Public Uses

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

Goal LU-18 Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills’ neighborhoods, centers, and corridors.

Policy LU-18.1 Adequate Community-Supporting Uses. Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering places.

Policy LU-18.2 Co-Location of Community Facilities. Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources.

Policy LU-18.3 Design of Civic Buildings and Spaces. Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, incorporating sustainable building practices, a high level of architectural quality, public art, landscaping sensitive to natural areas, and other features that demonstrate exceptional standards for development.

Policy LU-18.4 Compatibility of Public Buildings and Sites. Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located.

Policy LU-18.5 Coordination with Non-City Public Service Providers. Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan

and improve their properties and design buildings at a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located.

- Policy LU-18.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods.
- Policy LU-18.7 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City.
- Policy LU-18.8 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, and educational purposes in appropriate locations of the City.
- Policy LU-18.9 Parks and Open Spaces.** Seek to expand the City’s parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished.

Open Spaces

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

Goal LU-19 Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

- Policy LU-19.1 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions.
- Policy LU-19.2 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of passive recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefit.
- Policy LU-19.3 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s parks and open space systems.
- Policy LU-19.4 Conserve Natural Hillsides.** Encourage the conservation of natural hillsides in new and existing development in the City’s hillside areas, including limitations on density and building scale;

maintenance of an appropriate distance from hillsides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands.

Community Subareas and Districts

Commercial Recreation/Golf Course

- Goal LU-20** **Golf Course Property.** Maintenance of the property as open space, a visual amenity, and as a recreational asset for the community.
- Policy LU-20.1** **Protecting the Open Space Character.** Limit development to uses that protect and complement the area’s open space character and adjoining residential neighborhoods.
- Policy LU-20.2** **Uses.** Permit commercial recreational uses, such as golf courses and clubhouses, as well as restaurants and other ancillary structures, provided that they are located and designed to assure the visual prominence of open space and natural landscapes.
- Policy LU-20.3** **Compatibility with Adjoining Neighborhoods.** Locate and design active recreational uses to assure the privacy of and protection of adjoining residents from noise, lighting, and other potential impacts.
- Policy LU-20.4** **Land Use Priorities.** Require the retention of the property as active or passive open space should the existing golf course or other non-intensive commercial recreation uses be infeasible.

Neighborhood Commercial/Thousand Oaks Boulevard & Lake Lindero Drive

- Goal LU-21** **Neighborhood-Serving Commercial Center.** An economically viable commercial center serving residents of adjoining neighborhoods, where the physical appearance of buildings, landscapes, and public rights-of-way are improved to complement the neighborhood’s quality and character.
- Policy LU-21.1** **Property Improvements.** Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape.
- Policy LU-21.2** **Compatibility with Neighborhood.** Require that site improvements be located and designed to assure compatibility with adjoining residential neighborhoods.
- Policy LU-21.3** **Streetscape Improvements.** Improve the public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other

street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage.

Business Park District/West of Reyes Adobe Road

Goal LU-22 Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

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

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

Planned Development District/Ladyface Mountain Specific Plan (West End)

Goal LU-23 Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policy LU-23.1 Supporting Uses. Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday.

Policy LU-23.2 Site Development. Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

Policy LU-23.3 Development Clustering and Location. Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation.

Policy LU-23.4 Landscapes. Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces.

Policy LU-23.5 Trail Connectivity. Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan.

Policy LU-23.6 Specific Plan. Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan.

Planned Development District/West of Kanan Road & North of Agoura Road

Goal LU-24 Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policy LU-24.1 Development Transformation. Allow for a mix of uses and development densities that provide economic value, including the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center.

Policy LU-24.2 Land Use Mix. Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6 (Plan for Cohesive Development).

Policy LU-24.3 Internal Street Network. Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity.

Policy LU-24.4 Site Development. Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network.

Policy LU-24.5 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village.

Policy LU-24.6 Plan for Cohesive Development. Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation.

Kanan Road–Freeway Interchange Gateway

Goal LU-25 Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

- Policy LU-25.1 Property Improvements.** Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape.
- Policy LU-25.2 Creating Identity.** Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area.

Planned Development District/Agoura Village

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

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

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

- Breaking of the superblocks into a smaller grid of streets and sidewalks
- Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
- Targeting the development of vertical mixed-use buildings along primary street frontages
- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes

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

Policy LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design

guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan.

Commercial Shopping Centers/Kanan Road & Thousand Oaks Boulevard

Goal LU-27 Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

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

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

Policy LU-27.2 Mixed-Use Development. Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 (Land Use Mix) through Policy LU-14.5 (Compatibility of Residential and Nonresidential Uses) and contingent on the development of resident-serving amenities.

Policy LU-27.3 Compatibility with Residential Neighborhoods. Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods.

Policy LU-27.4 Streetscape Improvements. Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods.

Policy LU-27.5 Property Access. Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points.

Town and Country Townhomes/Kanan Road & Thousand Oaks Boulevard

- Goal LU-28 Well-Maintained Multi-Family Neighborhood.** Maintenance of the quality and character of existing multi-family housing units as a resource of affordable units for Agoura Hills' residents that complements adjoining residential neighborhoods.
- Policy LU-28.1 Property Maintenance and Improvements.** Work with property owners and residents to promote the repair, renovation, and long-term maintenance of existing buildings and properties.
- Policy LU-28.2 Streetscape Improvements and Connectivity.** Improve sidewalks and street crossings for connectivity with adjoining shopping centers.

Freeway Corridor Commercial Services District

- Goal LU-29 Community-Serving Commercial District.** A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.
- Policy LU-29.1 Transformation and Cohesive Development.** Promote the re-use of properties developed with nonconforming uses.
- Policy LU-29.2 Streetscape Improvements.** Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area.
- Policy LU-29.3 District Identity.** Work with property owners to improve properties for the visual enhancement of the freeway corridor.
- Policy LU-29.4 Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length.

Old Agoura Business Center

- Goal LU-30 Historic Business Center.** A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.
- Policy LU-30.1 Land Uses.** Limit development to uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties.
- Policy LU-30.2 Identity and Character.** Require that new and upgraded development reflects Old Agoura's history and character, as specified by guidelines for site development, architecture, and public streetscapes.

- Policy LU-30.3 Streetscape Improvements.** Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area’s history.
- Policy LU-30.4 Distinctive Signage.** Develop a public signage program identifying historic sites and buildings.
- Policy LU-30.5 Connectivity.** Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area’s heritage and character.

Hillside Neighborhoods (Indian Hills and Southeast Ridge Areas)

Goal LU-31 Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area’s slopes and natural topography.

- Policy LU-31.1 Lot Consolidation.** Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density.
- Policy LU-31.2 Property Acquisition.** Participate in and promote the acquisition of undeveloped parcels to preserve these as open space.
- Policy LU-31.3 Site Design and Development.** Require that housing units be located and designed to reflect the area’s hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting.
- Policy LU-31.4 Clustering of Housing Units.** Require that buildings be clustered to minimize grading and modifications of the natural topography.
- Policy LU-31.5 Landscapes.** Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection.

Goal ED-1 Economic Base. A strong and sustainable economic base that supports continued growth in City revenues.

- Policy ED-1.1 Diversified Economic Base.** Identify and attract businesses that diversify the City’s economy and provide jobs with a range of skills and wages.
- Policy ED-1.2 Business Attraction and Retention.** Promote the retention of existing and attraction of new commercial, office, research and development, and light industrial businesses and afford opportunities for their growth and expansion through the designation of sufficient land use capacity and economic development incentives.

Policy ED-1.3 Enhance Sales Tax Revenues. Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community.

Policy ED-1.4 Infrastructure Improvements. Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management.

Goal ED-2 Fiscal Sustainability. Fiscally sound management of the City to support continued growth in the City's economic resources to maintain a high level of public services and infrastructure maintenance for the City's residents, visitors, and employment base.

Policy ED-2.1 Fiscal and Economic Monitoring. Establish an ongoing system to monitor the City's key economic and fiscal performance measures.

Policy ED-2.2 Sustainable Guidelines. Balance the projected revenues from land uses with levels of public services that can be sustained over time, including adequate reserves and replacement of older infrastructure.

Policy ED-2.3 Efficient Service Delivery. Continue to improve the efficiency and cost effectiveness of providing local public services through monitoring and streamlining service delivery practices, including increasing energy and water efficiency and other "green economy" practices.

Policy ED-2.4 Financial Strategy. Establish a range of financing approaches to develop and maintain public infrastructure, including considering periodic reassessment of development impact fees, using available redevelopment agency (RDA) tax increment financing, and other financing mechanisms.

4.8.5 References

Agoura Hills, City of. 1993. *Agoura Hills General Plan*, October.

———. 2006. *City of Agoura Hills Land Use Background Report*, November.

———. 2009. *Agoura Hills Housing Element*.

4.9 NOISE

This section evaluates the impacts of the General Plan Update associated with noise within the City of Agoura Hills. This section describes the existing noise environment within and around the City and the potential for significant increases in noise and groundborne vibration levels due to implementation of the General Plan Update. Data for this section were developed based on field investigation to measure existing noise levels, a review of current noise standards, and noise assessment methodologies, including the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction model and others contained in the Federal Transit Administration's Transit Noise and Impact Assessment document. Potential direct and indirect impacts resulting from construction and operational activities associated with implementation of the General Plan Update are identified, and potential mitigation measures that could avoid or reduce impacts are recommended, where feasible.

No comment letters regarding noise were received in response to the April 30, 2009, Notice of Preparation circulated for the General Plan Update. However, one letter regarding noise was received at the July 2009 public community meeting held to review regarding the General Plan Update. This letter was not specific to the environmental review. Full bibliographic entries for all reference materials are provided in Section 4.9.5 (References) of this section.

4.9.1 Environmental Setting

■ Fundamentals of Sound and Environmental Noise

Sound is created when vibrating objects produce pressure variations that move rapidly outward into the surrounding air, and it is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway. Table 4.9-1 (Representative Environmental Noise Levels) lists representative noise levels for the environment.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of

day when the noise occurs. The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

Table 4.9-1 Representative Environmental Noise Levels		
<i>Common Outdoor Activities</i>	<i>Noise Level (dBA)</i>	<i>Common Indoor Activities</i>
Power Saw	—110—	Rock Band
Jet Fly-over at 100 feet		Crying Baby
Subway	—100—	
Gas Lawnmower at 3 feet		
Tractor	—90—	
		Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	—80—	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime		
Gas Lawnmower at 100 feet	—70—	Vacuum Cleaner at 10 feet
Commercial Area		Normal Speech at 3 feet
Heavy Traffic at 300 feet	—60—	Sewing Machine
Air Conditioner		Large Business Office
Quiet Urban Area during Daytime	—50—	Dishwasher in Next Room
		Refrigerator
Quiet Urban Area during Nighttime	—40—	Theater, Large Conference Room (background)
Quiet Suburban Area during Nighttime		
	—30—	Library
Quiet Rural Area during Nighttime		Bedroom at Night, Concert Hall (background)
	—20—	
		Broadcast/Recording Studio
	—10—	
Lowest Threshold of Human Hearing	—0—	Lowest Threshold of Human Hearing

SOURCE: California Department of Transportation, Noise, Air Quality, and Hazardous Waste Management Office, *Technical Noise Supplement*, October 1998, p. 18.

- L_{eq} , the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- L_{dn} , the Day-Night Average Level, is a 24-hour average L_{eq} with a 10 dBA “weighting” added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24 hour L_{eq} would result in a measurement of 66.4 dBA L_{dn} .
- *CNEL*, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 5 dBA “weighting” during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA “weighting” added to noise

during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

- L_{min} , the minimum instantaneous noise level experienced during a given period of time.
- L_{max} , the maximum instantaneous noise level experienced during a given period of time.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night, or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60 to 70 dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings that can provide noise levels as low as 20 dBA and quiet, suburban, residential streets that can provide noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most would accept the higher levels associated with more noisy urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA).

When evaluating changes in 24-hour community noise levels, a difference of 3 dBA is a barely perceptible increase to most people. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness.

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also intensify or reduce the noise level at a location. A common method for estimating roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is normal earth or has vegetation, such as grass).

Noise from stationary or point sources (including construction noise) is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units is generally 30 dBA or more (HMMH 2006).

■ Fundamentals of Environmental Groundborne Vibration

Vibration is sound radiated through the ground. Groundborne noise is the rumbling sound caused by the vibration of room surfaces. The ground motion caused by vibration is measured as particle velocity in inches per second; in the U.S., this is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Table 4.9-2 (Human Response to Different Levels of Groundborne Vibration) describes the general human response to different levels of groundborne vibration velocity levels.

Table 4.9-2 Human Response to Different Levels of Groundborne Vibration	
<i>Vibration Velocity Level</i>	<i>Human Reaction</i>
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

SOURCE: HMMH 2006

■ Existing Noise Environment

Land uses within the City of Agoura Hills include a range of residential, commercial, office/manufacturing, institutional, and recreational open space areas. As the City has limited alternative transportation facilities (MTA Bus Line 161 and Commuter Express Lines 422 and 423), the primary source of noise is vehicular traffic. Noise in the City also occurs from various stationary sources, such as mechanical equipment associated with building structures, the operation of various types of businesses, and sources produced at residential locations. These sources of noise in the City are further described below.

Arterial Roadways

The dominant noise sources throughout the City of Agoura Hills are transportation related. The Ventura Freeway (US-101) is the major source of traffic noise within City limits; however, additional traffic noise is generated along major streets. Motor vehicle noise generated by automobiles, motorcycles, trucks, and buses commonly causes sustained noise levels and is often in close proximity of sensitive land uses.

Residential uses near arterial roadways do not have attenuation from noise other than the presence of any large-scale commercial structures separating the residential area from those arterials and the distance between the roadway and the residential structures. The noise attenuation features of new residential uses are reviewed on a project-by-project basis as part of the City’s development review process. This means that as residential projects are proposed near the major roadways within the City, future noise levels are evaluated and noise mitigation strategies are developed as necessary to meet City standards.

Stationary Sources

A wide variety of stationary sources that are typical of an urban setting are present in the City of Agoura Hills. The City contains many different uses (e.g., commercial, office/manufacturing, residential, institutions, public facilities, utilities, etc.), all of which can produce noise. Residential areas can generate noise through the use of heating and cooling equipment, and through landscape maintenance activities such as gasoline-powered lawnmowers, leaf blowers, and trash collection. Commercial uses can generate noise through the operation of rooftop heating and cooling equipment, and other operational activities, such as trash deposit and collection in alleys, noise emanating from within businesses, and deliveries. Outdoor sports facilities that attract large numbers of spectators, such as high school football fields, can produce noise that affects nearby receptors. The level of noise produced depends on the size of the facility and the attendance for a specific event. Football fields with seating for 4,000 to 5,000 people and amplified public address systems have typically generated maximum noise levels of about 90 dBA at a distance of 50 feet from the field.

■ Existing Noise Levels

Measured Noise Levels

Existing ambient daytime noise levels were measured at eleven locations in the City in order to characterize existing daytime noise conditions caused by various noise sources. Ambient noise levels were monitored at general locations where noise levels are representative of typical uses within the City and in proximity to US-101. The noise monitoring locations are shown in Figure 4.9-1 (Noise Monitoring Locations).

Noise levels were monitored using a Larson-Davis Model 814 precision sound level meter, which meets the standards of the American National Standards Institute (ANSI) for general environmental noise measurement instrumentation. The average noise levels and sources of noise measured at each location are identified in Table 4.9-3 (Existing Daytime Noise Levels at Selected Locations). These daytime noise levels are characteristic of a typical urban area, with the greatest noise levels occurring along heavily traveled roadways.

Roadway Noise Levels

Existing 24-hour traffic noise levels have been calculated for the roadways with the highest traffic volumes in the Incentive Area. This task was accomplished using the FHWA Noise Prediction Model (FHWA-RD-77-108). The model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions.

The model was used to calculate noise levels along selected roadways in the City. The existing roadway 70 dBA, 65 dBA, and 60 dBA CNEL noise contours are shown in Figure 4.9-2 (Noise Contours—Existing). Existing residential uses in close proximity to the highway and roadway segments are exposed to high noise levels on a regular basis. Table 4.9-4 (Existing Roadway Noise Levels) lists the existing roadway noise levels at 100 feet from roadway centerlines.

Table 4.9-3 Existing Daytime Noise Levels at Selected Locations

<i>Location</i>		<i>Primary Noise Sources</i>	<i>L_{eq} (dBA)</i>	<i>L_{min} (dBA)</i>	<i>L_{max} (dBA)</i>
1	Single-family residential neighborhood (Alfonso Drive and Luis Drive)	Vehicular traffic—US-101 and local road	58.3	53.9	67.2
2	Office park (30601 Agoura Road)	Vehicular traffic—US-101 and local road	65.0	57.3	77.0
3	Commercial Retail (5719 Lake Lindero Drive)	Vehicular traffic—local road, including delivery trucks; HVAC (liquor store)	69.5	52.9	93.5
4	Single-family residential neighborhood (Laro Drive and Calmfield Avenue)	Vehicular traffic—local road	61.7	47.0	75.4
5	Commercial Retail (Kanan Road and Thousand Oaks Boulevard)	Vehicular traffic—local road	69.8	57.4	85.6
6	Single-family residential neighborhood (Quail Run Drive and Buffwood Place)	Vehicular traffic—local road; dogs barking	54.5	48.8	64.4
7	Indian Hills High School	Vehicular traffic—local road; children at play	62.7	42.7	80.2
8	Indian Hills High School (As students are being let out)	Vehicular traffic—local road; students leaving school	64.4	44.6	84.4
9	Office park (29395 Agoura Road)	Vehicular traffic—US-101 and local road	68.5	52.9	78.9
10	Kanan Road and Roadside Drive	Vehicular traffic—US-101 and local road	77.1	61.2	100.0
11	Multi-family residential neighborhood (28220 Agoura Road)	Vehicular traffic—US-101 and local road	67.3	58.5	80.4

SOURCE: PBS&J, 2009. Noise monitoring records are provided in Appendix F.
Noise levels were monitored for 15 minutes at each location on May 21, 2009.

Noise Levels Associated with Construction Activities in the City

Construction activities are a regular and on-going source of noise throughout the City due to the construction and/or renovation of new and existing structures. Noise levels generated by construction activities are generally isolated to the immediate vicinity of the construction site and typically occur during daytime hours in accordance with City regulations (discussed below). Construction activities also typically occur for relatively short-term periods of a few weeks to a few months and then the noise sources are removed from the construction area.

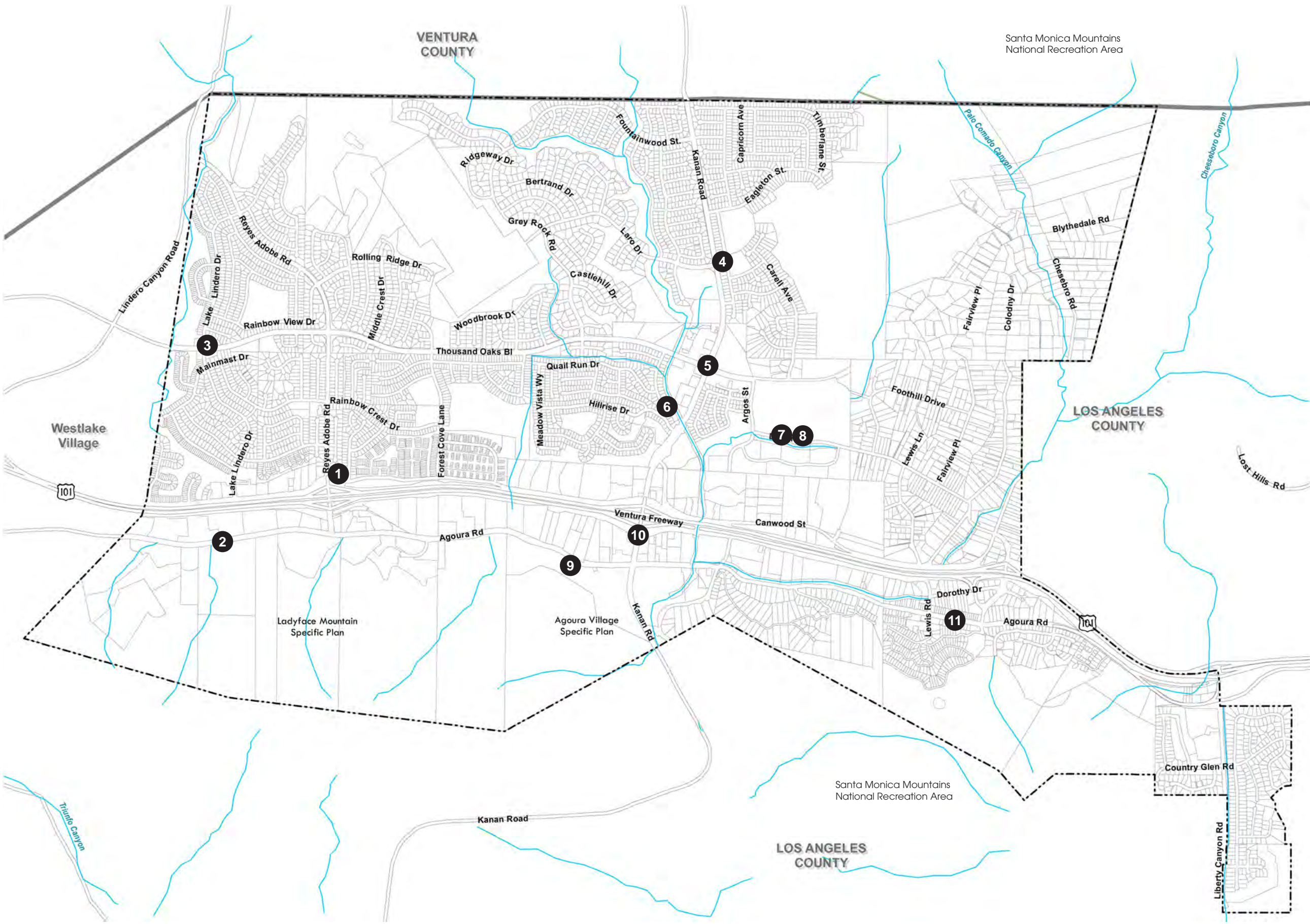
Sensitive Land Uses

Various standards have been developed to address the compatibility of land uses and noise levels. The applicable standards are presented in the following discussion. Special emphasis is placed on land uses that are considered to be sensitive to high noise levels.

Sensitive land uses are those uses that have associated human activities that may be subject to stress or significant interference from noise. Potentially sensitive land uses in Agoura Hills include residences, schools, churches, and libraries.

**CITY of AGOURA HILLS
General Plan Update EIR**

**NOISE MONITORING
LOCATIONS**



- Legend**
- Parcel Boundaries
 - City Limits
 - County Boundary
 - Streams
 - # Noise Monitoring Location



Source: City of Agoura Hills, January 2007
Date Revised: June 2009
01207|JCS|10

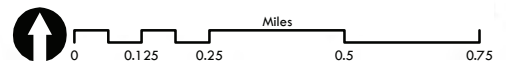








Figure 4.9-1

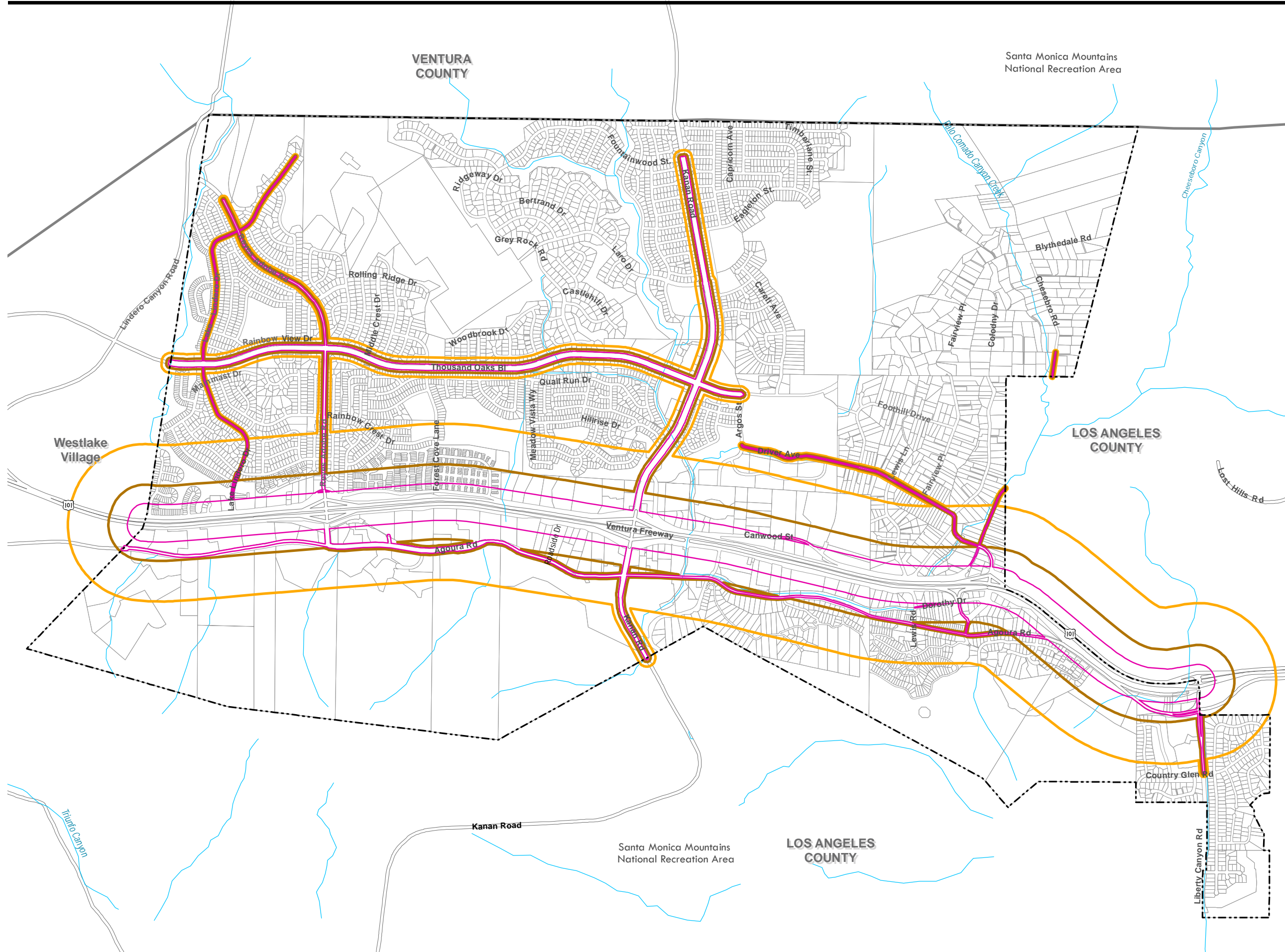
**CITY of AGOURA HILLS
General Plan Update EIR**

**NOISE CONTOURS-
EXISTING**

Legend

Existing Roadway Noise Contours

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



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

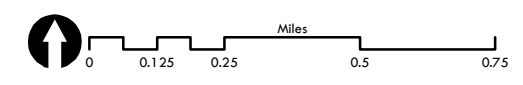


Table 4.9-4 Existing Roadway Noise Levels

Roadway Segment	Reference CNEL at 100 Feet ^a	Distance to Noise Contour (feet) ^b		
		70 CNEL	65 CNEL	60 CNEL
Lake Lindero Road, north of Thousand Oaks Boulevard	54.8	—	—	45
Thousand Oaks Boulevard, west of Lindero Road	63.7	—	81	175
Lake Lindero Road, south of Thousand Oaks Boulevard	54.3	—	—	42
Reyes Adobe Road, north of Thousand Oaks Boulevard	58.7	—	—	83
Thousand Oaks Boulevard, west of Reyes Adobe Road	62.7	—	70	152
Thousand Oaks Boulevard, east of Reyes Adobe Road	63.5	—	79	171
Reyes Adobe Road, south of Thousand Oaks Boulevard	60.8	—	53	113
Kanan Road, south of Fountainwood Avenue	62.6	—	70	150
Kanan Road, north of Thousand Oaks Boulevard	63.9	—	85	183
Thousand Oaks Boulevard, west of Kanan Road	63.1	—	74	160
Thousand Oaks Boulevard, east of Kanan Road	62.0	—	63	136
Kanan Road, south of Thousand Oaks Boulevard	64.2	—	89	191
Driver Avenue, east of Argos Street	56.6	—	—	59
Agoura Road, east of Flintlock Lane	61.1	—	55	118
Reyes Adobe Road, north of Canwood Street	61.8	—	61	131
Canwood Street, west of Reyes Adobe Road	56.5	—	—	59
Canwood Street, east of Reyes Adobe Road	54.0	—	—	40
Reyes Adobe Road, north of Agoura Road	61.7	—	61	130
Agoura Road, west of Reyes Adobe Road	61.3	—	57	123
Agoura Road, east of Reyes Adobe Road	62.3	—	67	143
Kanan Road, south of Canwood Street East	65.5	—	108	233
Canwood Street, west of Kanan Road	55.3	—	—	49
Canwood Street, east of Kanan Road	59.0	—	40	86
Kanan Road, north of Agoura Road	62.7	—	70	151
Agoura Road, west of Kanan Road	61.2	—	56	121
Agoura Road, east of Kanan Road	59.5	—	43	93
Kanan Road, south of Agoura Road	63.5	—	79	171
Roadside Drive, west of Lewis Road	53.6	—	—	37
Agoura Road, east of Cornell Road	58.8	—	39	83
Chesebro Road, north of Driver Avenue/Palo Comado Canyon Road	54.5	—	—	43
Driver Avenue, west of Chesebro Road	57.4	—	—	67
Palo Comado Canyon Road, east of Chesebro Road	60.1	—	47	102
Chesebro Road, south of Driver Avenue/Palo Comado Canyon Road	56.5	—	—	59
Dorothy Drive, Lewis Road to US-101 SB Ramps/Chesebro Road	54.3	—	—	42
Chesebro Road, south of Dorothy Drive	58.4	—	36	78
Agoura Road, west of Chesebro Road	59.1	—	40	87

Table 4.9-4 Existing Roadway Noise Levels

Roadway Segment	Reference CNEL at 100 Feet ^a	Distance to Noise Contour (feet) ^b		
		70 CNEL	65 CNEL	60 CNEL
Palo Comado Canyon Road, south of Dorothy Drive	59.1	—	40	87
Chesebro Road, north of Agoura Road	56.4	—	—	58
Liberty Canyon Road, US-101 NB ramps and US-101 SB ramps	59.1	—	—	87
Liberty Canyon Road, north of Agoura Road	60.2	—	—	103
Agoura Road, west of Liberty Canyon Road	58.3	—	36	77
Agoura Road, east of Liberty Canyon Road	59.4	—	42	91
Liberty Canyon Road, south of Agoura Road	58.5	—	—	79

SOURCE: PBS&J, 2009 (calculation data and results are provided in Appendix F)

a. Distances are in feet from roadway centerline. The identified noise level at 100 feet from the roadway centerline is for reference purposes only as a point from which to calculate the noise contour distances. It does not reflect an actual building location or potential impact location.

b. A “—” denotes that the noise contour is located within the roadway lanes.

4.9.2 Regulatory Framework

Various standards have been developed to address the compatibility of land uses and noise levels. The applicable standards are presented in the following discussion. Special emphasis is placed on land uses that are considered to be sensitive to high noise levels. Typical sensitive receptors include residences, schools, churches, and libraries. Each of these land use types currently occur within the City.

■ Federal

There are no federal noise requirements or regulations applicable to local actions of the City of Agoura Hills. However, there are federal regulations that influence the audible landscape, where federal funding is involved. The Federal Highway Administration (FHWA) requires abatement of highway traffic noise for highway projects through rules in the Code of Federal Regulations (23 CFR Part 772), and the Federal Transit Administration (FTA) and Federal Railroad Administration (FRA) each recommend thorough noise and vibration assessments through comprehensive guidelines for any mass transit or high-speed railroad projects that would pass by residential areas. For housing constructed with assistance from the U.S. Department of Housing and Urban Development, minimum noise insulation standards must be achieved (24 CFR Part 51, Subpart B).

■ State

The California *General Plan Guidelines 2003 (Guidelines)* promotes use of L_{dn} or CNEL for evaluating noise compatibility of various land uses with the expected degree of noise exposure. The designation of a level of noise exposure as “normally acceptable” for a given land use category implies that the expected interior noise would be acceptable to the occupants without the need for any special structural acoustic treatment. The *Guidelines* identify the suitability of various types of construction relative to the range of customary outdoor noise exposures. The *Guidelines* provide each local community some leeway in setting

local noise standards that allow for the variability in individual perceptions of noise in that community. Findings presented in the U.S. EPA’s document, *Levels* (see discussion above under “Noise Control Act”), have had an obvious influence on the recommendations of the *Guidelines*, most importantly in the latter’s choice of noise exposure metrics (i.e., L_{dn} or CNEL) and in the upper limits for the “normally acceptable” exposure of noise-sensitive uses (i.e., no higher than 60 dBA L_{dn} or CNEL for low-density residential, which is just at the upper limit of the 5 dBA “margin of safety” defined by the U.S. EPA for noise-sensitive land use categories).

Title 24 of the California Code of Regulations includes Sound Transmission Control requirements that establish uniform minimum noise insulation performance standards for new hotels, motels, dormitories, apartment houses, and dwellings other than detached single-family units. Specifically, Title 24 states that interior noise levels attributable to exterior sources shall not exceed 45 dBA CNEL in any habitable room of new dwellings. Dwellings are to be designed so that interior noise levels would meet this standard for at least ten years from the time of building permit application.

Local

The City of Agoura Hills has adapted the land use compatibility guidelines developed by the State of California to determine acceptable ambient noise levels within the City, as shown in Table 4.9-5 (Land Use Compatibility for Community Noise Sources). Based on these standards, exterior noise levels of 60 dBA CNEL and lower are “normally acceptable” for single-family residential uses, while exterior noise levels of 65 dBA CNEL and lower are “normally acceptable” for multi-family residential uses. “Normally acceptable” is defined as the highest noise level that should be considered for the construction of new buildings that incorporate conventional construction techniques, but without any special noise insulation requirements.

Land Use Category	Noise Exposure (dBA, CNEL)					
	55	60	65	70	75	80
Residential —Low-Density Single Family, Duplex, Multiple Family						
Residential —Mobile Homes						
Commercial (Regional, District)—Transient Lodging, Motels, Hotels						
Commercial (Regional, Village District, Special)—Commercial Retail, Bank, Restaurant, Movie Theater						

Table 4.9-5 Land Use Compatibility for Community Noise Sources

Land Use Category	Noise Exposure (dBA, CNEL)					
	55	60	65	70	75	80
Commercial, Industrial, Institutional —Office Building, Research and Development, Professional Offices, City Office Building	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Commercial (Recreation), Institutional (Civic Center) —Amphitheater, Concert Hall, Auditorium, Meeting Hall	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Commercial (Recreation) —Children’s Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Commercial (General, Special Industrial, Institutional) —Automobile, Service Station, Auto Dealership, Manufacturing, Warehouse, Wholesale, Utilities	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Institutional (General) —Hospital, Church, Library, School’s Classroom	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Open Space —Parks	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Open Space —Golf Course, Cemetery, Nature Center, Wildlife Habitat	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray	Light Gray
Light Gray	Clearly Compatible: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.					
Dark Gray	Normally Compatible: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but closed windows and fresh air supply or air conditioning will normally suffice.					
Checkered	Normally Incompatible: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.					
Black	Clearly Incompatible: New construction or development should generally not be undertaken.					

Agoura Hills Municipal Code

Chapter 6, Part 2, Division 6, Noise Regulations, of the Zoning Article of the Agoura Hills Municipal Code includes limitations on unnecessary, excessive, and annoying noises within the City. Section 9656 of the City Municipal Code establishes the general standards relative to disturbance of peace as follows:

...[C]reating, maintaining, causing or allowing to create, maintain or cause any noise in a manner ... [that is] detrimental to the public health, welfare and safety and contrary to the public interest.

The City’s Noise Ordinance establishes noise level standards in and around residential structures, as shown in Table 4.9-6 (Interior and Exterior Noise Standards).

Table 4.9-6 Interior and Exterior Noise Standards

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

a. Includes bathrooms, toilets, closets, corridors

b. Limited to the following:

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

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

The ordinance also stipulates, with respect to exterior noise levels, in Section 9656.2 of the City Municipal Code that:

It shall be unlawful for any person at any location within the city to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured by any other residential property either incorporated or unincorporated, to exceed:

1. The noise standard for a cumulative period of more than fifteen (15) minutes in any hour; or
2. The noise standard plus five (5) db(A) for a cumulative period of more than ten (10) minutes in any hour; or
3. The noise standard plus ten (10) db(A) for a cumulative period of more than five (5) minutes in any hour; or
4. The noise standard plus fifteen (15) db(A) for a cumulative period of more than one (1) minute of any hour; or
5. The noise standard plus twenty (20) db(A) for any period of time.

With regard to restrictions on construction activity, Section 9656.4 of the City Municipal Code states that construction noise is exempted from the noise restrictions listed above, provided that:

Noise ... associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 P.M. and 7:00 A.M. on weekdays, including Saturday, or at any time on Sunday or a legal holiday

4.9.3 Project Impacts and Mitigation

■ Analytic Method

Implementation of the General Plan Update could result in elevated noise levels that may exceed permitted City noise levels. The primary sources of noise associated with the proposed project would be construction activities within the City and project-related traffic volumes associated with operation of those projects. Secondary sources of noise would include new stationary sources (such as heating, ventilation, and air conditioning units) and increased human activity throughout the City. The net increase in noise levels generated by these activities and other sources have been quantitatively estimated and compared to the applicable noise standards and thresholds of significance.

Aside from noise levels, groundborne vibration would also be generated during the construction phase of future projects within the City by various types of construction equipment. Thus, the groundborne vibration levels generated by construction equipment have also been quantitatively estimated and compared to applicable thresholds of significance.

Construction Noise Levels

Construction noise levels were estimated by data published by the U.S. Environmental Protection Agency (EPA). Potential noise levels are identified for on- and off-site locations that are sensitive to noise, including residences and schools.

The EPA has compiled data regarding the noise-generating characteristics of typical construction activities. These noise levels would diminish rapidly with distance from the construction site, at a rate of approximately 6 dBA per doubling of distance as equipment is generally stationary or confined to specific areas during construction. For example, a noise level of 86 dBA measured at 50 feet from the noise source to the receptor would reduce to 80 dBA at 100 feet from the source to the receptor, and reduce by another 6 dBA to 74 dBA at 200 feet from the source to the receptor. The noise levels from construction at the off-site sensitive uses can be determined with the following equation from the HMMH *Transit Noise and Vibration Impact Assessment, Final Report*: $L_{eq} = L_{eq} \text{ at } 50 \text{ ft.} - 20 \text{ Log}(D/50)$, where L_{eq} = noise level of noise source, D = distance from the noise source to the receiver, L_{eq} at 50 ft. = noise level of source at 50 feet.

Roadway Noise Levels

Roadway noise levels have been calculated for various locations within the City of Agoura Hills. The noise levels were calculated using the FHWA-RD-77-108 model and traffic volumes from the project traffic study. The average vehicle noise rates (energy rates) utilized in the FHWA Model reflects vehicle noise rates identified for California by Caltrans. Traffic volumes used in the FHWA model are derived

from the project traffic study, which is provided in its entirety Appendix B and summarized in Section 4.13 (Transportation/Traffic) of this document.

Vibration Levels Associated with Construction Equipment

Groundborne vibration levels resulting from construction activities occurring within the City were estimated using data published by Harris Miller Miller & Hanson Inc. (HMMH 2006) for the Federal Transit Administration. Potential vibration levels are identified for on- and off-site locations that are sensitive to vibration, including residences and schools. The vibration levels at the off-site sensitive uses can be determined with the following equation from the HMMH *Transit Noise and Vibration Impact Assessment, Final Report*: $L_v(D) = L_v(25 \text{ ft}) - 20\log(D/25)$, where L_v = vibration level of equipment, D = distance from the equipment to the receiver, $L_v(25 \text{ feet})$ = vibration level of equipment at 25 feet.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would have significant impact if it would do any of the following:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project
- For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels
- For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels

The CEQA Guidelines do not define the levels at which temporary and permanent increases in ambient noise are considered “substantial.” As discussed previously in this section, a noise level increase of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. However, as the existing level of ambient noise increases, the allowable level of project generated noise increases, but the total amount that community noise exposure is allowed to increase is reduced. This accounts for the unexpected result that a project noise exposure which is less than the existing noise exposure can still cause impact. As a result, the following thresholds shown in Table 4.9-7 (Noise Thresholds) are used with respect to assessing operational roadway noise.

Table 4.9-7 Noise Thresholds	
Ambient Noise Levels Without Project (Ldn or CNEL)	Threshold (Ldn or CNEL)
< 60 dB	+ 5.0 dB or more
60-65 dB	+ 3.0 dB or more
> 65 dB	+1.5 dB or more

The justification for the above thresholds are that people already exposed to high noise levels would notice and be annoyed by a small increase in the amount of noise in their community. In contrast, if the existing noise levels are already low, a greater change in community noise would be required for the equivalent level of annoyance (HMMH 2006).

The CEQA Guidelines also do not define the levels at which groundborne vibration or groundborne noise is considered “excessive.” For the purpose of this analysis, groundborne vibration impacts associated with human annoyance would be significant if the vibration or associated groundborne noise exceeds 85 VdB, which is the vibration level that is considered by the Federal Transit Administration (FTA) to be acceptable only if there are an infrequent number of events per day (as described in Table 4.9-2 (Human Response to Different Levels of Groundborne Vibration)). In terms of groundborne vibration impacts on structures, this analysis would use the Federal Transit Administration’s vibration damage threshold of approximately 100 VdB for fragile buildings and approximately 95 VdB for extremely fragile historic buildings (HMMH 2006).

■ Effects Not Found to Be Significant

Threshold	Would the project expose people residing or working in the City to excessive noise levels for a project located within an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport?
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The City of Agoura Hills is not located within an airport land use plan. Therefore, the General Plan Update would result in *no impact* (Class III).

The City is not in the vicinity of any commercial airport nor does any area of the City fall within an airport land use plan. As such, implementation of the General Plan Update would not expose people residing or working within the City to excessive noise levels and would thus have *no impact* (Class III). No further discussion of this effect is required, and no mitigation measures are required.

Threshold	Would the project expose people residing or working in the City to excessive noise levels for a project located within the vicinity of a private airstrip?
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The City of Agoura Hills is not located within the vicinity of a private air strip. Therefore, the General Plan Update would result in *no impact* (Class III).

There are no private airstrips in the vicinity of the City. As such, implementation of the General Plan Update would not expose people residing or working within the City to excessive noise levels and would

thus have *no impact* (Class III). No further discussion of this effect is required, and no mitigation measures are required.

■ Less-Than-Significant Impacts

Threshold	Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
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Impact 4.9-1 **Construction activities associated with the General Plan Update would generate noise levels that exceed the noise standards established by the City of Agoura Hills Noise Standards. However, this impact would be temporary and subject to the requirements of the City Municipal Code. This is a *less-than-significant* (Class II) impact.**

Implementation of the General Plan Update would potentially increase the level of development within the City and during implementation could result in additional construction activities and traffic volumes that may exceed permitted noise levels. In addition, with increased development, there would also be a potential secondary increase in noise levels associated with increased human activity throughout the City.

Development of projects under the General Plan Update would require the use of heavy equipment for demolition, site excavation, installation of utilities, site grading, paving, and building fabrication. Construction activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of construction there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location of the activity.

The EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. These data are presented in Table 4.9-8 (Noise Ranges of Typical Construction Equipment) and Table 4.9-9 (Typical Outdoor Construction Noise Levels). These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance for construction equipment, as identified by the EPA.⁵ For example, a noise level of 86 dBA measured at 50 feet from the noise source to the receptor would reduce to 80 dBA at 100 feet from the source to the receptor, and reduce by another 6 dBA to 74 dBA at 200 feet from the source to the receptor.

Noise that would be experienced by sensitive uses due to development associated with implementation of the General Plan Update is determined at the property lines. Specific development plans have not yet been determined at individual sites; however, there is the potential that future construction activities could be as close as 50 feet from sensitive receptors (single- and multi-family residential, and educational uses). Sensitive receptors within the vicinity of individual development projects could experience noise levels up to 98 dBA L_{eq} as a result of routine construction activities, and up to 107 dBA L_{eq} if pile-driving activities were required.

⁵ United States Environmental Protection Agency. 1971. Noise from Construction Equipment and Operations, Building Equipment and Home Appliances.

Table 4.9-8 Noise Ranges of Typical Construction Equipment

<i>Equipment</i>	<i>Noise Levels in dBA L_{eq} at 50 Feet ^a</i>
Front Loader	73 to 86
Trucks	82 to 95
Cranes (moveable)	75 to 88
Cranes (derrick)	86 to 89
Vibrator	68 to 82
Saws	72 to 82
Pneumatic Impact Equipment	83 to 88
Jackhammers	81 to 98
Pumps	68 to 72
Generators	71 to 83
Compressors	75 to 87
Concrete Mixers	75 to 88
Concrete Pumps	81 to 85
Back Hoe	73 to 95
Pile Driving (peaks)	95 to 107
Tractor	77 to 98
Scraper/Grader	80 to 93
Paver	85 to 88

SOURCE: United States Environmental Protection Agency, 1971, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*.

a. Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Table 4.9-9 Typical Outdoor Construction Noise Levels

<i>Construction Phase</i>	<i>Noise Levels at 50 Feet (dBA L_{eq})</i>	<i>Noise Levels at 50 Feet with Mufflers (dBA L_{eq})</i>
Ground Clearing	84	82
Excavation, Grading	89	86
Foundations	78	77
Structural	85	83
Finishing	89	86

SOURCE: United States Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, 1971

In addition, the *City of Agoura Hills Municipal Code* (Article IX, Part 2, Division 6, Section 9666.4) allows for noise resulting from construction activities to be exempt from noise limits established in the Code. In accordance with the Noise Ordinance, construction activities would also be limited to the hours of 7:00 A.M. and 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays. As construction would not occur except during times permitted in the City Municipal Code, and as the

Municipal Code allows construction noise in excess of standards to occur between these hours, established standards would not be violated. In the event that construction may take place during times other than those stipulated in the Noise Ordinance, project applicant(s) would be required to obtain a variance from the City in accordance with Section 9656.9 of the Municipal Code. Because the Noise Ordinance exempts construction noise from the City's noise standards with adherence to construction period requirements and any construction carried out within the City would be performed in accordance with the City Municipal Code, this impact would be considered *less than significant* (Class II). No mitigation measures are required.

Threshold	Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
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Impact 4.9-2 **Operation of the General Plan Update would generate and expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels. This is a *less-than-significant* (Class II) impact.**

During future “operation” of the General Plan Update, background operational vibration levels would be expected to average approximately 50 VdB, as discussed previously in this section. This is substantially less than the aforementioned 85 VdB threshold. Groundborne vibration resulting from operational activities would be largely generated by trucks making periodic deliveries within the City. However, these types of deliveries would be consistent with deliveries that are currently made along existing roadways to commercial uses in the City and would not increase groundborne vibration above existing levels. Because no substantial sources of groundborne vibration are anticipated under the General Plan Update, no vibration impacts would occur during operation of the General Plan Update. Therefore, the General Plan Update would not expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels during operation of the uses permitted under the General Plan Update, and this impact would be *less than significant* (Class II). No mitigation measures are required.

Threshold	Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
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Impact 4.9-3 **Operation of the proposed project would generate increased local traffic volumes that would cause a permanent increase in ambient noise levels in the project vicinity. However, the proposed project will result in a *less-than-significant* (Class II) impact.**

Future noise levels within the City would continue to be dominated by vehicular traffic on the adjacent roadways. Other sources of noise would include new stationary sources (such as rooftop heating, ventilation, and air conditioning equipment) and increased human activity throughout the City. Locations in the vicinity of future individual projects within the City could experience slight changes in noise levels as a result of an increase in population and intensification of uses and the resulting increase in motor vehicle trips. Existing traffic noise levels are identified in Table 4.9-4 (Existing Roadway Noise Levels). Noise levels associated with traffic generated from existing conditions are calculated at the selected locations along the study-area roadway segments within the City using traffic data from the traffic study (included in Appendix B). As stated in the Thresholds of Significance, where ambient noise levels are less

than 60 dB CNEL or less, a 5.0 dB CNEL increase would be considered a substantial increase; where ambient noise levels are between 60 dB and 65 dB CNEL, an increase of 3 dBA would be considered a substantial increase; and if ambient noise levels are greater than 65 dB CNEL, an increase of 1.5 dB or greater would be considered a substantial increase. Table 4.9-10 (Future [2035] Roadway Noise Levels Compared to Ambient Future Noise Levels) presents the average daily noise levels associated with these roadways under the General Plan Update and compares them to existing conditions. Figure 4.9-3 (Noise Contours—Future) depicts the future noise levels in the year 2035, which includes both vehicle growth within the City of Agoura Hills under the General Plan Update as well as cumulative regional vehicle growth (refer to Section 4.12 [Recreation] of this DEIR).

As shown in Table 4.9-10 (Future [2035] Roadway Noise Levels Compared to Ambient Future Noise Levels), no roadway segments are expected to experience a significant increase in ambient noise levels over existing conditions with the addition of future traffic volumes. The roadway segment of Chesebro Road, south of Driver Avenue/Palo Comado Canyon Road, would experience the highest increase in noise levels as a result of implementation of the General Plan Update at 3.1 dB CNEL. As no roadway segment would experience a substantial increase in noise over existing conditions with implementation of the General Plan Update, this impact is considered *less than significant* (Class II), and no mitigation measures are required.

Table 4.9-10 Future (2035) Roadway Noise Levels Compared to Ambient Future Noise Levels

Roadway Segment	Future Noise Levels without Development of the Proposed GP in dBA CNEL at 100 feet	Future Noise Levels with Development of the Proposed GP in dBA CNEL at 100 feet	Increase over future no-project noise levels at 100 feet	Threshold (dBA)	Exceeds Significance Threshold?
Lake Lindero Road, north of Thousand Oaks Boulevard	55.0	55.0	0.0	5	No
Thousand Oaks Boulevard, west of Lindero Road	63.9	64.2	0.3	3	No
Lake Lindero Road, south of Thousand Oaks Boulevard	54.3	54.5	0.2	5	No
Reyes Adobe Road, north of Thousand Oaks Boulevard	58.9	59.0	0.1	5	No
Thousand Oaks Boulevard, west of Reyes Adobe Road	62.9	63.4	0.5	3	No
Thousand Oaks Boulevard, east of Reyes Adobe Road	63.7	63.9	0.2	3	No
Reyes Adobe Road, south of Thousand Oaks Boulevard	60.8	61.4	0.6	3	No
Kanan Road, south of Fountainwood Avenue	63.3	63.7	0.4	3	No
Kanan Road, north of Thousand Oaks Boulevard	64.5	64.9	0.4	3	No
Thousand Oaks Boulevard, west of Kanan Road	63.2	63.5	0.3	3	No
Thousand Oaks Boulevard, east of Kanan Road	62.1	62.5	0.4	3	No
Kanan Road, south of Thousand Oaks Boulevard	64.6	65.0	0.4	3	No
Driver Avenue, east of Argos Street	56.8	57.2	0.4	5	No
Agoura Road, east of Flintlock Lane	61.1	61.8	0.7	3	No
Reyes Adobe Road, north of Canwood Street	61.8	62.5	0.7	3	No
Canwood Street, west of Reyes Adobe Road	56.6	56.7	0.1	5	No
Canwood Street, east of Reyes Adobe Road	54.0	54.6	0.6	5	No

Table 4.9-10 Future (2035) Roadway Noise Levels Compared to Ambient Future Noise Levels

<i>Roadway Segment</i>	<i>Future Noise Levels without Development of the Proposed GP in dBA CNEL at 100 feet</i>	<i>Future Noise Levels with Development of the Proposed GP in dBA CNEL at 100 feet</i>	<i>Increase over future no-project noise levels at 100 feet</i>	<i>Threshold (dBA)</i>	<i>Exceeds Significance Threshold?</i>
Reyes Adobe Road, north of Agoura Road	61.7	63.6	1.9	3	No
Agoura Road, west of Reyes Adobe Road	61.4	63.0	1.6	3	No
Agoura Road, east of Reyes Adobe Road	62.4	63.9	1.5	3	No
Kanan Road, south of Canwood Street East	65.9	66.8	0.9	1.5	No
Canwood Street, west of Kanan Road	55.4	57.3	1.9	5	No
Canwood Street, east of Kanan Road	59.0	61.9	2.9	5	No
Kanan Road, north of Agoura Road	63.3	65.0	1.7	3	No
Agoura Road, west of Kanan Road	61.3	63.7	1.4	3	No
Agoura Road, east of Kanan Road	59.6	61.6	2.0	5	No
Kanan Road, south of Agoura Road	64.2	65.3	1.1	3	No
Roadside Drive, west of Lewis Road	53.6	54.7	1.1	5	No
Agoura Road, east of Cornell Road	59.0	61.2	2.2	5	No
Chesebro Road, north of Driver Avenue/Palo Comado Canyon Road	55.0	55.0	0.0	5	No
Driver Avenue, west of Chesebro Road	57.6	57.8	0.2	5	No
Palo Comado Canyon Road, east of Chesebro Road	60.1	61.6	1.5	3	No
Chesebro Road, south of Driver Avenue/Palo Comado Canyon Road	56.6	59.7	3.1	5	No
Dorothy Drive, Lewis Road to US-101 SB Ramps/Chesebro Road	54.4	56.2	1.8	5	No
Chesebro Road, south of Dorothy Drive	58.8	60.0	1.2	5	No
Agoura Road, west of Chesebro Road	59.2	61.0	1.8	5	No
Palo Comado Canyon Road, south of Dorothy Drive	59.6	61.4	1.8	5	No
Chesebro Road, north of Agoura Road	56.7	58.4	1.7	5	No
Liberty Canyon Road, US-101 NB ramps and US-101 SB ramps	59.3	59.4	0.1	5	No
Liberty Canyon Road, north of Agoura Road	60.4	60.5	0.1	3	No
Agoura Road, west of Liberty Canyon Road	58.4	59.7	1.3	5	No
Agoura Road, east of Liberty Canyon Road	59.5	59.5	0.0	5	No
Liberty Canyon Road, south of Agoura Road	58.7	59.7	1.0	5	No

SOURCE: PBS&J, 2008 (calculation data and results are provided in Appendix F)

a. Distances are in feet from roadway centerline. The identified noise level at 100 feet from the roadway centerline is for reference purposes only. This distance is used to account for variation in lane widths, and therefore does not reflect an actual building location or potential impact location.

Threshold	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
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Impact 4.9-4 Construction activities associated with the proposed project would result in a temporary or periodic increase in ambient noise levels. This is a *less-than-significant* (Class II) impact.

Construction activities associated with the General Plan Update could reach up to 98 dBA L_{eq} (up to 107 dBA L_{eq} if pile driving activities were required) at the property line of sensitive receptors in the vicinity of future projects that could be developed under the General Plan Update within the City. These construction activities would represent a substantial temporary or periodic increase in ambient noise levels. For the purposes of this analysis, it is assumed that an increase of 3.0 dBA (“barely perceptible”) or greater over ambient noise levels is substantial and significant. As shown in Table 4.9-3 (Existing Daytime Noise Levels at Selected Locations), the highest existing daytime ambient noise level monitored in the City was 77.1 dBA L_{eq} at Kanan Road and Roadside Drive. As such, the noise generated by construction activities (98 dBA) carried out under the General Plan Update could result in a temporary increase in ambient noise levels of over 3 dBA at the existing noise-sensitive uses adjacent to a project site located within the City. However, the *City of Agoura Hills Municipal Code* (Article IX, Part 2, Division 6, Section 9666.4) allows for noise resulting from construction activities to be exempt from noise limits established in the Code. In accordance with the Noise Ordinance, construction activities would also be limited to the hours of 7:00 A.M. and 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays, which would restrict construction activities from occurring during sleep hours for residences or days that residents are most sensitive to exterior noise (Sundays and federal holidays). As such, while the physical impact from an increase in ambient noise levels could occur from construction activities, an adverse effect on the nearby residents would not be significant. Therefore, this impact would be *less than significant* (Class II), and no mitigation measures are required.

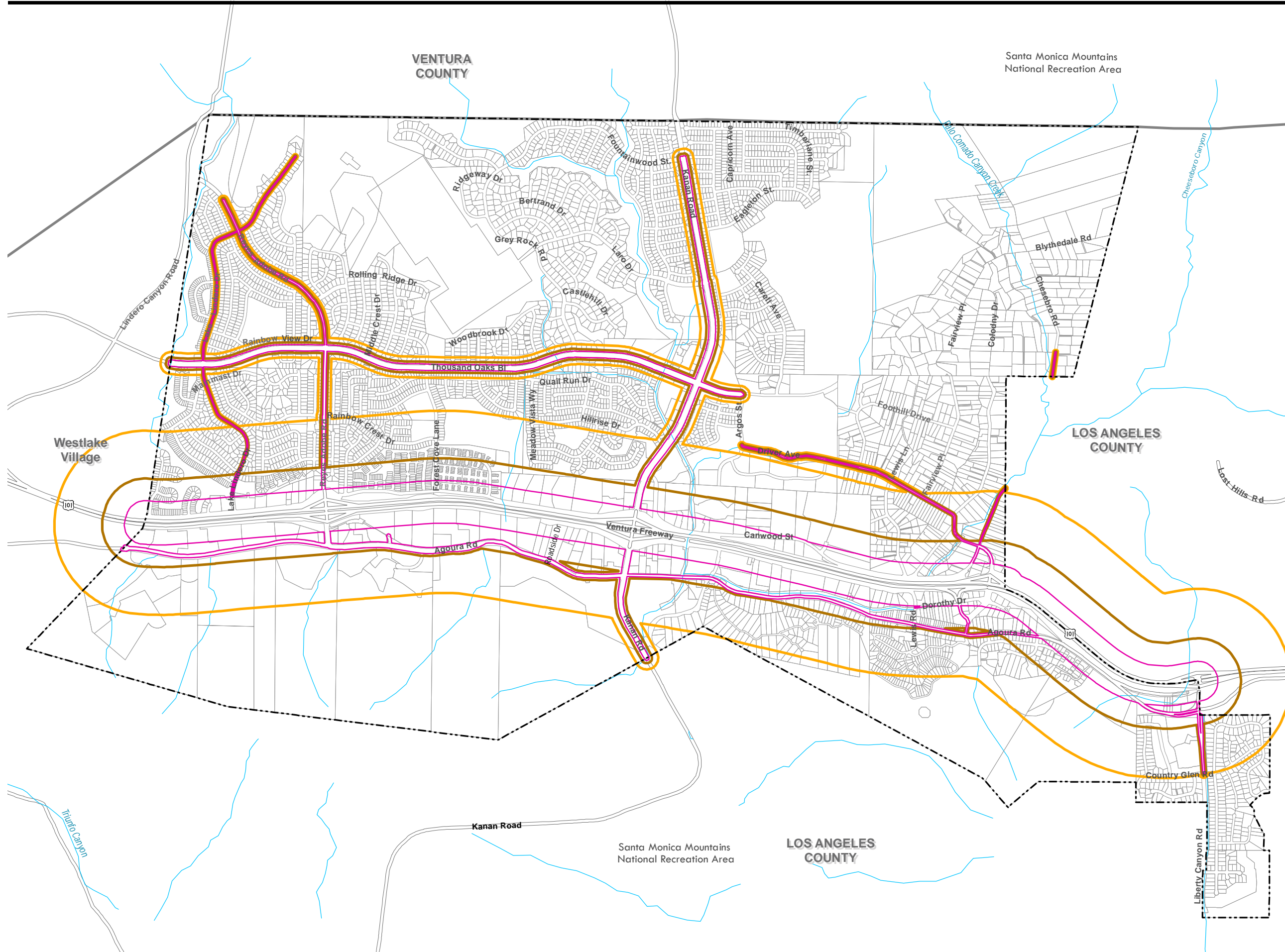
Impact 4.9-5 Operation of the General Plan Update would result in temporary or periodic increases in ambient noise levels. This is a *less-than-significant* (Class II) impact.

Operations under the General Plan Update could include special events or temporary activities, such as concerts and sporting events, which would cause an increase in ambient noise levels. However, these types of events already occur under existing conditions within the City, and would not be expected to increase substantially under the General Plan Update. In addition, operation of the General Plan Update would not require periodic use of special stationary equipment that would expose off-site sensitive receptors to an increase in ambient noise levels above those existing without the proposed project. Therefore, substantial (3.0 dBA L_{eq} or greater) temporary or periodic noise impacts to on- or off-site receptors due to operation of the proposed project are not anticipated. This impact would be *less than significant* (Class II), and no mitigation measures are required.

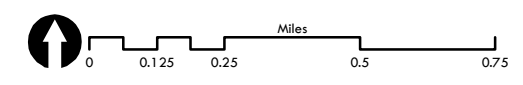
**CITY of AGOURA HILLS
General Plan Update EIR**

**NOISE CONTOURS-
FUTURE**

- Legend**
- Future Roadway Noise Contours**
- 70 CNEL
 - 65 CNEL
 - 60 CNEL
 - City Limits
 - County Boundary
 - ~ Streams



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



■ Significant and Unavoidable Impacts

Threshold	Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
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Impact 4.9-6 Implementation of the General Plan Update would generate noise levels that exceed the noise standards established by the City of Agoura Hills Noise Regulations. This is a *significant and unavoidable* (Class I) impact.

Based on noise measurements (Table 4.9-3 [Existing Daytime Noise Levels at Selected Locations]) and on existing and future noise modeling (Figure 4.9-2 [Noise Contours—Existing] and Figure 4.9-3 [Noise Contours—Future]), noise levels in excess of City standards currently occur and would continue to occur in many residential areas and other noise-sensitive uses throughout the City. Along most roadway segments 2035 noise levels would exceed city standards (i.e., 60 dBA L_{dn} or CNEL) for single- and multi-family residential uses adjacent to existing roadways. In addition, along certain roadway segments, 2035 noise levels would also exceed City standards (i.e., 70 dBA L_{dn} or CNEL) for adjacent transient lodging (e.g., motels, hotels). However, it should be noted that the proposed General Plan Update would not, in and of itself, represent a substantial increase in ambient noise levels. Nonetheless, traffic noise would be higher or louder in the future with implementation of the proposed General Plan Update than it is now along all freeways and highways, and along most major arterial and collector roads in Agoura Hills (see Figure 4.9-3 [Noise Contours—Future] for the noise contours). The primary cause of an increase in noise would not be implementation of the General Plan Update, but development both inside and outside of the City that is anticipated to occur regardless of whether the General Plan is adopted or not. These noise increases have the potential for significantly increasing annoyance in communities adjacent to the roadways. It should be noted, however, that roadway noise levels/contours have been generated by a computer model, and the true levels may vary with specific conditions at particular locations. Intervening structures or other noise-attenuating obstacles between a roadway and a receptor may reduce roadway noise levels at the receptor, but such potential reductions are not assumed in the following judgments made regarding impact significance.

The General Plan Update includes a number of policies to address noise issues within City limits. For example, Policy N-1.2 (Compatibility of Noise-Generating Uses with Sensitive Receptors) through Policy N-1.6 (Noise Standards) and Policy N-2.4 (New Development) require noise mitigation for all development at locations where the exterior noise standards exceed City standards. Policy N-2.1 (State Motor Vehicle Noise Standards) encourages the enforcement of vehicle noise standards in cooperation with local law enforcement, while Policy N-2.2 (Roadway Mitigation Measures) and Policy N-2.3 (Noise Mitigation Along Major Arterials) require the use of design strategies and other methods along transportation corridors to attenuate noise in lieu of sound walls.

Implementation of the General Plan Update policies would, in most cases, reduce to a less-than-significant level the exterior noise levels and/or increments on future noise-sensitive land uses that could be developed under the General Plan Update. However, the proposed policies would do little to

remediate or reduce the magnitude of noise effects on many existing noise-sensitive land uses in areas with current high noise exposures or where additional noise increases are expected, some of which would be attributed to the proposed General Plan Update. Therefore, the continuing exposure of existing noise-sensitive land uses to noise levels in excess of City standards or to noise increases as a result of the future growth under the proposed General Plan Update is considered a potentially significant impact.

Exterior noise levels in existing and proposed noise-sensitive areas can be remediated by relocating roadways, building sound walls, providing buffer zones, retrofitting older homes with insulation or applying appropriate window treatments (i.e., double-paned windows, interior storm windows, etc.) or choosing development sites in quiet areas, etc. For new development it is anticipated that many City standards could be met and substantial noise increases could be avoided by incorporating some of the strategies listed above. However, it would not be possible to guarantee success in all cases because funding may not be available for sound wall construction, land may not be available for buffer zones, or it may be cost prohibitive to relocate existing roadways. For existing residences located in areas adjacent to roadways or other noise generating sources it may not be possible or feasible to include the necessary level of noise reduction strategies to address an increase in noise. Thus, this mitigation does not meet the CEQA standard of “potentially feasible.” Therefore, the impact would be considered ***significant and unavoidable*** (Class I).

Threshold	Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
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Impact 4.9-7 Construction activities associated with the General Plan Update could generate or expose persons or structures to excessive groundborne vibration. This is a *significant and unavoidable* (Class I) impact.

Construction-related vibration has two potential impacts. First, vibration at high enough levels can result in human annoyance. Second, groundborne vibration can potentially damage the foundations and exteriors of historic structures. Groundborne vibration that can cause this kind of damage is typically limited to impact equipment, especially pile drivers. Construction activities that would occur have the potential to generate low levels of groundborne vibration. Table 4.9-11 (Vibration Source Levels for Construction Equipment) identifies various vibration velocity levels for the types of construction equipment that would operate within the City during construction.

Similar to noise, groundborne vibration would attenuate at a rate of approximately 6 VdB per doubling of distance. The groundborne vibration generated during construction activities would primarily impact existing sensitive uses (e.g., residences and schools) that are located adjacent to or within the vicinity of specific projects. These sensitive uses could sometimes be located as close as 25 feet to a construction site or as far as several hundred feet away. Based on the information presented in Table 4.9-11 (Vibration Source Levels for Construction Equipment), vibration levels could reach up to 87 VdB for typical construction activities (and up to 104 VdB if pile driving activities were to occur) at sensitive uses located within 25 feet of construction. For sensitive uses that are located at or within 25 feet of potential project construction sites, sensitive receptors (e.g., residents and school children) at these locations may

Table 4.9-11 Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB			
	25 Feet	50 Feet	75 Feet	100 Feet
Pile Driver (Impact)	104	98	94	92
Large Bulldozer	87	81	77	75
Loaded Trucks	86	80	76	74
Jackhammer	79	73	69	67
Small Bulldozer	58	52	48	46

SOURCE: Federal Railroad Administration 1998

The vibration levels are determined with the following equation from the HMMH *Transit Noise and Vibration Impact Assessment, Final Report*: $L_v(D) = L_v(25 \text{ ft}) - 20 \log(D/25)$, where L_v = vibration level of equipment, D = distance from the equipment to the receiver, $L_v(25 \text{ ft})$ = vibration level of equipment at 25 feet.

experience vibration levels during construction activities that exceed the FTA's vibration impact threshold of 85 VdB for human annoyance. So long as construction occurs more than 50 feet from sensitive receptors, the impact associated with groundborne vibration generated by the typical construction equipment would be below 85 VdB and thus would be less than significant. However, as specific site plans, equipment types or constructions schedules are unknown at this time; it may be possible that construction activities could occur as close as 25 feet from sensitive receptors or that pile driving activities could occur. This would result in these sensitive receptors experiencing vibration levels beyond the 85 VdB threshold, thereby resulting in a potentially significant impact. Adherence to the City Noise Ordinance and implementation of Policy N-3.3 (Enforcement of Hours of Construction and Maintenance Activity) and Policy N-1.4 (Noise Mitigation Measures) would help to reduce this impact, but not to a less-than-significant level. Impacts associated with construction-related groundborne vibration would continue to exceed the human annoyance threshold of 85 VdB, and would be considered **significant and unavoidable** (Class I).

■ Cumulative Impacts

Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold as the project would not contribute under these thresholds.

The geographic context for the analysis of cumulative noise impacts depends on the impact being analyzed. For construction impacts, only the immediate area around a project site (in this case the City of Agoura Hills or adjacent area, where applicable) would be included in the cumulative context. For operational/roadway related impacts, the context is existing and future development in the City of Agoura Hills. This cumulative impact analysis considers development of the proposed project, in conjunction with ambient growth and other development within the vicinity of the City of Agoura Hills. Noise is, by definition, a localized phenomenon, and significantly reduces in magnitude as distance from the source increases. Consequently, only projects and growth due to occur in the City of Agoura Hills would be considered cumulatively considerable with regard to noise impacts. Traffic related noise increases are cumulative in nature, since both project-generated and regional traffic levels are analyzed.

Threshold	Would the project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
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Increases in noise levels at sensitive uses would occur as a result of construction carried out under the General Plan Update along with other construction in the vicinity. Construction activities associated with implementation of the General Plan Update, although temporary, could expose nearby sensitive receptors to noise levels above noise standards established by the City of Agoura Hills. Other construction that may occur in the vicinity of a particular site would contribute noise levels similar to those generated for the proposed project, which could result in multiple projects being constructed within Agoura Hills and adjacent areas concurrently. Where this development adjoins construction activities associated with the proposed project, the combined construction noise levels would have a cumulative effect on nearby sensitive uses. Noise is not strictly additive, and a doubling of noise sources would not cause a doubling of noise levels, but rather result in a 3 dBA increase over a single source. Cumulative construction noise levels could be in excess of the City of Agoura Hills Noise Standards.

The *City of Agoura Hills Municipal Code* (Article IX, Part 2, Division 6, Section 9666.4) allows for noise resulting from construction activities to be exempt from noise limits established in the Code. In accordance with the Noise Ordinance, construction activities would also be limited to the hours of 7:00 A.M. and 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays. As compliance with Section 9666.4 would be required by the City Municipal Code for any development within City limits, implementation of the General Plan Update would not be cumulatively considerable with other development projects. Impacts would be **less than significant** (Class II). No mitigation is required.

Threshold	Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
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The construction of future projects considered by the General Plan Update would produce temporary vibration impacts. However, the construction-related vibration impact would be significant and unavoidable. Cumulative development in the City of Agoura Hills is not considered likely to result in the exposure of on-site or off-site receptors to excessive groundborne vibration, due to the localized nature of vibration impacts and the fact that all construction would not occur at the same time and at the same location. Only receptors located in close proximity to each construction site would be potentially affected by each activity. There is a potential for sensitive uses in the City to be exposed to two sources of groundborne vibration from different development sites. However, for the combined vibration impact from the two projects to reach cumulatively significant levels, intense construction from both projects would have to occur simultaneously within 50 feet of a particular receptor. As individual development projects under the General Plan Update may be constructed concurrently with each other or other related projects, it is possible that intense construction from two or more projects would simultaneously occur at distances of 50 feet or less from existing nearby receptors. Therefore, for future development projects, one project could potentially combine with the construction vibration of the proposed project to result in a potentially significant cumulative impact. Therefore, the cumulative impact of the proposed project would be **significant and unavoidable** (Class I).

Groundborne vibration could conceivably be generated by operation of individual projects in the City. Since uses contemplated in the General Plan Update would not include uses that would generate substantial sources of groundborne vibration, no vibration impacts would occur during operation of the General Plan Update. Consequently, there would be no cumulative operational groundborne vibration impacts to any on-site or off-site receptor. This impact would be *less than significant* (Class II). No mitigation is required.

Threshold	Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
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Substantial permanent increases in noise would occur primarily as a result of increased traffic on local roadways due to the General Plan Update, related projects, and ambient growth through Year 2035. Cumulative traffic-generated noise impacts have been assessed based on the contribution of the General Plan Update to the future cumulative base traffic volumes in the project vicinity. As shown in Table 4.9-10 (Future [2035] Roadway Noise Levels Compared to Ambient Future Noise Levels), cumulative traffic would not result in substantial increases in noise along any roadway segments compared to existing conditions. As no roadway segment would experience a substantial increase in noise over existing conditions with implementation of the General Plan Update, this impact is considered *less than significant* (Class II), and no mitigation measures are required.

Threshold	Would the project result in cumulatively considerable periodic or temporary noise levels above levels existing without the project?
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Periodic and temporary noise levels would be generated by construction of the proposed project along with other construction in the vicinity. The General Plan Update by itself would expose some receptors to ambient noise levels in excess of acceptable City standards. Construction noise impacts are localized in nature and decrease substantially with distance. Consequently, in order to achieve a substantial cumulative increase in construction noise levels, more than one source emitting high levels of construction noise would need to be in close proximity to a noise receptor. Construction activity associated with individual projects may overlap with other construction activity proposed by the General Plan Update. Thus, the possibility exists that a substantial cumulative increase in construction noise levels could result from construction associated with multiple projects under the General Plan Update. The cumulative impact concurrent emission of high levels of construction noise, would likely be significant and unavoidable. As discussed previously, the City exempts construction noise from the provisions of the Municipal Code as long as construction occurs within certain hours of the day. All of the projects analyzed in the cumulative context that would be constructed concurrently with the General Plan Update growth would be required to comply with the provisions of the Municipal Code. Consequently, all projects analyzed in the cumulative context would fall under the Municipal Code exemption, and the cumulative impact of the General Plan Update would be *less than significant* (Class II). No additional mitigation is required.

Operation under the General Plan Update could include special events or temporary activities, such as concerts and sporting events, which would cause an increase in ambient noise levels. However, these events currently occur under existing conditions and would not increase in number or frequency with

adoption of the General Plan Update. Therefore, there would be no temporary or periodic noise impacts to on- or off-site receptors due to operation of the proposed project, and the cumulative impact of the proposed project would be *less than significant* (Class II). No mitigation is required.

■ Mitigation Measures

Although significant and unavoidable impacts have been identified, there are no additional mitigation measures that could feasibly be implemented to further reduce impacts.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to noise, the proposed project would result in *significant and unavoidable* (Class I) *impacts*. The proposed project would result in *significant and unavoidable cumulative impacts* (Class I).

4.9.4 Draft General Plan Goals and Policies

Policies relating to noise and excessive noise levels were identified in the General Plan Update Community Safety Chapter, Noise Section:

- | | |
|---------------------|---|
| Goal N 1 | Land Use Conflicts. Minimized land use conflicts between various noise sources and other human activities. |
| Policy N-1.1 | Noise Standards. Require noise mitigation for all development where the projected noise levels exceed those shown in Table N-2 (Interior and Exterior Noise Standards), to the extent feasible. |
| Policy N-1.2 | Compatibility of Noise-Generating Uses with Sensitive Receptors. Require buildings and sites to be designed such that surrounding noise sensitive uses are adequately buffered from noise generating uses. |
| Policy N-1.3 | Mixed-Use Development Standards. Require, whenever physically possible, new mixed-use developments to locate noise sources away from the residential portion of the development, and apply physical construction standards to reduce noise between uses. |
| Policy N-1.4 | Noise Mitigation Measures. Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources. |
| Policy N-1.5 | Sensitive Receptors. Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise-sensitive uses. |

- Policy N-1.6** **Noise Standards.** Enforce standards that specify acceptable noise limits for various land uses throughout the City. Table N-1 (Noise/Land Use Compatibility Matrix) shows criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases of specific Noise Standards. These standards, presented in Table N-2 (Interior and Exterior Noise Standards), define City policy related to land uses and acceptable noise levels.
- Goal N-2** **Motor Vehicles.** Minimized motor vehicle traffic noise impacts on sensitive noise receptors.
- Policy N-2.1** **State Motor Vehicle Noise Standards.** Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and the Los Angeles County Sheriff's Department.
- Policy N-2.2** **Roadway Mitigation Measures.** Ensure the employment of noise mitigation measures in the design of roadway improvement projects consistent with funding capability. Support efforts by the California Department of Transportation and others to provide for acoustical protection of existing noise-sensitive land uses affected by these projects.
- Policy N-2.3** **Noise Mitigation Along Major Arterials.** Require sound-attenuating devices, such as walls and berms, in the design of residential and other noise-sensitive land uses that are adjacent to the Ventura Freeway and major arterials.
- Policy N-2.4** **New Development.** New development along the freeway corridor and major thoroughfares will be required to prepare noise studies, as deemed necessary by the Planning Department.
- Goal N-3** **Non-Transportation-Related Noise.** Minimized non-transportation-related noise impacts on sensitive noise receptors.
- Policy N-3.1** **Protection from Stationary Noise Sources.** Continue to enforce interior and exterior noise standards to ensure that sensitive noise receptors are not exposed to excessive noise levels from stationary noise sources, such as machinery, equipment, fans, and air conditioning equipment.
- Policy N-3.2** **Regulation of Sound-Amplifying Equipment.** Continue to regulate the use of sound-amplifying equipment.
- Policy N-3.3** **Enforcement of Hours of Construction and Maintenance Activity.** Continue to enforce restrictions on hours of construction activities so as to minimize the impacts of noise and vibration from the use of trucks, heavy drilling equipment, and other heavy machinery, including property maintenance equipment, to adjacent uses, particularly in residential areas.

4.9.5 References

- Agoura Hills, City of. n.d. *Municipal Code*. Article IX, Part 2, Division 6.
- . 2009. *Agoura Hills Draft General Plan*.
- California Department of Transportation (Caltrans). Noise, Air Quality, and Hazardous Waste Management Office. 1998. *Technical Noise Supplement*, October, p. 18.
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- Hendriks, R. 1998. *Technical Noise Supplement: A Technical Supplement to the Traffic Noise Analysis Protocol*. California Department of Transportation (Caltrans), Sacramento, California. October.
- United States Department of Transportation (U.S. DOT). Federal Highway Administration. 1980a. Highway Noise Fundamentals.
- . Federal Highway Administration. 1980b. Fundamentals and Abatement of Highway Traffic Noises. September.
- . Federal Highway Administration. 1980c. Highway Noise Mitigation.
- . Federal Railroad Administration. 1998. High-Speed Ground Transportation Noise and Vibration Impact Assessment.
- . Federal Highway Administration. n.d. Traffic Noise Prediction Model (FHWA-RD-77-108).
- United States Environmental Protection Agency (U.S. EPA). 1971. Noise from Construction Equipment and Operations, Building Equipment and Home Appliances.

4.10 POPULATION, HOUSING, AND EMPLOYMENT

This section describes the impacts of the Agoura Hills General Plan Update on population, housing, and employment. Data for this section was taken from the United States Census Bureau, the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG). Since each of these organizations uses different methods of data collection and calculation, they do not always arrive at precisely the same results. Accordingly, the population, housing, and employment numbers used in this analysis may vary, depending upon the source cited. However, the sources are relatively consistent with each other and data from all of them have been incorporated into this analysis. Full bibliographic entries for all reference materials are provided in Section 4.10.5 (References) of this section.

One comment letter regarding population, housing, and employment was received from SCAG in response to the April 30, 2009, Notice of Preparation (NOP) circulated for the General Plan Update. This letter requested that a consistency analysis be included for the policies contained in SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV). The analysis prepared for this section is based on the SCAG 2008 RTP Growth Forecasts, and has addressed the comment submitted by SCAG.

4.10.1 Environmental Setting

■ Population

The most recent United States Census was published in 2000. Over nine years have passed since the census data was collected. To allow for meaningful analysis, updated estimates from DOF and SCAG were used as a supplement. DOF provides annually updated estimates regarding population, housing, and employment. The most current population estimates are from January 1, 2009, collected by DOF. In 2008, as part of its mandated planning functions, SCAG developed and published population, household, and employment growth projections for each jurisdiction in the region. The most current available SCAG projections were incorporated into the agency's 2008 Regional Transportation Plan Growth Forecast (SCAG 2008 Growth Forecast). The SCAG 2008 Growth Forecast contains projections for each 5-year increment between 2005 and 2035. The numbers projected by SCAG may vary when compared to 2009 DOF estimates of population, households, and employment for the City of Agoura Hills. The SCAG 2008 Growth Forecast was used for purposes of future projection, while DOF estimates are used to provide a 2009 baseline for analysis.

United States Census 2000

The U.S. Census is taken and published every ten years and includes population and housing data for the entire United States. Census data is the baseline from which most demographic projections are calculated. As the City of Agoura Hills was incorporated in 1982, census data is not available for years prior to 1990. A review of census data collected since 1990 shows that, over the past nineteen years, Agoura Hills has experienced a modest increase in the level of growth. In the 2000 U.S. Census, the

population of Agoura Hills was approximately 20,537 persons, a 0.07 percent increase from the 1990 population of 20,390 persons.

California Department of Finance (DOF)

The City of Agoura Hills is located in Los Angeles County on the eastern border of Ventura County. The neighboring cities of Simi Valley and Thousand Oaks are located in Ventura County, while Calabasas and Westlake Village are located in Los Angeles County. Due to the close proximity of Agoura Hills to Ventura County, population changes within Ventura County have been included in this document.

Table 4.10-1 (Changes in Total Population, 1990–2009, Selected Jurisdictions) provides the City’s population as shown in the decennial censuses over the last eighteen years and compares its population changes with those of neighboring cities, Los Angeles County and Ventura County.

Table 4.10-1 Change in Total Population, 1990–2009, Selected Jurisdictions					
<i>Jurisdiction</i>	<i>1990 (Census)</i>	<i>2000 (Census)</i>	<i>% Change 1990–2000</i>	<i>2009 (DOF)</i>	<i>% Change 2000–2008</i>
Los Angeles County					
Agoura Hills	20,390	20,537	.07%	23,337	12.0
Calabasas	18,527	21,536	N/A	23,735	9.3
Westlake Village	7,455	8,368	10.9%	8,858	5.5
LA County Total	8,863,164	9,519,338	7.4%	10,393,185	8.4
Ventura County					
Simi Valley	100,218	111,351	10%	125,814	11.5
Thousand Oaks	104,381	117,005	10.7%	128,564	9.0
Ventura County Total	669,016	753,197	11.2%	836,080	9.9

SOURCE: U.S. Census of Population and Housing 1990 and 2000; California Department of Finance, January 2009

DOF provides annually updated population and housing estimates for cities and counties within California. In January 2009, the DOF estimated that the population of Agoura Hills was 23,337 persons, a 12.0 percent increase from the 2000 Census baseline population of 20,537 persons. As shown in Table 4.10-1 (Changes in Total Population, 1990–2009, Selected Jurisdictions), during this same time period Los Angeles County’s population increased 8.4 percent and Ventura County’s population increased 9.9 percent from the 2000 Census baseline. In 2009, the population of Agoura Hills constituted less than 0.02 percent of the total population of Los Angeles County.

Southern California Association of Governments (SCAG)

SCAG is the federally designated metropolitan planning organization for the Southern California region, which covers six counties, including Los Angeles, Imperial, Orange, Riverside, San Bernardino, and Ventura. Agoura Hills is located within Los Angeles County, in the Las Virgenes–Malibu Council of Governments Subregion. In 2008 SCAG developed and published population, household and employment projections for each jurisdiction within the region in 5-year increments, beginning in 2005

and extending to 2035, using the 2000 US Census data as the baseline. This information is presented in SCAG's 2008 Regional Transportation Plan (RTP) Growth Forecast Projections. To determine the regional growth totals, SCAG analyzes historical population, housing and economic trends, and incorporates the future demographic rates and employment shift-share assumptions.⁶ SCAG's growth forecast projects a 12.6 percent growth in the population of Agoura Hills by 2035, an increase of 2,965 people between 2000 and 2035. As a matter of comparison, the 2009 DOF population estimate is equivalent to the population SCAG projected for the year 2010 (refer to Table 4.10-4 [SCAG 2008 Growth Forecast Projections for Population, Households, and Employment, 2005 to 2035]).

■ Household Type

According to the 2000 US Census, the City of Agoura Hills was home to 6,874 households. Of this number 5,591 households or 81 percent of all households were comprised of families. Households considered "non-family" accounted for 1,238 households or 19 percent of all households. Non-family households are unrelated people residing in the same dwelling unit. A single person household which is included under the "non-family" classification accounted for 14 percent of all households, or 77 percent of non-family households.⁷ Family relationships are determined by the relationship to the householder. Refer to Table 4.10-2 (Household Type, 1990 and 2000) for a detailed breakdown of housing types.

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	5,456	83%	5,591	81%	-2%
With children	3,462	53%	3,250	47%	-6%
With no children	1,994	30%	2,341	34%	+17%
Singles	798	12%	948	14%	+19%
Other Non-Families	356	5%	335	5%	-6%
Total Households	6,610	100%	6,874	100%	+4%
Average Household Size	3.08		2.98		-3%
Average Family Size	3.37		3.30		-2%

SOURCE: U.S. Census 1990 and 2000.

The City had an average household size of 2.98 people per household (pph) in 2000, and an average family size of 3.30. This figure represents a slight decrease from 1990 levels, but it is on par with the Los Angeles County average household size of 2.98 and lower than the average household size of 3.04 pph in Ventura County. According to the DOF 2009 estimates, the average household size in Agoura Hills is

⁶ Southern California Association of Governments website: <http://www.scag.ca.gov/forecast/methods.htm>. Accessed on October 19, 2009.

⁷ American FactFinder. Census 2000 Summary File 1 (SF 1) 100-Percent Data. Website: <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>. Accessed on July 27, 2009.

3.12 pph which is consistent with the DOF estimates of Los Angeles County (3.12 pph) and in Ventura County (3.07 pph).⁸

■ Housing Growth

According to the City of Agoura Hills Planning Department, the City's housing inventory in early 2009 consisted of 5,312 single-family housing units, and 2,298 multi-family housing units for a total of 7,610 housing units (Agoura Hills Planning and Community Development Department 2009). The existing General Plan (1993) allowed for the development of up to 5,428 single-family housing units and 2,591 multi-family housing units for a total of 8,019 housing units. As such, Agoura Hills has not reached maximum permitted residential build-out under the existing General Plan (1993) and could permit the development of up to 116 single-family housing units, and 293 multi-family housing units for a total of 409 additional housing units under the existing General Plan (1993). It should be noted that the 2008 SCAG Growth Forecasts are based on maximum build out permitted under each City and County General Plans.

United States Census 2000

In 2000, the City of Agoura Hills had a housing stock of 6,993 units, a 0.09 percent increase from the 1990 housing stock of 6,927 units. In contrast during this same period of time, the housing stock in Los Angeles County grew by 3.3 percent and Ventura County grew by 9.2 percent. While housing growth in the neighboring City of Calabasas (3 percent) was comparable to that in Los Angeles County, both Westlake Village and Thousand Oaks, located in Ventura County experienced growth of levels of over 10 percent consistent with Ventura County.

Department of Finance

As shown in Table 4.10-3 (Housing Stock Growth), Agoura Hills' housing stock has grown at a rate of 7.9 percent from 2000 to 2009. DOF estimates that as of January 1, 2009, there are 7,590 housing units in the City, a gain of 597 housing units from the 2000 housing inventory of 6,993. Recent housing growth in Agoura Hills surpasses that of the County and most surrounding communities. This recent growth consists primarily of the construction of a single apartment building containing 336 units. Los Angeles County in this same time experienced lower levels of new housing construction and a lower residential growth rate (4.3 percent), while Ventura County experienced greater levels of new housing construction and residential growth (9.4 percent).

⁸ California Department of Finance. Table 2: E-5 City/County Population and Housing Estimates 1/1/2009 and 4/1/2000 DRU Benchmark.

Table 4.10-3 Housing Stock Growth					
<i>Jurisdiction</i>	<i>1990 (Census)</i>	<i>2000 (Census)</i>	<i>2009 (DOF)</i>	<i>%Change 1990–2000</i>	<i>% Change 2000–2009</i>
Agoura Hills	6,927	6,993	7,590	0.09	7.9
Calabasas	7,857	8,107	8,615	3.1	5.9
Westlake Village	3,006	3,347	3,384	10.2	1.1
Los Angeles County	3,163,343	3,270,906	3,418,698	3.3	4.3
Simi Valley	33,111	37,272	42,010	11.2	11.3
Thousand Oaks	37,765	42,958	47,119	12.1	8.8
Ventura County	228,478	251,711	277,895	9.2	9.4

SOURCE: 1990, 2000 Census and California Department of Finance January, 2009.

Southern California Association of Governments Projections

SCAG’s 2008 Growth Forecast projects that by 2010 the City’s housing inventory will grow to 7,486 housing units, and continue to grow to 7,736 housing units in 2035. This represents a 3.2 percent increase in the City’s housing stock or an increase of 250 housing units over the 25-year period. The City 2009 existing housing unit inventory of 7,610 housing units provided by City staff exceeds SCAG projections for the years 2010 through 2020. The DOF 2009 estimate of 7,590 housing units exceeds the SCAG projections for the years 2010 and 2015.

■ Regional Housing Needs

State law requires all regional councils of governments, including SCAG, to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the “Regional Housing Needs Assessment” (RHNA) process. As defined by the RHNA, Agoura Hills new construction need for the period of 2008–2014 has been established at 110 new housing units, distributed among the four income categories; very low, low, moderate, and above moderate (SCAG 2007). As stated in the City’s Housing Element, the City will continue to provide sites for a mix of single family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability to accommodate its RHNA and contribute towards addressing the growing demand for housing in Southern California.

In order to address the housing needs identified in the RHNA, Agoura Hills has adopted a number of provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing. These provisions are described in detail in the City of Agoura Hills 2008-2014 Housing Element. An example of these provisions includes the revision to the City’s Inclusionary Housing Program, which requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate-income households, or pay an in-lieu fee for fulfillment of the inclusionary housing requirement.

■ Jobs-Household Ratio

The jobs-household ratio in a jurisdiction is an overall indicator of job availability within an area, providing residents with an opportunity to work locally. Total employment in the City in 2008 was estimated to be 11,773; this number is based on the interpolation of the SCAG 2008 Growth Forecast employment estimates for the City in 2005 and 2010 (refer to Table 4.10-4 [SCAG 2008 Growth Forecast Projections for Population, Households, and Employment, 2005 to 2035]) (Stanley R. Hoffman Associates 2009). Based on the 2008 employment estimate of 11,773 jobs and the existing housing inventory of 7,610 housing units provided by City staff, the City's jobs to household ratio is 1.55 jobs per household.

Table 4.10-4 SCAG 2008 Growth Forecast Projections for Population, Households, and Employment, 2005 to 2035

Jurisdiction	2005	2010	2015	2020	2025	2030	2035	Change (2005 to 2035)	Avg. Annual Growth
City of Agoura Hills									
Population	23,211	23,347	23,357	23,400	23,440	23,472	23,502	291	0.04%
Households	7,424	7,486	7,544	7,605	7,652	7,698	7,736	312	0.13%
Employment	11,520	11,942	12,277	12,491	12,743	13,011	13,269	1,749	0.44%
Jobs/Household Ratio	1.55	1.60	1.62	1.64	1.67	1.69	1.72	-	-
Los Angeles County									
Population	10,206,001	10,615,730	10,971,602	11,329,829	11,678,552	12,015,889	12,338,620	2,132,619	0.06%
Households	3,212,434	3,357,798	3,509,580	3,666,631	3,788,732	3,906,851	4,003,501	791,067	0.07%
Employment	4,397,025	4,552,398	4,675,875	4,754,731	4,847,436	4,946,420	5,041,172	644,147	4.2%
Jobs/Household Ratio	1.36	1.36	1.33	1.30	1.27	1.27	1.26	-	-

SOURCE: SCAG 2008 Growth Forecast

■ Projections

Table 4.10-4 (SCAG 2008 Growth Forecast Projections for Population, Households, and Employment, 2005 to 2035) presents total population, household, and employment projections through 2035 for the City of Agoura Hills based on SCAG's 2008 Regional Transportation Plan (RTP) Growth Forecast. The table also includes data for Los Angeles County, for purposes of comparison. According to the 2008 Growth Forecast, the number of households within the City limits will increase at a rate of 0.13 percent annually between the years of 2005 and 2035 to 7,736 housing units in 2035. This 2035 household projection represents a net increase of 743 households over the 2000 U.S. Census baseline or a growth rate of 1.2 percent annually between 2000 and 2035.

Under the General Plan Update, the housing inventory in the City will be increased by 529 housing units over the 2009 housing stock of 7,610 provided by City staff, for a total of 8,139 housing units in 2035.

Full build out of the General Plan Update would result in the exceedance of SCAG's 2035 household projection by 403 housing units. Based on the City's 2009 housing stock, the proposed increase of 529 housing units under the General Plan Update, and the average population per household (pph) of 3.12 in the City, the increase in the number of households would result in direct population growth of approximately 1,650 residents, bringing the City's total 2035 population to approximately 25,231 residents.⁹ This population estimate exceeds the SCAG 2035 population project of 23,502 residents by 1,729 residents.

It should be noted that the City has not yet developed the total units forecasted in the existing General Plan (1993). Similarly, it is possible that the City would not see the population and household and employment projections described in the General Plan Update by 2035. These estimates are considered to be maximum scenarios and are used primarily for CEQA analysis. Actual growth, then, may be more in line with that projected by SCAG and the DOF.

Available employment within the City is projected to increase at a rate of 0.44 percent annually by adding 1,749 new jobs by 2035, according to SCAG projections. Based on the proposed build out under the General Plan Update of 1,850,907 square feet of retail/service, 3,431,448 square feet of office/business park, and 1,118,126 square feet of business park/manufacturing, a total of approximately 16,258 employment opportunities would be available in the City in 2035. This employment estimate exceeds the SCAG 2035 employment projections by approximately 2,629 jobs. The City's jobs/housing ratio would increase from 0.64 jobs per household in 2005 to 2.0 jobs per household in 2035, compared to 1.72 jobs per household in 2035 projected by SCAG.

The SCAG projections differ slightly from the population numbers generated by the DOF (2009). While acknowledging the disparity between the two sources, for purposes of this analysis it is assumed that the 2008 SCAG projections for 2035 are reasonably accurate.

4.10.2 Regulatory Framework

■ Federal

There are no federal regulations that apply to population, housing, and employment

■ State

Regional Housing Needs Assessment (RHNA)

State law requires that all cities and counties provide a certain amount of housing to accommodate the demands of growing population. The California Department of Housing and Community Development is responsible for determining the statewide housing need, while local governments and councils of governments determine the specific housing needs within their jurisdictions and prepare a Regional Housing Needs Assessment (RHNA). SCAG prepares the RHNA for the County of Los Angeles, of

⁹ 8,139 housing units x 3.12 pph=25,231 residents

which the City of Agoura Hills is a part. The housing needs identified for a particular city are based on four income categories: very low income, low income, moderate income and above moderate income households.

SCAG’s RHNA for the planning years January 1, 2006 through June 30, 2014, projected a need for 110 new housing units within the City of Agoura Hills, allocated as follows: very low income (29 units), low (18 units), moderate (19 units) and above moderate (43 units). Construction of new housing is not mandated by the RHNA, but rather the RHNA is used as a planning tool and a guide to an equitable distribution of housing, and a city must show that the number of units could reasonably be accommodated under zoning and other regulatory provisions.

■ **Local**

Agoura Hills General Plan

The existing Housing Element (adopted 2009) of the City of Agoura Hills provides some guidance regarding population, employment, and housing within the City. Below are relevant policies:

Housing Element (adopted 2009)

- Goal 2** Assist in the Development of a Range of Housing Types to Meet the Diverse Needs of the Community.
 - Policy 2.4** Maintain a Citywide Inclusionary Housing Ordinance to facilitate private sector production of affordable housing. Establish the following priorities for the fulfillment of the inclusionary housing requirement:
 - 1st Priority: Provide the affordable units on-site;
 - 2nd Priority: Provide the affordable units off-site;
 - 3rd Priority: Dedication of land for affordable housing;
 - 4th Priority: Pay an in-lieu fee contribution to the Housing Trust Fund.
 - Policy 2.5** Within the Redevelopment Project Area, require projects to fulfill Redevelopment inclusionary requirements on an individual project, rather than an aggregate Project Area basis.
 - Policy 2.8** Promote public and private investment partnerships in the City for the development of low and moderate-income housing to serve the City’s workforce.
 - Policy 2.9** Encourage the inclusion of three and four bedroom units in new developments to support large families.
- Goal 3** Provide Opportunities for New Housing in a Variety of Locations and Densities to Meet the Diverse Needs of Agoura Hills Residents.
 - Policy 3.1** Provide zoning to enable the construction of a minimum of 109 new housing units during the 2008-2014 planning period,

including 47 units affordable to lower income households, to address the City's regional housing needs.

Policy 3.3

Facilitate the development of higher density residential/commercial mixed-use in the Agoura Village Specific Plan, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial (vertical mixed-use).

Consistency Analysis

The General Plan Update would be consistent with the goals and policies of the City of Agoura Hills Housing Element 2008–2014. Implementation of the General Plan Update would allow for the development of 529 housing units over the 2009 housing inventory provided by the City, and would provide greater employment opportunities through the development of areas which have previously been underutilized with retail, commercial, and manufacturing uses. The General Plan Update would expand on the existing uses in the City.

4.10.3 Project Impacts and Mitigation

■ **Analytic Method**

This analysis considers the population, household, and employment growth which might occur with implementation of the General Plan Update and explores whether this potential growth in population and housing falls within parameters established by local or regional forecasts.

■ **Thresholds of Significance**

The following thresholds of significance are based on Appendix G of the 2009 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would do any of the following:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

■ Effects Not Found to Be Significant

Threshold	<p>Would the proposed project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Would the proposed project displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere?</p>
-----------	--

The General Plan Update would not displace substantial numbers of people or housing units and would result in *no impact* (Class III).

The General Plan Update would allow for areas of focused change and the potential for an increased density of existing uses. In select locations, land use designations would be amended to accommodate mixed use which would allow for residential uses within existing commercial centers. However, existing uses within the City would be allowed to remain. No specific development plans are proposed as part of the General Plan Update. Policies in the General Plan Update apply only to new developments within the City. Accordingly, implementation of the General Plan Update would not require demolition of existing residential units or the displacement of substantial numbers of existing people. The General Plan Update incorporates focused growth and development of residential uses to accommodate the forecasted growth in population. Therefore, implementation of the General Plan Update would have ***no impact*** (Class III) to population and housing due to the displacement of a substantial number of people.

■ Less-Than-Significant Impacts

Threshold	<p>Would the proposed project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>
-----------	--

Impact 4.10-1 Implementation of the General Plan Update would induce growth in the City, both directly and indirectly. However, the extent of this growth is not considered to be substantial in light of the existing infrastructure and the proposed plan for growth under the General Plan Update. Therefore, the proposed project will result in a *less-than-significant* (Class II) impact.

The General Plan Update would allow for areas of focused change and the potential for an increased density of existing uses. In select locations, land use designations would be amended to accommodate mixed use which would allow for residential uses within existing commercial centers. However, no specific development plans are proposed as part of the General Plan Update. Therefore, the analysis below assumes a conservative estimate of population and employment activity.

It is important to note that the SCAG projections are based substantially on City-approved documents such as General Plans, specific plans, and entitlement approvals that SCAG receives directly from jurisdictions within the region. As the regional agency responsible for such actions, SCAG compiles the growth estimates received from these individual jurisdictions and generates projections for the region. At such time as the SCAG projections are released, regulatory documents such as a General Plan are

considered to be in compliance with SCAG projections, as the information contained in such documents has at that point been incorporated into the SCAG projections. SCAG updates the regional forecasts and projections approximately every five years. As time passes, the SCAG updates continue but communities are not always undertaking the process of updating the information that they provide to SCAG (i.e., updating their General Plan) at the same time that SCAG is updating their projections. As such, while a General Plan may be considered consistent with SCAG projections at one point, if SCAG updates their projections on the five year cycle and a jurisdiction updates their General Plan on a longer cycle, the General Plan will most likely not be consistent with SCAG projections at the time of General Plan approval. However, when SCAG next updates their projections, information regarding said General Plan will be sought by SCAG and included in the updated projections and the same General Plan will then be considered consistent with SCAG projections. Therefore, the fact that a General Plan may plan for growth greater than that projected by SCAG does, by itself, not result in a significant impact.

Full build out of the General Plan Update would allow for a total of 8,139 housing units in the City in 2035. For purposes of this analysis, the housing inventory provided by City staff will be used. As shown in Table 4.10-3 (Housing Stock Growth), City records indicate an existing housing inventory of 7,610 housing units. Assuming a maximum scenario of full buildout of residential uses permitted under the General Plan Update, the City's housing stock would increase by 529 new housing units by 2035. This increase in housing units would result in an exceedance of SCAG's 2035 household projection of 7,736, by 403 housing units. However, this worst-case exceedance of 403 housing units equates to approximately 5 percent of the housing stock of the City of Agoura Hills in 2035 and approximately 0.05 percent of the housing stock of Los Angeles County in 2035, and is not considered to be substantial in either case.

As shown in Table 4.10-4 (SCAG 2008 Growth Forecast Projections for Population, Households, and Employment, 2005 to 2035), based on the SCAG population projection for 2035, population is anticipated to increase by approximately 165 residents through 2035 without implementation of the proposed project.¹⁰ Using the DOF published average household size for the City of Agoura Hills in 2009 (3.12 persons per household), the proposed increase of 529 housing units under the General Plan Update would result in approximately 1,650 new residents by 2035.¹¹ This would increase population from the 2009 DOF estimate of 23,337 residents to 24,987 residents in 2035 under the General Plan Update. However, as a worst-case scenario estimate, the total future housing stock within the City of 8,139 dwelling units could result in a total population of 25,394 residents.¹² Therefore, a worst case scenario population increase as a result of the General Plan Update would exceed SCAG 2035 population projections of 23,502 residents, by 1,892 new residents. However, this worst-case exceedance of 1,892 residents equates to approximately 8 percent of the population of the City of Agoura Hills in 2035 and approximately 0.01 percent of the population of Los Angeles County in 2035, and is not considered to be substantial in either case.

¹⁰ SCAG 2035 population (23,502) - DOF 2009 population (23,337) = 165 persons

¹¹ Calculated as 529 dwelling units multiplied by 3.12 pph = 1,650 persons

¹² Future (2035) population calculated as 8,139 dwelling units multiplied by 3.12 person per household = 25,394 persons.

Implementation of the General Plan Update would result in greater employment opportunities in the City. Based on the proposed build out under the General Plan Update of 1,850,907 square feet (sf) of retail/service, 3,431,448 sf of office/business park, and 1,118,126 sf of business park/manufacturing; approximately 16,258 employment opportunities would be available in City in 2035¹³. This employment estimate exceeds the SCAG 2035 employment projection by 2,629 jobs. The City's jobs/housing ratio would increase from 1.55 jobs per household in 2009 to 2.0 jobs per household in 2035, compared to 1.72 jobs per household in 2035 projected by SCAG.

Although implementation of the General Plan Update would result in an increase in population, housing and job opportunities within City, the anticipated increases are not considered to be substantial within the context of the immediate region or Los Angeles County. As such, the proposed project would result in a *less-than-significant* (Class II) impact. No mitigation measures are required.

■ Cumulative Impacts

The geographic context for the cumulative impacts associated with population and housing is Los Angeles County. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

SCAG's population projection of Los Angeles County in 2035 is 12,338,620 persons, an increase of 2,819,282 persons over the County's population of 9,519,338 in 2000. SCAG projects that the population of the City of Agoura Hills will be 23,502 in 2035. The General Plan Update would allow for development that could induce, directly or indirectly, population growth in the LA County Region. The proposed project would increase housing opportunities in the City, inducing direct population growth of approximately 1,650 residents. Further, SCAG projects that employment within the City will increase from 11,520 jobs in 2010 to 13,269 jobs by 2035, an increase of 1,749 jobs. The employment growth resulting from the General Plan Update would be significantly greater than that estimated by SCAG for 2035, and would be on the order of 2,629 jobs, due primarily to the proposed increase of approximately 625,794 square feet of retail space, 1,098,291 square feet of office space, and 273,445 square feet of manufacturing space not anticipated by SCAG. While the existing population of the City of Agoura Hills accounts for less than 0.02 percent of the County's total population, and the population increase within the City would not be considered substantial in a cumulative context, it was not anticipated in SCAG's Growth Forecast. No feasible mitigation exists to mitigate this potentially significant impact. This impact is *significant and unavoidable* (Class I).

■ Mitigation Measures

No feasible mitigation measures are available to further reduce the identified less-than-significant impacts.

¹³ Assumes 1 employee/500 sf. of retail, 1 employee/300 sf. of office, and 1 employee/1,000 sf. of manufacturing.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to population, housing, and employment, the proposed project would result in a *less-than-significant* (Class II) impact. Cumulative impacts would remain *significant and unavoidable* (Class I).

4.10.4 Draft General Plan Goals and Policies

- Goal LU-1** **Growth and Change.** Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.
- Policy LU-1.1** **Building Intensity and Population Density.** Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907 square feet of retail services, 3,431,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses.
- Goal LU-2** **City of Diverse Uses.** A mix of land uses that meets the diverse needs of Agoura Hills’ residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.
- Policy LU-2.1** **Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community’s fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element.
- Policy LU-2.3** **Employment Opportunities.** Provide for a variety of commercial uses that offer job opportunities for Agoura Hills’ residents, including retail, office, light industrial, and research and development.

4.10.5 References

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4.11 PUBLIC SERVICES

This section of the EIR analyzes the potential environmental effects on public services from implementation of the General Plan Update. For purposes of this EIR, the public service analysis is divided into four subsections: (1) fire and emergency response; (2) police protection; (3) schools; and (4) library services. Cumulative impacts associated with fire and emergency response, police protection, schools, and library services are addressed at the end of each respective subsection. Data for this section were taken from various sources, including several previous studies, planning documents, and environmental documents that have been prepared which address the public services and facilities that serve the City. These resources include the Los Angeles County Fire Department (LACoFD), the Los Angeles County Sheriff's Department (LASD), the Las Virgenes Unified School District (LVUSD), the Agoura Hills Public Works Department, the County of Los Angeles Public Library, the City of Agoura Hills General Plan Implementation Report (2004) and other related data sources.

No comment letters regarding public services were received in response to the April 30, 2009, Notice of Preparation circulated for the General Plan Update. Full bibliographic entries for all reference materials are provided in Section 4.11.17 (References) of this section.

Fire and Emergency Response

This section describes the current status of fire and emergency services in the City of Agoura Hills. Included in this section is a discussion of current staffing levels, equipment, response times, the performance standards that apply to these services and the ability of the City's fire and emergency response services to meet the current needs of the City. Data for this section was taken from correspondence and discussions with the Los Angeles County Fire Department and the City of Agoura Hills, the Las Virgenes–Malibu Council of Governments Hazard Mitigation Plan, the SEMS/NIMS Emergency Operations Plan, and the County of Los Angeles Fire Department 2007 Statistical Summary.

4.11.1 Environmental Setting

LACoFD provides fire protection and emergency services to residents of the City of Agoura Hills. LACoFD is responsible for protecting lives and property in the unincorporated areas of Los Angeles County and 58 cities within the County. Within the Las Virgenes–Malibu Region, Battalions 1 and 5 are assigned to serve six cities and over 65,000 residents. Throughout the County, the Department has 159 fire stations, 255 fire engines, 27 quints, 86 paramedic squads, 10 fire suppression camps, 14 dozer tenders, 10 helicopters, 26 Fire Prevention Offices, 8 Emergency Response Teams, and numerous other response vehicles and facilities.

■ Location and Staffing

LACoFD's main office is located at 1320 N Eastern Avenue, Los Angeles, California, 90063. Operating 9 divisions, 20 battalions, 159 fire stations, and 10 fire suppression camps, LACoFD responded to over

252,000 emergency incidents in 2007, the most current year for data reporting. Additionally, LACoFD has Planning, Information Management, Fire Prevention, Air and Wildland, Lifeguard, Forestry and Health Hazardous Materials Divisions which provide valuable services to the more than 3.5 million people who reside in the 1.1 million housing units located throughout the Department’s 2,278 square mile service area. LACoFD employs approximately 2,559 firefighters and 4,767 total personnel.

LACoFD has three fire stations that serve the City of Agoura Hills. Figure 4.11-1 (Community Facilities) identifies the locations of the fire stations near the City, and Table 4.11-1 (Fire Station Facilities) below describes the equipment and staffing for each station.

<i>Station No.</i>	<i>Location</i>	<i>Equipment</i>	<i>Staffing</i>
89	29575 Canwood Street, Agoura Hills	1 engine and 1 paramedic unit	3-person engine company (1 Fire Captain, 1 Fire Fighter Specialist, and 1 Fire Fighter) and 2-person paramedic squad (2 Fire Fighter/Paramedics)
65	4206 N. Cornell Road, Agoura	1 engine	3-person engine company (1 Fire Captain, 1 Fire Fighter Specialist, and 1 Fire Fighter)
125	5215 N. Las Virgenes Road, Calabasas	1 engine and 1 quint	3-person engine company (1 Fire Captain, 1 Fire Fighter Specialist, and 1 Fire Fighter) and 4-person quint (1 Fire Captain, 1 Fire Fighter Specialist and 2 Fire Fighters)

SOURCE: Letter from Frank Vidales, Acting Chief Forestry Division Prevention Services Bureau, County of Los Angeles Fire Department, May 13, 2009.

■ Urban and Wildland Fires

Urban fires are those affecting people or property within a fully built, urban setting. In the City of Agoura Hills and throughout Los Angeles County, urban fires are relatively common in comparison to wildland fires. A wildland fire is any uncontrolled fire that occurs in the wilderness and is usually triggered by lightning, drought, or accidents. The hills and mountainous areas of Southern California are considered to be interface areas susceptible to wildland fires. Agoura Hills contains both the classic wildland/urban interface, with well-defined urban and suburban development pressing up against open expanses of wildland areas, and the mixed wildland/urban interface, with isolated homes, subdivisions, and small communities situated predominately in wildland settings. The hazard zones associated with the risk of wildfire can be seen in Figure 4.6-1 (Hazards).

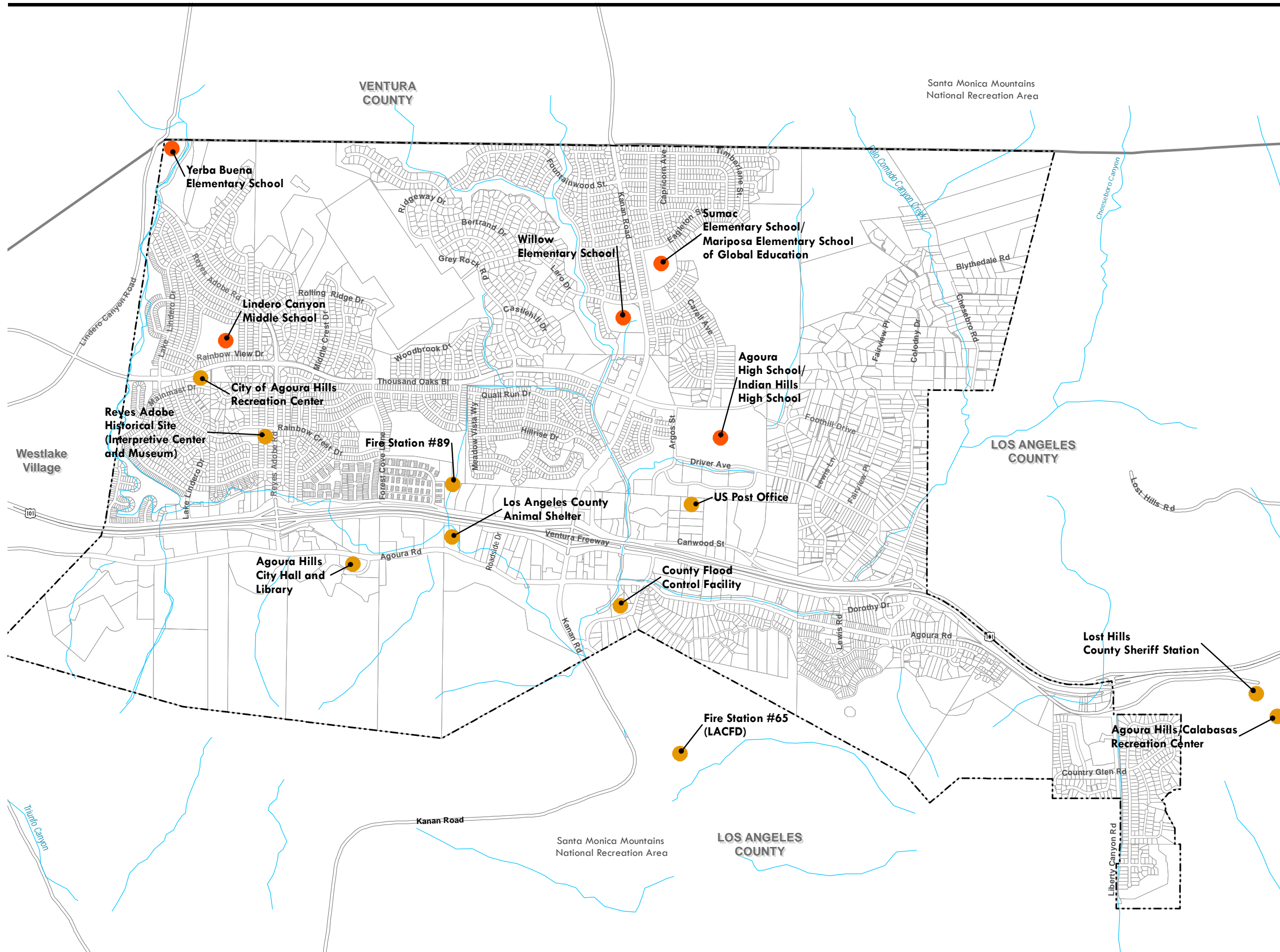
The City’s Community Emergency Response Team advises citizens to reduce their risk of fire hazards by clearing weeds and brush around homes that border wildlands, educating their family on the dangers of wildfires, and creating an emergency plan to coordinate their family’s response to an emergency. Division VII of the LACoFD, encompassing Agoura Hills, Calabasas, Hidden Hills, Malibu, West Hollywood, and Westlake Village, takes many steps to prevent a wildland fire from occurring within the Las Virgenes–Malibu Region. These steps include prescribed burning, a pre-fire management plan, staffing a Special Operations Bureau, designating the Las Virgenes–Malibu Region as part of the LACoFD Fire Prevention Region, a fuel modification plan, a Vegetation Management Program, a brush clearance program, and a Teleminder system to assist with the early warning of residents.

**CITY of AGOURA HILLS
General Plan Update EIR**

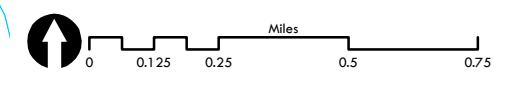
COMMUNITY FACILITIES

Legend

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



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



■ Response Time

Response time is defined as the time that elapses between the moment a call is received by dispatch and the moment when the first unit assigned to the call arrives at the scene. The average emergency response time for Agoura Hills in 2008 for first arriving units was 5 minutes and 15 seconds and the average non-emergency response time was 7 minutes and 20 seconds (Vidales 2009).

■ Standardized Emergency Management System

The Standardized Emergency Management System (SEMS) is an organizational and command structure required by California Government Code Section 8607(a) for the purpose of managing response to multi-agency and multi-jurisdiction emergencies in California. SEMS consists of five organizational levels, which are activated as necessary, and include: field response, local government, operational area, Office of Emergency Services (OES) Mutual Aid Regions, and State OES. In addition, SEMS incorporates the use of the Incident Command System (ICS), the Master Mutual Aid Agreement and existing mutual aid systems, the Operational Area Concept, the Operational Area Satellite Information System (OASIS), and multi-agency or inter-agency coordination. Agoura Hills has adopted a SEMS/NIMS Emergency Operations Plan for managing its response to multi-department and multi-jurisdiction emergencies and to facilitate communications and coordination between all levels of the system and among all responding departments and agencies. The City of Agoura Hills is located within Area B, in Los Angeles County, of the Southern Administrative Region of the State OES.

■ Mutual Aid Agreements

The foundation of California's emergency planning and response is a statewide mutual aid system which is designed to ensure that adequate resources, facilities, and other support is provided to jurisdictions whenever their own resources are inadequate to cope with a given situation. The *California Emergency Services Act* mandates the use of the California Disaster and Civil Defense Master Mutual Aid Agreement as the standard form of agreement between jurisdictions. The Master Mutual Aid Agreement creates a formal structure wherein the City retains control of its own facilities, personnel, and resources but may also receive or render assistance to/from other jurisdictions within the state. State government is obligated to provide available resources to assist the City in emergencies, however responsibility for the negotiation and preparation of mutual aid agreements rest with the local jurisdictions. Mutual aid agreements exist in law enforcement, fire services, medical and public works, building and safety, and emergency management.

There are six mutual aid regions in California. The City of Agoura Hills is located in Region I—the Office of Emergency Services Southern Administrative Region. The LACoFD has Automatic Aid agreements with the Los Angeles City Fire Department and the Consolidated Fire Protection District of Los Angeles County. These agreements authorize the exchange of resources on an as-needed basis.

The LACoFD can also call on agencies other than fire services for support. These include local law enforcement, and state and federal agencies involved in fire hazard mitigation, response, and recovery,

including: the Office of Emergency Services, Fish and Wildlife Service, National Park Service, U.S. Forest Service, Office of Aviation Services, National Weather Service, and National Association of State Foresters, the Department of Agriculture, the Department of the Interior, and, in extreme cases, the Department of Defense.

4.11.2 Regulatory Framework

■ Federal

Federal Emergency Management Agency

In March 2003, the Federal Emergency Management Agency (FEMA) became part of the U.S. Department of Homeland Security. FEMA's continuing mission is to lead the effort to prepare the nation for all hazards and effectively manage federal response and recovery efforts following any major national incident. FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

Disaster Mitigation Act of 2000

In 2000, the *Disaster Mitigation Act* amended the *Robert T. Stafford Disaster Relief Act of 1988*. Among other things, this new legislation reinforces the importance of pre-disaster infrastructure mitigation planning to reduce disaster losses nationwide by controlling and streamlining the administration of federal disaster relief and developing programs that promote hazard mitigation activities. Among the Act's major provisions:

- Funding for pre-disaster mitigation activities
- Developing experimental multi-hazard maps to better understand risk
- Establishing state and local government infrastructure mitigation planning requirements
- Defining how states can assume more responsibility in managing the Hazard Mitigation Grant Program (HMGP)
- Adjusting ways in which management costs for projects are funded

The mitigation planning provisions outlined in Section 322 of the Act establish performance-based standards for mitigation plans. The Act further requires states to provide for a public assistance program (Advance Infrastructure Mitigation [AIM]) to develop County government plans. Counties which fail to develop an infrastructure mitigation plan risk significant reduction in federal government assistance for repair/replacement of damaged facilities if that facility has been damaged on more than one occasion during the preceding 10-year period by a similar event.

Uniform Fire Code

The Uniform Fire Code includes specialized technical fire and life safety regulations which apply to the construction and maintenance of buildings and land uses. Topics addressed in the Code include fire

department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings.

■ State

California Fire Code (Title 24, Part 9, California Code of Regulations)

The *California Fire Code* is Part 9 of the *California Code of Regulations* (CCR), Title 24, and is also referred to as the *California Building Standards Code* (CBSC). The CBSC combines the *Uniform Fire Code* with amendments necessary to address California's unique needs. The CBSC includes regulations which are consistent with nationally recognized standards of good practice, intended to facilitate protection of life and property. Among other things, its regulations address the mitigation of the hazards of fire explosion, management and control of the storage, handling, and use of hazardous materials and devices, mitigation of conditions considered hazardous to life or property in the use or occupancy of buildings and provisions to assist emergency response personnel.

California Health and Safety Code

State fire regulations set forth in Section 13000 et seq. of the *California Health and Safety Code* include building standards, fire protection and notification systems, provision of fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

Office of Emergency Services

OES is the state's lead state agency for emergency management. The OES coordinates state response to major emergencies in support of local government, mobilizing state resources and obtaining federal resources; it also maintains oversight of the state's mutual aid system. OES is responsible for collecting, verifying, evaluating, and disseminating information about a given emergency and facilitating communication with and between local jurisdictions.

California Code of Regulations, Title 19

Title 19, Chapters one through six, of the CCR establishes regulations related to emergency response and preparedness under the OES.

■ Regional

Las Virgenes–Malibu Council of Governments Hazard Mitigation Plan

The Council's Hazard Mitigation Plan describes wildfire threats to the Las Virgenes–Malibu region and details the programs and policies the City of Agoura Hills has implemented to manage those risks.

■ Local

Agoura Hills Municipal Code

Article III, Chapter 1 (Fire Prevention)

Article III, Chapter 1 of the Agoura Hills Municipal Code adopts the California Fire Code, with modifications as listed in Section 3101, as the *Fire Prevention Regulations* of the City of Agoura Hills.

City of Agoura Hills Emergency and Hazard Plans

The City of Agoura Hills has a number of emergency and hazard plans to prepare for and mitigate the impacts of natural disasters and catastrophic emergencies. These plans are kept on file with the City and outline prevention and response procedures as well as cooperation agreements. The plan applicable to this section is the Standardized Emergency Management System (SEMS).

4.11.3 Project Impacts and Mitigation

■ Analytic Method

Information on existing service levels of service, collected from the LACoFD, was compared against conditions reasonably expected to occur with implementation of the General Plan Update. The LACoFD has indicators of need for additional resources and staffing, which include response times, incident loads, resident and transient population, and square footage thresholds. Proposed policies and changes in land use types and intensities in the General Plan Update were compared against such indicators to determine if any significant impacts on fire protection services would occur.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would result in substantial adverse physical impacts if it would do the following:

- Result in the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.

■ Effects Not Found to Be Significant

Threshold	Would the project result in the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?
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Implementation of the General Plan Update could result in an increased demand for fire protection services. However, it would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, there would be *no impact* (Class III).

The General Plan Update would allow for the amendment of land use designations and the potential for an increase in densities of existing uses in select areas. In select locations, land use designations would be amended to accommodate mixed use, which would allow for residential uses in an area that is currently utilized for commercial purposes. In all cases, existing uses within the City would be allowed to remain under the General Plan Update.

As discussed in Section 4.10 (Population, Housing, and Employment), development under the General Plan Update would increase the population in the City by approximately 1,713 people to a total of 25,394 residents. However, an increase in population alone would not increase the need for additional fire protection services. The provision of fire stations varies more as a function of the geographic distribution of structures, vehicular incidents, and vacant land with combustible vegetation than an increase in population. The LACoFD's service goals are based on accepted service levels, such as response times, incident loads, resident and transient population, and square footage thresholds. The City is served by three fire stations with 2008 emergency response times estimated at approximately 5 minutes and 15 seconds (Vidales 2009). One of these, Fire Station No. 89 in the City, was recently constructed. Based on current service goals and levels of service, the LACoFD is operating at acceptable levels of fire protection service.

The increase in population and future new development in the City could require fire stations to compensate for additional demand for fire protection services. However, the Los Angeles County Fire Department's 5-Year Master Fire Station Plan does not indicate that additional station(s) are planned for the City of Agoura Hills (Vidales 2009). Policies contained in the General Plan Update require that adequate infrastructure be provided as new development occurs. For example, compliance with Goal CS-6 (Coordination of Fire and Emergency Services) and Policy CS-6.1 (Support the Los Angeles County Fire Department) would facilitate cooperation with the LACoFD to ensure that the City continues to receive adequate fire protection and prevention services. Policy CS-6.2 (Coordination with Other Agencies), Policy CS-6.3 (Agoura Hills CERT Response Team), Policy CS-6.4 (Emergency Response), CS-6.5 (Adequate Infrastructure), and Policy CS-6.6 (New Development) would further coordinate fire protection and emergency medical services to support the needs of residents and businesses in the community. Policy S-3.1 (Coordination with the Los Angeles County Fire Department),

Policy S-3.2 (Wildfire Mitigation), Policy S-3.3 (New Development), Policy S-3.4 (Fire Protection Systems), Policy S-3.5 (Funding), Policy S-3.6 (Fire Inspections), Policy S-3.7 (SEMS Plan), Policy S-3.8 (Fire Department Review), and Policy S-3.9 (Fuel Modification) would further ensure that increased development associated with the General Plan Update would comply with fire protection regulations. Any new development that would occur under the General Plan Update would be required to comply with all applicable federal, state, and local regulations governing the provision of fire protection services, including adequate fire access and fire hydrants. The *Fire Prevention Regulations* of the City of Agoura Hills have provisions that include construction standards for new structures and remodels, road configuration design standards to accommodate fire equipment, and requirements for minimum fire flow rates for water mains. Additionally, to comply with the County required fee schedule, the City has adopted a developer fee ordinance for new residential, commercial, and industrial construction that helps to mitigate impacts to fire protection and emergency services (Vidales 2009). The fee is given to the County, and is typically used for fire sprinkler inspection in new buildings and to support Fire Station 89, the primary fire station for the City of Agoura Hills (Adeva 2009).

The General Plan Update does not specifically identify the need for additional fire protection facilities in the City, the construction of which has the potential to result in significant environmental impacts. Similarly, no such facilities are currently planned by the County to serve the City. Therefore, the proposed General Plan would result in **no impact** (Class III) to the construction of new fire protection facilities that could cause a significant environmental impact, and no mitigation measures are necessary. If it is determined at a later date that new facilities would need to be constructed to accommodate increased demand on fire protection services, further environmental review beyond this EIR would be required as project-specific plans are developed. All new development would be subject to the City's environmental review process, which includes project-specific environmental review under CEQA.

■ **Less-Than-Significant Impacts**

There are no effects from implementation of the General Plan Update that would result in less-than-significant impacts with respect to fire services and emergency response.

■ **Significant and Unavoidable Impacts**

There are no significant and unavoidable impacts from implementation of the General Plan Update with regard to fire and emergency response.

■ **Cumulative Impacts**

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. Cumulative impacts are only addressed for those thresholds that have a project-

related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact relating to alteration of existing or construction of new fire protection facilities in the City of Agoura Hills. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in *no cumulative impact* (Class III).

■ Mitigation Measures

With implementation of policies within the General Plan Update there would be no impact. No mitigation measures are necessary.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to fire services, the proposed project would result in *no impact* (Class III). The proposed project would result in *no cumulative impact* (Class III).

4.11.4 Draft General Plan Goals and Policies

Policies relating to fire protection were identified in the Infrastructure and Community Services Chapter and the Community Safety Chapter of the General Plan Update.

- | | |
|----------------------|--|
| Goal CS-6 | Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community. |
| Policy CS-6.1 | Support the Los Angeles County Fire Department. Continue to work with and support the Los Angeles County Fire Department to ensure adequate personnel, facilities, and infrastructure needs to maintain a high level of fire protection and emergency services within the City. |
| Policy CS-6.2 | Coordination with Other Agencies. Coordinate with the Ventura County Fire Department and Los Angeles County Fire Department to provide assistance during emergency situations that require outside help. |
| Policy CS-6.3 | Agoura Hills CERT. Support the efforts of the Agoura Hills Community Emergency Response Team (CERT). |
| Policy CS-6.4 | Emergency Response. Continue to monitor emergency response to citywide disasters to determine if service improvements are needed. |
| Policy CS-6.5 | Adequate Infrastructure. Continue to monitor the water pressure for fire suppression and evaluate and implement feasible solutions. |

- Policy CS-6.6 New Development.** Require all new developments to implement measures to reduce the potential for fire hazards, including incorporating fire prevention suppression systems.
- Goal S-3 Protection from Fire Hazards.** Persons and property in Agoura Hills protected from urban and wildland fires.
- Policy S-3.1 Coordination with the Los Angeles County Fire Department.** Cooperate with the Los Angeles County Fire Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate fire protection and prevention services.
- Policy S-3.2 Wildfire Mitigation.** Coordinate with the Los Angeles County Fire Department on appropriate wildland fire mitigation.
- Policy S-3.3 New Development.** Continue to ensure that all new development incorporates current state, county, and City, fire safe building code requirements, as appropriate.
- Policy S-3.4 Fire Protection Systems.** Require all new commercial and multiple-unit residential developments to install fire protection systems, as required by the state and City buildings and fire codes, and encourage the use of automatic sprinkler systems in existing structures.
- Policy S-3.5 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by that particular development.
- Policy S-3.6 Fire Inspection.** Work with the County Fire Department to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.
- Policy S-3.7 SEMS Plan.** Incorporate and periodically review fire prevention and protection procedures in the City's Standardized Emergency Management Systems (SEMS) Plan.
- Policy S-3.8 Fire Department Review.** Continue review by the Los Angeles County Fire Department of proposed structures and developments within the community, as applicable, to assure adequacy of structural fire protection, access for fire fighting, water supply, and vegetation management.
- Policy S-3.9 Fuel Modification.** Ensure that new development complies with fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encouraging design that minimizes the need for fuel modification on public parklands, to the extent feasible.

Police Protection

This section defines the current status of police protective services in the City of Agoura Hills and describes the staffing levels, equipment, staffing standards, number of and types of calls received, and crime prevention programs available. The section assesses the impact of the General Plan Update and related public service policies on police services within the City. Data for this section were taken from correspondence with the City of Agoura Hills as well as the Los Angeles County Sheriff's Department (LASD) staff and website.

4.11.5 Environmental Setting

Law enforcement services in the City of Agoura Hills are provided through a contract with the LASD. Protection services include emergency and nonemergency police response, routine police patrols, investigative services, traffic enforcement and investigation, parking code enforcement, SWAT teams, specialized detective units, and air support.

■ Locations and Staffing

There is no police station located within the City of Agoura Hills. The LASD provides the City with police services from its Malibu/Lost Hills Station, located at 27050 Agoura Road, Calabasas, CA, 91301, approximately 0.5 mile from Agoura's eastern boundary. The Malibu/Lost Hills station serves 5 contract cities (including Agoura Hills) and the unincorporated areas of Los Angeles County within an area encompassing approximately 180 square miles. One captain, 6 lieutenants, 19 sergeants, 48 deputies, and 33 non-sworn personnel are shared within the service area. Agoura Hills contracts for 13 deputies and ¼ of a non-sworn employee.

■ Level of Service

According to staff at the Malibu/Lost Hills Station, Agoura Hills is served with 1 deputy per 1,722 residents, which is considered an acceptable ratio (Smith 2009). The average emergency response time for the month of February, 2009, was 4.8 minutes. The average non-emergency response time during the same period was 17.7 minutes. Both these times are considered acceptable. The acceptable ratios are determined by the City Manager of Agoura Hills and the Unit Commander of the Malibu/Lost Hills Station, who meet quarterly to discuss response times, crime trends, vehicle break-ins, and the protection needs of the City. All contracted cities served by the Malibu/Lost Hills Station meet annually to discuss regional goals and needs (Hamburger 2009).

■ Future Expansion

There are no current plans for future expansion of the existing police facility, staff, or general equipment inventory.

4.11.6 Regulatory Framework

■ Federal

There are no federal policies that are directly applicable to police protection within the City of Agoura Hills.

■ State

There are no state policies that are directly applicable to police protection within the City of Agoura Hills.

■ Regional

Los Angeles County Code

Chapter 2.34

Chapter 2.34 of the Los Angeles County Code outlines certain duties of the office of sheriff and directs the sheriff to enforce the specified provisions.

■ Local

There are no local policies that are directly applicable to police protection within the City of Agoura Hills.

4.11.7 Project Impacts and Mitigation

■ Analytic Method

Information on existing service levels collected from the LASD was compared against conditions reasonably expected to occur with implementation of the General Plan Update. The Unit Commander of the Malibu/Lost Hills Station and the City Manager of Agoura Hills cooperate to develop criteria that determine the need for additional resources and staffing. Proposed policies and development changes in the General Plan Update were compared against current conditions to determine if any significant impacts on police protection would occur.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would result in substantial adverse physical impacts if it would do the following:

- Result in the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

■ Effects Not Found to Be Significant

Threshold	Would the project result in the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?
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Implementation of the General Plan Update could in an increased demand for police protection services. However, it would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, there would be *no impact* (Class III).

The General Plan Update would allow for the amendment of land use designations and the potential for an increase in densities of existing uses in select locations. In certain areas, land use designations would be amended to accommodate mixed use, which would allow for residential uses in an area that is currently utilized for commercial purposes. In all cases, existing uses within the City would be allowed to remain under the General Plan Update.

The Unit Commander of the Malibu/Lost Hills Station works with the City Manager of Agoura Hills to develop a standard personnel-to-population ratio to determine optimum staffing levels (Smith 2009). The Malibu/Lost Hills Station currently maintains a ratio of 1 deputy per 1,722 residents for the City of Agoura Hills. Assuming the Malibu/Lost Hills Station would continue to have 13 deputies assigned to the City of Agoura Hills, implementation of the General Plan Update would result in a population increase of approximately 1,713 people, as identified in Section 4.10 (Population, Housing, and Employment), creating a personnel-to-population ratio of 1 deputy per 1,953 residents. The LASD's main indicator of effectiveness is its response time to emergency calls. The Malibu/Lost Hills Station's average emergency response time to Agoura Hills is 4.8 minutes, with an average non-emergency response time of 17.7 minutes. Both of these times are currently considered acceptable (Smith 2009). Other indicators of effectiveness include volume of calls for service and the number of available officers available at any given time. However, compliance with Goal CS-7 (Police and Emergency Services) and Policy CS-7.1 (Support Los Angeles County Sheriff's Department) would facilitate cooperation with the LASD to ensure that the City continues to receive adequate police protection and prevention services.

Based on the information provided in crime statistics, Agoura Hills is considered to be a generally safe city and the increase in population resulting from the proposed infill uses is not anticipated to substantially increase crime within the City, according to historical trends. Compliance with Goal CS-7 (Police and Emergency Services) and Policy CS-7.1 (Support Los Angeles County Sheriff's Department) would facilitate cooperation with the LASD to ensure that the City continues to receive adequate police protection and prevention services. Policy CS-7.2 (Coordination with Other Agencies), Policy CS-7.3

(Graffiti Removal), and Policy CS-7.4 (Crime Prevention through Environmental Design) would further coordinate police protection to support the needs of residents and businesses in the community. Policy S-4.1 (Support Los Angeles County Sheriff's Department), Policy S-4.2 (Agency Cooperation), Policy S-4.3 (Public Education), Policy S-4.4 (Crime Prevention through Environmental Design [CPTED]), Policy S-4.5 (Development Review) and Policy S-4.6 (Evacuation Planning) would further ensure that increased development associated with the General Plan Update would comply with police protection regulations. Therefore, according to these goals and policies, police staffing and facilities would likely be able to maintain adequate service levels while serving the needs of any new development associated with the General Plan Update, and any associated additional demands upon police protection services.

The General Plan Update does not specifically identify the need for additional police protection facilities in the City, the construction of which could result in potentially significant environmental impacts. The LASD also does not currently have plans for expansion of facilities, equipment, or staff. Therefore, the General Plan Update would result in **no impact** (Class III) to the construction of new facilities that could cause a significant environmental impact, and no mitigation measures are necessary. If new facilities would need to be constructed at a later date to accommodate increased demand on police protection services, further environmental review in addition to this EIR would be required as project-specific plans are developed. All new development would be subject to the City's environmental review process, which includes project-specific environmental review under CEQA.

■ **Less-Than-Significant Impacts**

There are no effects from implementation of the General Plan Update that would result in less-than-significant impacts with respect to police protection.

■ **Significant and Unavoidable Impacts**

There are no significant and unavoidable impacts from implementation of the General Plan Update with regard to police protection.

■ **Cumulative Impacts**

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. This region is the service area of the LASD Malibu/Lost Hills Station, which includes Agoura Hills and the adjacent cities of Westlake Village and Calabasas. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact from the alteration of police protection facilities that currently serve the City of Agoura Hills, or from construction of new facilities, either which may cause significant environmental impacts. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in *no cumulative impact* (Class III).

■ Mitigation Measures

With implementation of policies within the General Plan Update there would be no impact. No mitigation measures are necessary.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to fire services, the proposed project would result in *no impact* (Class III). The proposed project would result in *no cumulative impact* (Class III).

4.11.8 Draft General Plan Goals and Policies

Policies relating to police protection were identified in the Infrastructure and Community Services Chapter and the Community Safety Chapter of the General Plan Update.

Goal CS-6 **Coordination of Fire and Emergency Services.** Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

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

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

Policy CS-6.3 **Agoura Hills CERT Response Team.** Support the efforts of the Agoura Hills Community Emergency Response Team (CERT).

Goal CS-7 **Police and Emergency Services.** Quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors.

Policy CS-7.1 **Support Los Angeles County Sheriff's Department.** Continue to work with and support the Los Angeles County Sheriff's Department to ensure adequate personnel, facility, and

infrastructure to provide police protection and emergency services.

Policy CS-7.2 Coordination with Other Agencies. Coordinate with the California Highway Patrol and other nearby law enforcement and emergency agencies to provide assistance during emergency situations requiring outside help.

Policy CS-7.3 Graffiti Removal. Continue to implement the City's graffiti removal program.

Policy CS-7.4 Crime Prevention through Environmental Design. Encourage the use of Crime Prevention through Environmental Design (CPTED), or other comparable concepts, to increase the perception of public safety and decrease the opportunity for crime.

Goal S-4 Protection from Crime. Persons and property in Agoura Hills protected from criminal activities.

Policy S-4.1 Support Los Angeles County Sheriff's Department. Support the Los Angeles County Sheriff's Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate law enforcement services.

Policy S-4.2 Agency Cooperation. Continue to cooperate with the California Highway Patrol and other nearby law enforcement agencies, such as the Ventura County Sheriff's Department, to provide backup police assistance in emergency situations.

Policy S-4.3 Public Education. Encourage citizen participation in public safety programs, such as Neighborhood Watch, and facilitate educational programs dealing with personal safety awareness.

Policy S-4.4 Crime Prevention through Environmental Design (CPTED). Use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of all new development.

Policy S-4.5 Development Review. Provide for law enforcement review of applicable projects as part of the review process.

Policy S-4.6 Evacuation Planning. Coordinate evacuation planning among the Los Angeles County Fire and Sheriff's departments, the California Highway Patrol, the City of Agoura Hills Community Emergency Response Team (CERT), and law enforcement agencies in other local jurisdictions.

Schools

This section describes existing school facilities, education programs, and planned improvements within the Las Virgenes Unified School District (LVUSD). The section also reviews current state and regional policy regarding new school development. Data for this section was taken from correspondence with

representatives from the LVUSD, the California Department of Education and Office of Public School Construction websites, and the LVUSD website.

4.11.9 Environmental Setting

■ Schools

The City of Agoura Hills is served by the Las Virgenes Unified School District (LVUSD). The LVUSD serves the cities of Agoura Hills, Westlake Village, and Calabasas, as well as unincorporated County areas south of Agoura Hills. The District's main offices are located at 4111 N. Las Virgenes Road, Calabasas, California, 91302. The total K–12 enrollment in the district is approximately 11,627 students (California DOE 2009). As shown in Table 4.11-2 (Public Schools Located in the City of Agoura Hills), the LVUSD operates seven schools in the City of Agoura Hills: one high school, one continuation high school, one middle school, three elementary schools and one alternative elementary school, located on the campus of Sumac Elementary School. Currently, the LVUSD schools within the City of Agoura Hills are serving 4,745 students. All of the public schools in Agoura Hills are operating below maximum capacity. Table 4.11-2 (Public Schools Located in the City of Agoura Hills) includes capacity levels and total enrollment at the LVUSD schools within Agoura Hills. Figure 4.11-1 (Community Facilities) identifies the locations of all schools within Agoura Hills.

Table 4.11-2 Public Schools Located in the City of Agoura Hills

Map #	School	Address	Grades	Capacity	Enrollment (2008/09)
1	Agoura High School	28545 West Driver Ave.	9–12	2,284	2,136
2	Indian Hills High School	28545 West Driver Ave.	9–12	160	47
3	Lindero Canyon Middle School	5844 Larboard Lane	6–8	1,260	1,063
4	Willow Elementary School	29026 Laro Drive	K–5	624	505
5	Yerba Buena Elementary School	6098 Reyes Adobe Road	K–5	552	423
6	Sumac Elementary School	6050 North Calmfield Ave.	K–5	708	481
7	Mariposa Elementary School of Global Education	6050 North Calmfield Ave.	K–5	Shared w/Sumac	90

SOURCE: Las Virgenes Unified School District website 2009, Phone conversation with Kathy Petrash (March 2009). Enrollment figures are from the CDE California Public Schools Las Virgenes Unified School District Report dated May 26, 2009.

4.11.10 Regulatory Framework

■ Federal

There are no federal education regulations applicable to the proposed project.

■ State

California State Assembly Bill 2926 (AB 2926)—School Facilities Act of 1986

AB 2926 was passed in 1986 and is known as the *School Facilities Act*. The Act authorizes collection of school facilities fees by local districts in connection with new construction to generate revenue for capital acquisitions and improvements. AB 2926 also established the maximum fees (adjustable for inflation) that may be collected under this and any other school fee authorization program.

AB 1600, adopted in 1987, amended the *School Facilities Act of 1986*, adding Section 66000 et seq. of the Government Code. Under the terms of this statute, payment of statutory fees by a developer fully mitigates the potential impacts of a development on school facilities for purposes of CEQA. Subsequent legislative actions have alternatively expanded and contracted the limits placed on school fees by AB 2926.

Effective March 12, 2008, the Las Virgenes Unified School District notified the City of Agoura Hills that the school developer fees would increase to \$2.97 per square foot of residential construction and \$0.47 per square foot of commercial or industrial construction.

California Senate Bill 50 (SB 50)—Leroy Green School Facilities Program (1998)

SB 50 defined the Needs Analysis process in Government Code Sections 65995.5–65998. Under the provisions of SB 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of development. The fees (referred to as Level One fees) are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses.

Mello Roos Community Facilities Act of 1982

The *Mello Roos Act* allows school districts to establish a Mello-Roos Community Facilities District (CFD) to finance school construction through the issuance and sale of municipal bonds guaranteed through a Special Tax Lien against all properties within the CFD area.

■ Regional

Las Virgenes Unified School District

Measure G

On June 6, 2006, local voters approved Measure G, a \$128 million bond measure to make the following improvements throughout the District:

To maintain excellent local schools, repair and upgrade outdated science and technology facilities, classrooms and restrooms, replace aging trailers with modern classrooms, improve fire, security, and emergency systems, and upgrade computer and instructional technology.

The measure promised to upgrade the District’s older schools, particularly renovate Lindero Canyon Middle School, maintain district-wide technology upgrades, and install and upgrade fire prevention, security and emergency response systems at every school so that all students are safe.

■ Local

City of Agoura Hills Municipal Code

§6400: Adoption of Interim School Facilities’ Financing Ordinance

This section of the City’s Municipal Code adopts Title 4, Revenue and Finance, Chapter 4.52, Interim School Facilities’ Financing, as amended and in effect on April 1, 1983, as the interim school facilities’ financing ordinance of the City of Agoura Hills. This ordinance provides for interim classrooms and related facilities at overcrowded schools.

4.11.11 Project Impacts and Mitigation

■ Analytic Method

Information on existing levels of service collected from the LVUSD was compared against conditions reasonably expected to occur with implementation of the General Plan Update. Proposed policies and development changes in the General Plan Update were compared against current conditions to determine if significant impacts to schools would occur.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would result in substantial adverse physical impacts if it would do the following:

- Result in the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools.

■ Effects Not Found to Be Significant

Threshold	Would the project result in the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools?
-----------	--

Implementation of the General Plan Update could result in increased use of school facilities. However, it would not result in the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. Therefore, there would be *no impact* (Class III).

The General Plan Update would allow for the amendment of land use designations and the potential for an increase in densities of existing uses in specific areas. In select locations, land use designations would be amended to accommodate mixed use, which would allow for residential uses in an area that is currently utilized for commercial purposes. In all cases, existing uses within the City would be allowed to remain under the General Plan Update.

LVUSD enrollment has experienced a slight decline over the past five years, but remains consistent with enrollment numbers from ten years ago. As shown in Table 4.11-2 (Public Schools Located in the City of Agoura Hills), all of the public schools administered by the LVUSD within the City of Agoura Hills currently operate below the allowable capacity. Recent bond measures have encouraged renovation projects, remodeling, and classroom expansion.

Full build out of the General Plan Update could result in up to 413 additional multi-family dwelling units and 116 additional single-family units, for a total of 529 dwelling units. Based on the generation factors of 0.66 elementary school-age children per household, 0.12 middle school-age children per household, and 0.1367 high-school age children per household, the proposed project would result in approximately 484 additional school-age residents.¹⁴¹⁵ When combined with the 4,745 currently enrolled students, the expected increase of the General Plan Update would not exceed the student capacity of 5,588 within the City of Agoura Hills. This increase would be further addressed through the payment of school fees, required for all new development. These fees are based on the use and size of a project.

Additionally, policies contained in the General Plan Update require that adequate school infrastructure be provided as new development occurs. For example, compliance with Goal CS-8 (Educational System) and Policy CS-8.1 (Educational Services) would support the LVUSD and private schools to provide educational services to ensure that the City's school-aged residents continue to receive adequate access to schools. Policy CS-8.2 (Expand and Improve Facilities) and Policy CS-8.3 (Joint-Use Facilities) would further coordinate educational services to support the needs of residents in the community and ensure that increased development associated with the General Plan Update would not negatively impact the school system in Agoura Hills.

As school fees are collected from residential, commercial, and industrial uses, developers are required to fund necessary school service and facility improvements to accommodate anticipated population and school enrollment growth within the service area of the LVUSD. If new facilities would need to be constructed at a future date accommodate increased demand on schools, further environmental review separate from this EIR would be required as project-specific plans are developed. All new private development would be subject to the City's environmental review process which includes project-specific environmental review under CEQA. However, no new educational facilities are expected to be necessary to accommodate the growth proposed under the General Plan Update, and so the proposed General Plan would not result in school facility construction that has the potential to result in significant

¹⁴ Sebring, Nancy. 2008. The Ocean View School District uses generation rates based on single family detached units, Email correspondence with Ocean View School District, February.

¹⁵ Huntington Beach Union High School District. 2006. Development Fee Justification Report and School Facilities Needs Analysis.

environmental impacts. Therefore, the General Plan Update would result in *no impact* (Class III). No mitigation measures are necessary.

■ **Less-Than-Significant Impacts**

There are no effects from implementation of the General Plan Update that would result in less-than-significant impacts with respect to schools.

■ **Significant and Unavoidable Impacts**

There are no significant and unavoidable impacts from implementation of the General Plan Update with regard to schools.

■ **Cumulative Impacts**

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. The LVUSD serves within this geographic area. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact to the construction of educational facilities currently serving the City of Agoura Hills that could have a significant environmental impact. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in *no cumulative impact* (Class III).

■ **Mitigation Measures**

With implementation of policies within the General Plan Update there would be no impact with regards to schools. No mitigation measures are necessary.

■ **Final Level of Significance**

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to fire services, the proposed project would result in *no impact* (Class III). The proposed project would result in *no cumulative impact* (Class III).

4.11.12 Draft General Plan Goals and Policies

Policies relating to school services were identified in the Infrastructure and Community Services Chapter of the General Plan Update.

- Goal CS-8** **Educational System.** Quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents.
- Policy CS-8.1** **Educational Services.** Support the Las Virgenes Unified School District and private schools to provide educational services to all kindergarten-, elementary school-, middle school-, and high school-aged residents.
- Policy CS-8.2** **Expand and Improve Facilities.** Cooperate with the Las Virgenes Unified School District to expand or upgrade its facilities.
- Policy CS-8.3** **Joint-Use Facilities.** Continue to coordinate with the Las Virgenes Unified School District in the utilization of joint school/park facilities for recreational purposes.

Library Services

This section describes the City of Agoura Hills' existing library services, facilities, and staffing. Data for this section were taken from the City of Agoura Hills and the County of Los Angeles Public Library, as well as discussions with library staff.

4.11.13 Environmental Setting

■ Library Facilities

The Agoura Hills Library serves the City of Agoura Hills. This County of Los Angeles Public Library is located within the City of Agoura Hills and is part of the County of Los Angeles Public Library system. Figure 4.11-1 (Community Facilities) shows the location of the Agoura Hills Library, which is part of the City's Civic Center.

■ Library Services

The Agoura Hills Library offers a number of services to assist users. Computer services include an on-line library catalogue, access to a variety of research databases, as well as Internet and CD-ROM workstation access. The facility has a copy center, two conference rooms, and a children's program featuring Toddler and Preschool Storytimes and Summer Reading (County of Los Angeles Public Library 2008).

The Friends of the Agoura Hills Public Library is a self-organized and self-supported group consisting of people who are interested in promoting the library's welfare and growth. The group has an ongoing book

sale in the Book Cellar bookstore every Saturday, and also offers a rental bestseller collection and rental DVD program) (County of Los Angeles Public Library 2008).

Library Usage

The library has experienced a growing number of members recently due to the economic recession. Over the past six months, an increased number of residents have been using the library to borrow DVDs, use the internet to look for jobs, and attend free entertainment programming. Despite this recent growth, circulation levels have remained consistent over the past few years, with 221,266 items in circulation from July 2008 to June 2009 (Sagi 2009). Based on the January 2009 population reported in Section 4.10 (Population, Housing, and Employment), this equates to a 9.5 article/resident ratio. Books on CD are being acquired now instead of books on cassette and video titles are being acquired in DVD format instead of VHS. Electronic resources make accessing documents easier for patrons but have not caused a decreased interest in hard copies. Currently, library program attendance levels are up over historic levels.

Future Expansions

The Agoura Hills Library moved into the current facility at the new City Hall Civic Center in 2001. There are no plans for additional expansion at the library. Money is provided from the County for operations and materials.

4.11.14 Regulatory Framework

■ Federal

There are no federal library service regulations applicable to the proposed project.

■ State

There are no state library service regulations applicable to the proposed project.

■ Regional

There are no regional library service regulations applicable to the proposed project.

■ Local

There are no local library services regulations applicable to the proposed project.

4.11.15 Project Impacts and Mitigation

■ Analytic Method

Information on existing levels of service collected from the County was compared against conditions reasonably expected to occur with implementation of the General Plan Update. Proposed policies and development changes in the General Plan Update were compared against current conditions to determine if any significant impacts on library services would occur.

■ Thresholds of Significance

For the purposes of this EIR, implementation of the General Plan Update would result in substantial adverse physical impacts if it would do the following:

- Result in the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries.

■ Effects Not Found to Be Significant

Threshold	Would the project result in the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries?
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Implementation of the General Plan Update could result in increased use of library facilities. However, it would not result in the provision of or need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. Therefore, there would be *no impact* (Class III).

The General Plan Update would allow for the amendment of land use designations and the potential for an increase in densities of existing uses in specific areas. In select locations, land use designations would be amended to accommodate mixed use, which would allow for residential uses in an area that is currently utilized for commercial purposes. In all cases, existing uses within the City would be allowed to remain under the General Plan Update.

Demand at the Agoura Hills Library for resources and programming remains strong, and any buildout under the General Plan Update could increase that demand. However, policies within the General Plan Update support providing library services to residents of Agoura Hills. For example, compliance with Goal CS-9 (Library System) and Policy CS-9.1 (Support Library Services) would facilitate the support of Los Angeles County in the provision of library services and programs to meet the needs of residents. No new library facilities are expected to be necessary to accommodate the growth proposed under the General Plan Update, and so the proposed General Plan would not result in library facility construction that has the potential to result in significant environmental impacts. If new facilities would need to be

constructed to accommodate increased demand on library services, further environmental review would be required as project-specific plans are developed. All new private development would be subject to the City's environmental review process which includes project-specific environmental review under CEQA. Therefore, the General Plan Update would result in *no impact* (Class III). No mitigation measures are necessary.

■ Less-Than-Significant Impacts

There are no effects from implementation of the General Plan Update that would result less-than-significant impacts.

■ Significant and Unavoidable Impacts

There are no significant and unavoidable impacts from implementation of the General Plan Update.

■ Cumulative Impacts

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. This geographic region is served by the Agoura Hills Library, Westlake Village Library, and Malibu Library. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact with regard to library facility alteration or construction in the City of Agoura Hills. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in *no cumulative impact* (Class III).

■ Mitigation Measures

With implementation of policies within the General Plan Update there would be no impact. No mitigation measures are necessary.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to fire services, the proposed project would result in *no impact* (Class III) to library services. The proposed project would result in *no cumulative impact* (Class III) to library services.

4.11.16 Draft General Plan Goals and Policies

Policies relating to library services are located in the Infrastructure and Community Services chapter of the General Plan Update:

- Goal CS-9** **Library System.** Library facilities that enhance Agoura Hills residents' and employees' quality of life and create opportunities for self-learning and cultural and academic enrichment.
- Policy CS-9.1** **Support Library Services.** Continue to support Los Angeles County in the provision of library services and programs to meet the needs of residents.

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4.12 RECREATION

This section evaluates the impacts of the General Plan Update associated with recreation and parks within the City of Agoura Hills. Existing data sources used to prepare this section were taken from the existing General Plan (1993) Parks and Recreation Element and Open Space and Conservation Element (1993), the *City of Agoura Hills Parks Master Plan* (1988), the *Agoura Hills Citywide Trails and Pathways Master Plan* (2008), and the *City of Agoura Hills Open Space Preservation Action Plan* (1999), as well as other City-provided documents.

The proposed project could potentially cause impacts associated with the physical deterioration of recreational facilities. The proposed project also has the potential to cause impacts related to the construction or expansion of facilities in order to maintain acceptable service ratios or other performance objectives.

No comment letters regarding recreation were received in response to the April 30, 2009, Notice of Preparation circulated for the General Plan Update. However, comments were provided verbally at the May 21, 2009, Scoping Meeting hosted for the General Plan Update. Full bibliographic entries for all reference materials are provided in Section 4.12.5 (References) of this section.

4.12.1 Environmental Setting

Parklands and recreational facilities are important land use components in an urban environment, providing both visual relief from the built environment and contributing to residents' and employees' quality of life through recreation and aesthetic value.

■ Regional Parks and Recreational Facilities

According to the Agoura Hills Citywide Trails and Pathways Master Plan prepared in 2008, a number of regional recreational facilities surround the City of Agoura Hills. The majority of these resources are situated within the Santa Monica Mountains National Recreation Area (SMMNRA), which borders the City to the south and east. The SMMNRA comprises 153,075 acres and is one of the country's largest urban national parks. SMMNRA and state park facilities located in close proximity to Agoura Hills include the following:

- Chesebro/Palo Comado Canyon is located to the north and east of the City of Agoura Hills, and features hiking, biking, and equestrian routes through generally undisturbed areas. The area is joined to the east by the Upper Las Virgenes Canyon Open Space Preserver (formerly Ahmanson Ranch) in Ventura County, which consists of 2,983 acres of open space.
- Paramount Ranch is located south of the City of Agoura Hills, and offers hiking trails, a picnic area, and a western town movie set.
- Peter Strauss Ranch located south of Agoura Hills, and offers hiking, concerts, picnics and art exhibits.

- Malibu Creek State Park located to the south of Agoura Hills at Liberty Canyon, and offers hiking and equestrian trails that lead through this wilderness preserve and cross Mulholland Highway.

Park and recreation facilities located in the SMMNRA are operated and maintained by a variety of government agencies, including the National Parks Service (NPS), the state, and the counties of Los Angeles and Ventura. In addition to nearby national and state parks in close proximity to the City of Agoura Hills, the Simi Hills located to the north provides access to the open space and trail system of the Oak Park community. Parks within the Oak Park area include Chaparral, China Flat Trailhead, Eagle View, Mae Boyer, Oak Canyon Community, and Valley View Neighborhood Park; these parks are owned and managed by the Rancho Simi Recreation and Parks District.

■ Local Parks and Recreation Facilities

The City of Agoura Hills operates six active parks encompassing 47 acres. Table 4.12-1 (Recreational Facilities in the City of Agoura Hills) identifies the location and size of each of these parks. The City's *Parks Master Plan* has four classifications of local parks: neighborhood parks, community specialized facilities, playfields and urban open space. Neighborhood parks range in size from 2 to 5 acres and are intended to meet specific needs of a neighborhood and provide access from local streets and main walkways. Neighborhood parks in the City include Old Agoura Park, Sumac Park, Morrison Park, and Reyes Adobe Park. Community special use facilities are larger in size than neighborhood parks and are intended to provide services on a community level. They accommodate larger social and cultural activities and are located in areas accessible from collector streets and local arterials. Community special use parks in the City include Forest Cove Park and Chumash Park. Playfields are typically part of either a neighborhood park or a community special use park, and include all sports fields and specialized court games. Urban open space is any open space that would maintain or enhance the aesthetic quality of the community for public benefit. There are two City-owned open space recreation areas, totaling approximately 26 acres. One open space recreation area with a trail is located in the northwest corner of the City, adjacent to Yerba Buena School and one is located in the central part of the City, along Medea Creek. Additionally there is an open space recreation area in the northeast corner of the city, owned by the state. Figure 4.12-1 (Recreational Facilities) identifies the location of City parks and open space recreation areas and State Parks in the City and surrounding area.

■ Open Space

Aside from the two open space recreation areas, which are considered part of the park and recreation facilities of the City, Agoura Hills has an estimated 1,378.2 acres of protected open space within its borders, which is owned by the City, Santa Monica Mountains and Recreation and Conservation Authority or Homeowners Associations (HOA).¹⁶ Land included in this inventory of protected open space is the Lindero Canyon Country Club, which includes a golf course.

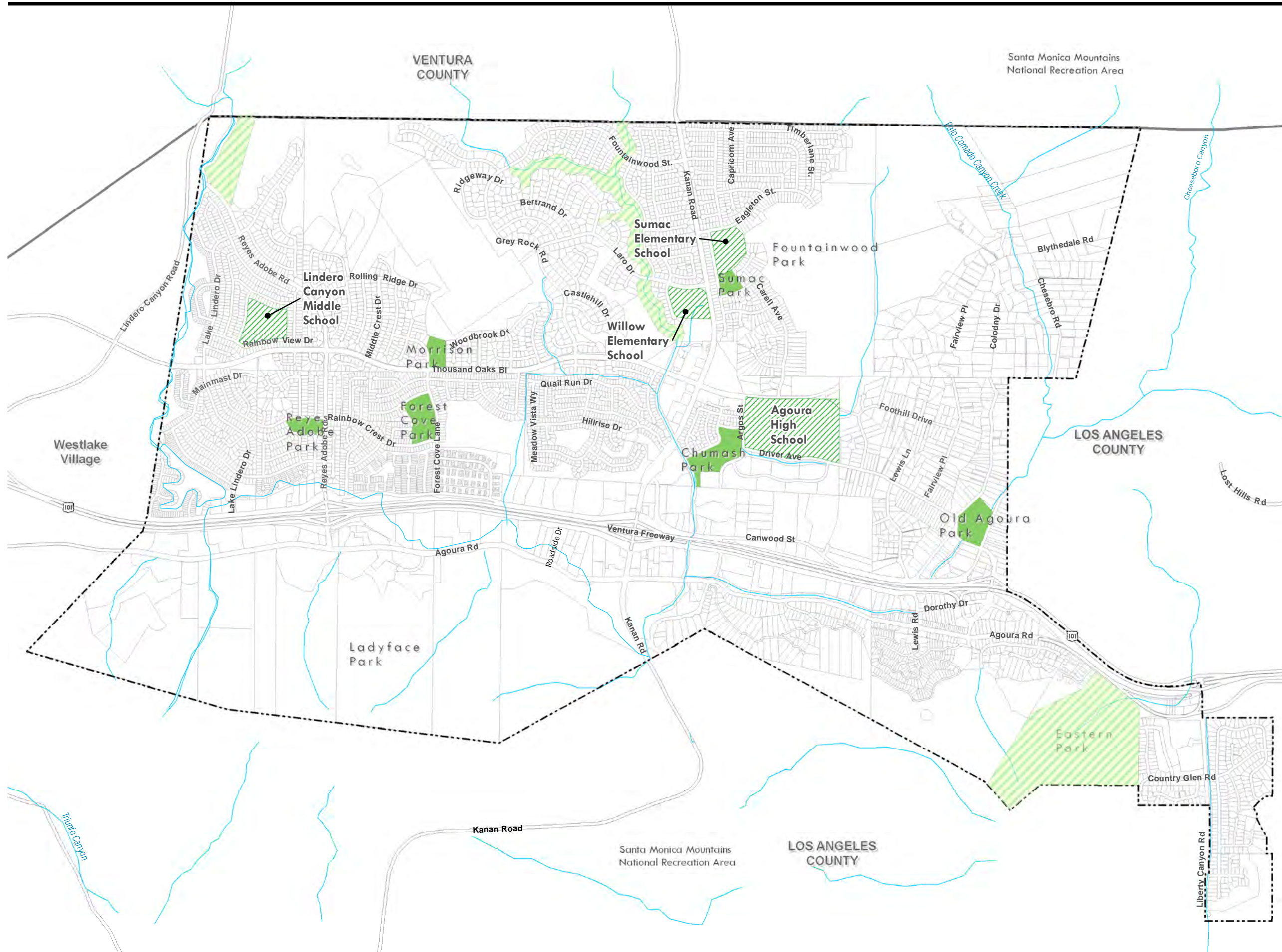
¹⁶ Total includes Restricted Open Space, Restricted Open Space/Deed Restricted, and Local Park land use categories.

RECREATIONAL FACILITIES

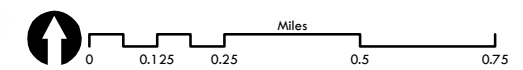
Legend

City Parks

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



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



#	Park	Location	Acreage
1	Chumash	5550 Medea Valley Drive	12.3
2	Forest Cove	5451 Forest Cove Lane	9.5
3	Morrison	29909 Forest Cove Lane	4.4
4	Old Agoura	5301 Chesebro Road	13.0
5	Reyes Adobe	31400 Rainbow Crest Drive	4.4
6	Sumac	6000 Calmfield Avenue	3.6
Open Space Recreation Areas			
—		Yerba Buena Open Space	18.1
—		Medea Creek Open Space	8.2
—		Southeastern corner of the City*	107
Citywide Total			73.5

SOURCE: City of Agoura Hills, 2009

*For reference purposes only. Not included in total citywide acreage as it is currently owned by the state.

The City also operates the Agoura Hills Recreation Center and jointly operates the Agoura Hills/Calabasas Community Center. The Agoura Hills Recreation Center, located at 30610 Thousand Oaks Boulevard in the City of Agoura Hills, is an 1,800-square-foot (sf) multi-purpose facility, and offers a variety of classes and activities for all residents. The Agoura Hills/Calabasas Community Center, located at 27040 Malibu Hills Road in the City of Calabasas, is a 30,000 sf state-of-the-art recreational facility that offers a variety of recreational social, cultural and education programs and activities to meet the needs of the surrounding communities. The facility includes basketball courts, a fitness studio, rock-climbing wall, dance studio, multi-purpose room, and banquet hall.

In addition to the City-owned parks, local schools serve as joint recreational facilities for the City and other private athletic associations use City facilities. The Las Virgenes Unified School District includes five school sites that are available for recreational use after school hours and on weekends (refer to Section 4.11 [Public Services] for a description of school sites in the City). Each offers the use of open playfields. Agoura High School has specialized facilities, including a pool, tennis courts, and a gymnasium.

■ Trails and Pathways

In 2008, Agoura Hills adopted the *Citywide Trails and Pathways Master Plan*. The Plan provides a schematic network of pedestrian, equestrian, and mountain biking trails in the City, connecting to the extensive regional systems in adjoining jurisdictions. The Plan serves as a guide to future trail planning, design and construction in the City. A variety of different trail types are considered in the Plan. The neighborhood trail and pathway is a multi-use facility within urbanized areas, and serves as a link to open space trails. The open space trail provides access to open space areas, and would be designed to accommodate hikers, equestrian users, and mountain bicyclists. The equestrian bridle path would be located adjacent to the

streets in Old Agoura. Figure 4.12-2 (Trail Network) identifies the proposed and existing all-purpose trails and equestrian trails located throughout the City as identified by the Plan. The majority of the trails utilize open space areas that are owned by public entities and public right of way.

Trails planned and permitted under *Citywide Trails and Pathway Master Plan* include a trail that would traverse the length of Ladyface Mountain; completion of the existing equestrian bridle trail system in the Old Agoura neighborhood which currently provides a connection to the Palo Comado Chesebro Canyon park system; and the construction of the Medea Creek pathway along Medea Creek in the central part of Agoura Hills.

Currently, there are several equestrian trails in the Old Agoura community, including a trail along Driver Avenue that connects to Old Agoura Park, which includes a horse arena. The trail traverses the perimeter of Old Agoura Park and provides equestrian access from the park along a flood channel (Chesebro Creek) east of Colodny Drive, which continues under Highway 101. The trail then follows the flood channel in a westerly direction along Agoura Road to Agoura Village. The trail, which is part of the regional Zuma Ridge Trail, currently ends at the western edge of the Regency Theater Complex. The *Citywide Trails and Pathway Master Plan* includes the extension of the trail to the south along Medea Creek to the Santa Monica Mountains. The Zuma Ridge trail through the City also allows for pedestrians. There is a limited pedestrian trail along Medea Creek, south of Kanan Road and north of Canwood Street.

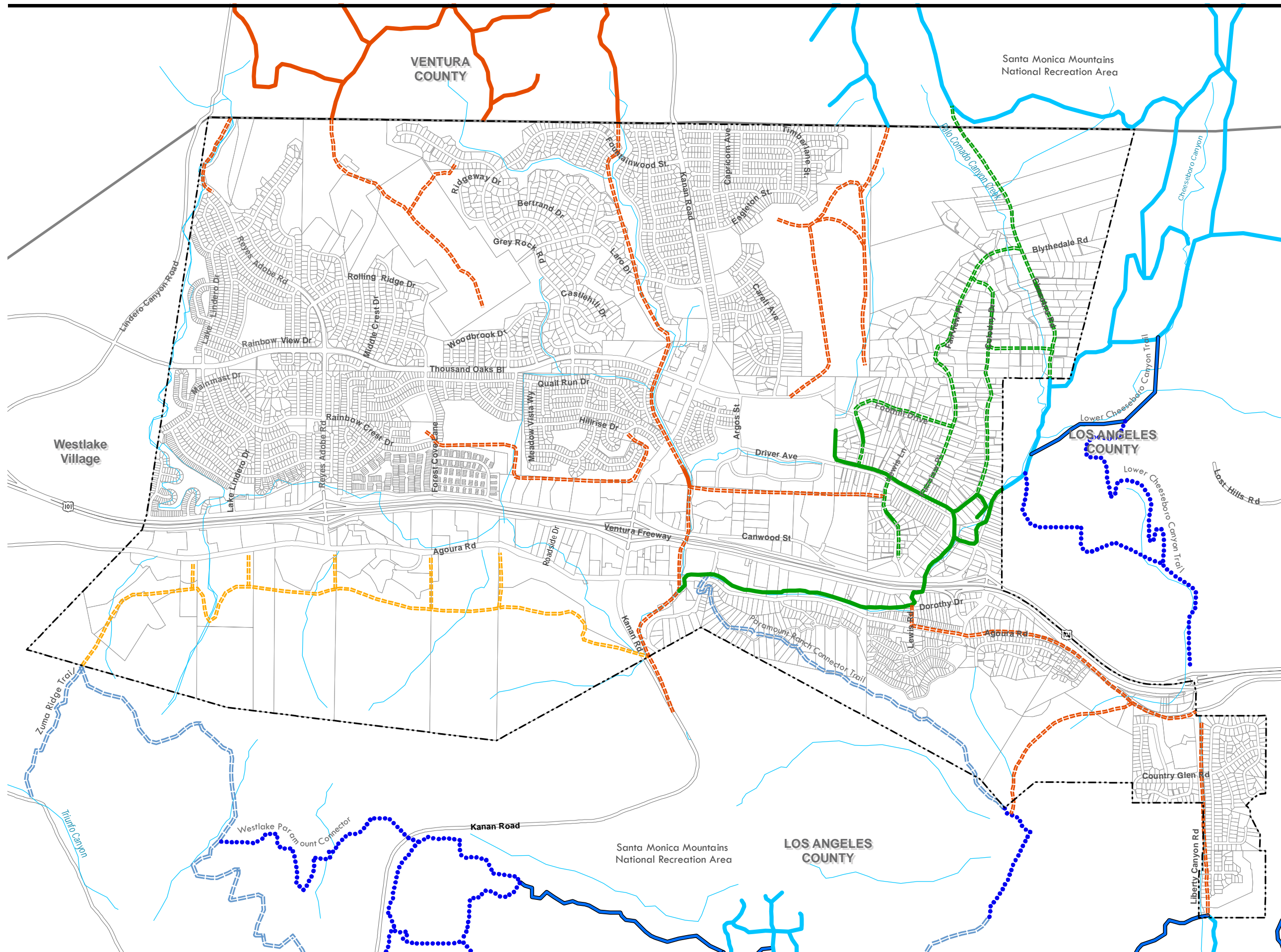
In addition to the above noted trails, designated bikeways are available in the City. Bikeways have three different types of classifications: Class I (Bike Path), Class II (Bike Lane), and Class III (Bike Route). The bikeways within the City of Agoura Hills are comprised of Class II and Class III facilities, which are shared facilities on the roadways and respectively delineated by either signage and striping or signage only. Figure 4.12-3 (Bikeways) displays the existing and proposed bikeways in the City of Agoura Hills. The following describes the existing facilities:

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

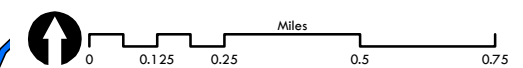
**TRAIL
NETWORK**

Legend

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



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



**CITY of AGOURA HILLS
General Plan Update EIR**

BIKEWAYS

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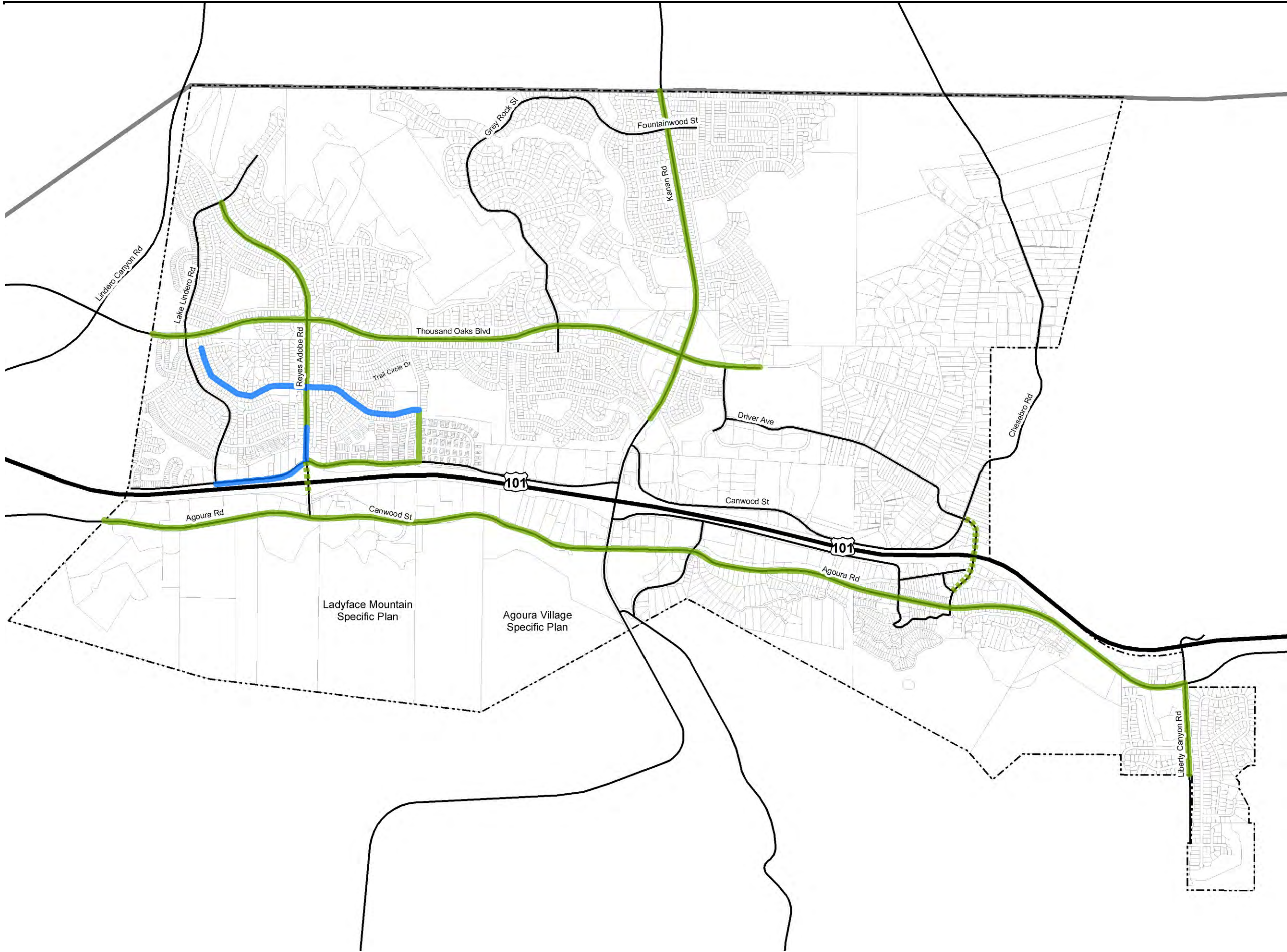
 City Limits

Bicycle Routes

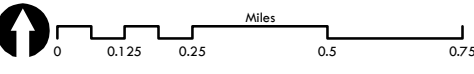
 Existing Class II Facility

 Existing Class III Facility

 Proposed Class II Facility



Source: City of Agoura Hills, January 2007
Date Revised: September 2009
10225|JCS|09



Planned additions to the City’s system of bicycle routes include:

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

4.12.2 Regulatory Framework

■ Federal

There are no federal regulations applicable to parkland or recreational facilities.

■ State

Quimby Act

The *Quimby Act* was established by the California legislature in 1965 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances addressing parkland and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements. The Act requires the provision of 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case the City may adopt a higher standard not to exceed five acres per 1,000 residents. The Act also specifies acceptable uses and expenditures of such funds.

State Public Park Preservation Act

The primary instrument for protecting and preserving parkland is the *State Public Park Preservation Act*. Under the *Public Resource Code*, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

State Street and Highway Code

The *State Street and Highway Code* assists in providing equestrian and hiking trails within the right-of-way of county roads, streets, and highways.

■ Local

Agoura Hills Citywide Trails and Pathways Master Plan

The *Citywide Trails and Pathways Master Plan* adopted in 2008 provides a schematic network of pedestrian, equestrian and mountain biking trails in the City. The Plan is a guide for future Citywide trails, and contains standards for trail development.

Agoura Hills Municipal Code

Article X, Chapter 8 (Parkland Dedication and Fees) of the *Agoura Hills Municipal Code* pursuant to Section 66477 of the *Subdivision Map Act* requires subdividers to dedicate land to the City, pay a fee to City in lieu thereof, or a combination of both for park or recreation purposes. Chapter 8 does not apply to commercial or industrial subdivisions, or any condominium project that consists of the subdivision of airspace in an existing apartment building that is more than five years old when no new dwelling units are added. Section 10802 of Chapter 8 includes a formula which determines the amount of land to be dedicated by project and is based on the number of dwelling units, and the type of residential development proposed. In the event that land would not be dedicated. Section 1803 of Chapter 8 requires that payment of an in lieu of fee which would be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the subdivisions for which the fees are paid. Only the payment of fees shall be required in subdivision containing 50 parcels or less. Future residential development permitted under the General Plan Update would be subject to Chapter 8 of the *Agoura Hills Municipal Code*.

4.12.3 Project Impacts and Mitigation

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G of the 2009 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on parks and recreational facilities if it would result in any of the following:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment

■ Effects Not Found to Be Significant

There are no effects that were found to have no impacts related to recreation resulting from implementation of the General Plan Update.

■ Less-Than-Significant Impacts

Threshold	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
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Impact 4.12-1 Implementation of the General Plan Update could result in increased use of existing parks or recreational facilities that could accelerate physical deterioration of those facilities. However, this impact would be *less than significant* (Class II).

The General Plan Update (Policy CS-1.1 [Service Level Goals]) recommends a standard of 8 acres of park and open space land per 1,000 residents. This standard is further broken down into 3 acres of local park and recreation space per 1,000 persons and five acres of open space per 1,000. Based on the DOF 2009 population estimate of 23,337 residents for the City, and the City's current park inventory of 73.5 acres, the City currently maintains 3.15 acres of parkland per 1,000 persons.

Under the General Plan Update, approximately 73.5 acres of parkland would be provided, as shown in Table 4.12-1 (Recreational Facilities in the City of Agoura Hills). Buildout of the General Plan Update could result in a maximum direct population increase of approximately 2,057 residents over the DOF 2009 population estimate of 23,337, for a total population of 25,394 residents in 2035. Based on this increase in residents, approximately 2.9 acres of parkland would be provided for every 1,000 residents, a shortfall of approximately 0.1 acre of parkland per 1,000 residents. However, it should be noted that the 73.5 acres of parkland is calculated based on parks currently owned and operated by the City of Agoura Hills. In addition to this 73.5 acres owned and operated by the City, as shown in Table 4.12-1 (Recreational Facilities in the City of Agoura Hills), there is an existing approximately 107 acres of parkland/active recreation space located within the City of Agoura Hills but owned and operated by the State of California. This facility is easily accessible and available to the residents of the City. However, the analysis above was prepared based on a worst-case scenario including only parklands owned by the City. When this additional acreage is counted toward the parkland acreage, the provision of parkland space is increased to approximately 7.1 acres per 1,000 residents, above the established standard.

Additionally, under the General Plan Update, approximately 1,304.7 acres of open space would be provided. Based on a maximum General Plan Update buildout population of 25,394 residents, approximately 51.4 acres of open space per 1,000 residents would be available. This would exceed the established standard of five acres per 1,000 residents. This large overage of open space may also help to make up for the small (0.1 acre) shortfall identified in parkland provision.

Furthermore, the General Plan Update provides goals and associated policies to address potential impacts associated with physical deterioration of the park and recreational facilities due to population growth. These include Goal CS-1 (Park and Recreation Facilities) through Goal CS-5 (Trail and Path Network) and their associated policies. Goal CS-1 (Park and Recreation Facilities) strives to achieve balanced and comprehensive recreation facilities for the Agoura Hills community. To accomplish this goal, Policy CS-1.1 (Service Level Goals) establishes a service level goal of 8 acres per 1,000 persons of all park and open space, of which three acres should be local park and recreational facilities while five acres should be open space. Policy CS-1.2 (Cooperation with External Agencies) requires that the City work with agencies outside of the City that control parklands, including Ventura and Los Angeles Counties, the National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents. Goal CS-2 (Recreation Programs) and its associated policies would require that the City provide recreational programs and services for residents to promote personal enrichment, healthy

lifestyles, wellness, fun, lifelong learning, skill development, and community relationships. Goal CS-3 (Coordination of Park and Recreational Facilities) as well as Policy CS-3.1 (Use Agreements with Other Agencies) and Policy CS-3.2 (Work with Surrounding Communities) would ensure that park facilities and programs are coordinated among the City, Las Virgenes Unified School District, surrounding jurisdictions, the private sector, and regional resources. Coordination with other agencies and surrounding communities would help augment the park and recreation amenities of the City. Funding for the City's park and recreation facilities would be achieved through implementation of Goal CS-4 (Funding for Park and Recreation Facilities). Policy CS-4.1 (Funding Mechanism) would continue, or would establish, financing mechanisms, such as Quimby fees, user or service fees, or in-lieu fees, to acquire, obtain, improve, and maintain park facilities. Policy CS-4.2 (Service Agreements) encourages the shared use and maintenance services at City recreation facilities through service agreements.

Also, as described above, the availability of park and recreational opportunities in close proximity to the City within the SMMNRA serves to augment the available facilities in the City. Through implementation of Goal CS-5 (Trail and Path Network), these nearby park and recreation areas would be more accessible under the General Plan Update due to the improved trails system in the City. As such, implementation of the General Plan Update would ensure that Agoura Hills residents are well served by park and recreational opportunities easily accessible from the City.

In order to achieve the above mentioned goals and policies of the General Plan Update, the General Plan Update's Implementation Program would ensure that development and other programmatic actions by the City support and implement the intended actions. This involves monitoring, review, maintenance, and implementation in a systematic and consistent manner. Specifically, Community Services Implementation Program Measures 1 and 2 would require that the City's Community Services Department and Planning and Community Development Department as an ongoing action through the planning horizon of the General Plan Update shall strive to meet the goals for local park and recreation space through the creation of additional facilities, and an update of the Parks Master Plan shall be prepared. These actions would ensure that implementation of the General Plan Update would not deteriorate conditions, but would rather improve conditions in the City.

Per Chapter 8 (Parkland Dedication and Fees) of the Agoura Hills Municipal Code, the City requires that all private developers proposing residential projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and are to be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the development for which the fees are paid.

Aside from park and recreational areas, implementation of the General Plan Update would likely increase the use of recreational trails and bikeways throughout the City. Goal CS-5 (Trail and Path Network) and its associated policies would provide a comprehensive trail and pathway system that would link the local trail and pathway system to regional trail systems and provide linkages between neighborhoods, local parks, business, schools, and open space. Goal CS-5 would support the *Citywide Trails and Pathways Master Plan* adopted in 2008, which serves as a guide to future trail planning, design and construction.

Figure 4.12-2 (Trail Network) identifies the proposed and existing all-purpose trails and equestrian trails located throughout the City as identified in the Master Plan. Existing and proposed trails provides connections to open space areas.

In addition to these trails, designated bikeways are available in the City. Goal M-8 and its associated policies would ensure that the City continues to meet the demand for bikeway facilities by ensuring adequate facilities are provided. In particular, Measure 10 of the Mobility Implementation Program of the General Plan Update requires the City to prepare a Bikeways Master Plan to create a comprehensive bikeway system in the City, including identifying possible additions to existing facilities.

The implementation of the above-mentioned goals and policies in the General Plan Update, as well as Municipal Code requirement for the dedication of land or payment of an in-lieu fee for all applicable future residential development, would ensure that increased demand and use resulting from an increase in Citywide population would not significantly accelerate the deterioration of existing park and recreational facilities. This impact would be *less than significant* (Class II). No mitigation measures are required.

Additionally, any trail or bikeway facility proposed for development as part of the General Plan Update implementation, or any park or recreation area proposed for establishment at a later date, would require separate environmental review under CEQA as that particular project is designed and proposed, aside from this EIR.

Threshold	Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
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Impact 4.12-2 Implementation of the General Plan Update could lead to development of new parks and recreational facilities to maintain acceptable service ratios. The proposed project could result in adverse physical impacts associated with the provision of these facilities. However, with implementation of goals and policies of the General Plan Update, this impact would be *less than significant* (Class II).

Implementation of the General Plan Update does not include specific development plans for the construction of park or recreational areas within the City. Buildout of the proposed General Plan Update would result in a maximum, direct population increase of approximately 2,057 residents, through the creation of new housing opportunities in the City permitted under the General Plan Update. This population increase could result in additional demand for park and recreational areas, and possibly create the need for the construction or expansion of such areas. However, no such specific development projects have been proposed as part of the General Plan Update.

The General Plan Update strives to alleviate park and recreational deficits through implementation of goals and policies identified primarily within the Infrastructure and Community Services Chapter of the General Plan Update. The availability of park and recreational opportunities in close proximity to the City, which would be more accessible under the General Plan Update due the improved trails system in

the City, also serves to augment the available facilities and ensure that Agoura Hills residents are well served by park and recreational opportunities easily accessible from the City.

Additionally, the City requires that all future private developers proposing certain types of residential projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and shall be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the development for which the fees were paid.

It is possible that new development of park and recreational areas may be planned in the future to meet General Plan Update park and recreation standards. Such projects would be subject to the City's environmental review process, which includes project-specific environmental review under CEQA separate from this EIR. As the General Plan Update is a planning document and not a specific development proposal for park and recreational areas development, it would result in impacts that are *less than significant* (Class II). No mitigation measures are required.

As described in the discussion of Impact 4.12-1, the General Plan Update calls for the creation of recreational trails and a comprehensive bikeway system in the City. The implementation of such facilities is not expected to result in adverse effects on the environment, given the nature and limited extent of such development. Bikeways would be provided within existing developed City rights-of-way. Policy CS-5.5 (Sustainable Trails) of the proposed General Plan calls for locating trails and pathways in a manner that does not cause environmental degradation and protects environmentally sensitive areas. As such, the adverse effects of constructing trails and bikeways are expected to be *less than significant* (Class II), and no mitigation measures are required. It should also be noted that the particular trail and bikeway projects have not yet been identified or proposed. As they are, specific environmental review would be required under CEQA, separate from this EIR.

■ Significant and Unavoidable Impacts

There are no significant and unavoidable impacts from implementation of the General Plan Update with regard to recreation and parks.

■ Cumulative Impacts

The geographic context for the analysis of cumulative impacts associated with parks and recreational facilities is the Las Virgenes Sub-Region as defined by SCAG, including all cumulative growth therein, as represented by full implementation of the General Plan Update.

Development under the General Plan Update could have a significant adverse affect on existing parks and recreational facilities in the City due to increased use. However, the City requires that future private developers proposing specific types of residential projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals

the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and shall be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the development for which the fees were paid. The dedication of land or the payment of in-lieu fees, in combination with policies contained in the General Plan Update, would reduce impacts related to deterioration of existing parks and recreation facilities. Thus, adverse physical impacts related to the expansion and construction of parks and recreational facilities would not be cumulatively considerable. Additionally, Policy CS-3.1 (Use Agreements with Other Agencies) and Policy CS-3.2 (Work with Surrounding Communities) would establish use agreements and encourage coordination with the Las Virgenes Unified School District, other agencies that provide recreational facilities and programs, and the surrounding communities, which include Westlake Village, Thousand Oaks, Oak Park, Calabasas, and Hidden Hills. Therefore, cumulative impacts of the General Plan Update would be *less than significant* (Class II).

■ Mitigation Measures

With implementation of policies within the General Plan Update and application of all local, state, and federal regulations pertaining to recreation, all impacts will be reduced to less-than-significant levels. No mitigation measures are necessary.

■ Final Level of Significance

With the implementation of the General Plan Update policies and application of all local, state, and federal regulations pertaining to recreation, impacts would be *less than significant* (Class II). Cumulative impacts would also be considered *less than significant* (Class II).

4.12.4 Draft General Plan Goals and Policies

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| Goal M-8 | Bikeways. Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses. |
| Policy M-8.1 | Bikeway Linkages. Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community. |
| Policy M-8.2 | Continuous Bikeway Connectivity. Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region. |
| Policy M-8.3 | Recreational Biking. Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors. |

- Policy M-8.4** **Bicycling Safety.** Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City’s bikeways.
- Policy M-8.5** **Bikeway Design.** Develop guidelines and standards for the design of bikeways.
- Policy M-8.6** **Bicycle Facility Design.** Develop guidelines and standards for the design of bicycle facilities, including bicycle racks.
- Policy M-8.7** **Bicycle Parking.** Developments shall provide for bicycle parking facilities.

- Goal CS-1** **Park and Recreation Facilities.** Balanced and comprehensive recreation facilities for the Agoura Hills community.
 - Policy CS-1.1** **Service Level Goals.** Develop and maintain parks and recreational areas in accordance with the goals in Table CS-1.
 - Policy CS-1.2** **Cooperation with External Agencies.** Work with agencies outside of the City that control park lands, including the counties of Ventura and Los Angeles, National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents.
 - Policy CS-1.3** **Bicycle and Pedestrian Connections.** Connect recreational facilities with walking paths, trails, bikeways, and equestrian trails.
 - Policy CS-1.4** **Bicycle Racks.** Require the installation of bicycle racks at parks and community centers.
 - Policy CS-1.5** **Complementary Activities.** Ensure that the location and design of all parks, recreation, and community centers are compatible with existing adjoining uses.
 - Policy CS-1.6** **Location of Facilities.** Distribute parks and facilities so that they are well dispersed throughout the community, and include recreation opportunities for all residents.
 - Policy CS-1.7** **Accessible Facilities.** When renovating and creating new recreational facilities, ensure accessible standards as specified in state and federal laws, such as the *Americans with Disabilities Act* (ADA).
 - Policy CS-1.8** **Facilities in Residential Development.** Encourage the provision of recreation facilities within new residential developments, as appropriate.
 - Policy CS-1.9** **Maintenance.** Provide a high-quality maintenance program with regular inspections of facilities.

- Goal CS-2** **Park and Recreation Programs.** Recreational programs and services that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships.

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

Goal CS-3 **Coordination of Park and Recreation Facilities.** Park facilities and programs that are coordinated between Agoura Hills and the Las Virgenes Unified School District (LVUSD), surrounding jurisdictions, the private sector, and regional resources.

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

Goal CS-4 **Funding for Park and Recreation Facilities.** A comprehensive park and recreation system that is well funded.

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

- Goal CS-5** **Trail and Path Network.** A comprehensive trail and pathway system that makes pedestrian and equestrian travel healthy, feasible, safe, and enjoyable modes of transportation and forms of recreation in Agoura Hills.
- Policy CS-5.1** **Regional Trail Linkages.** Link the local trail and pathway system to existing and proposed regional trails.
- Policy CS-5.2** **Local Trail Linkages.** Create a pedestrian pathway system between neighborhoods and to local parks, businesses, schools, and open space, routing users off major roadways wherever possible.
- Policy CS-5.3** **Coordinated Trail Planning.** Coordinate the City’s trail system planning, implementation, and management efforts with those of regional jurisdictions and other public agencies.
- Policy CS-5.4** **Coordination with Agencies.** Partner with neighborhood groups, private individuals, and local businesses to acquire various trail amenities.
- Policy CS-5.5** **Sustainable Trails.** Locate trails and pathways in a manner that does not cause environmental degradation, and protects environmentally sensitive areas.
- Policy CS-5.6** **Trail System.** Implement the Citywide Trails and Pathway Master Plan, and complete the City’s Trail System as shown on Figure CS-3 (Trail System).
- Policy CS-5.7** **Funding Trail Development.** Pursue creative methods of trail easement acquisition, such as encouraging the donation of trail easements, working with property owners, and applying for grants and alternative funding sources.
- Policy CS-5.8** **Community Outreach.** Develop a trail promotion program that provides information on trail locations, connections, uses, and rules. Information can include a trail user’s guide and maps posted on the City’s webpage and at trailheads and activity centers, such as the City’s community centers and parks.
- Policy CS-5.9** **Connecting to Trail System.** Require that new development provide connections to adjacent trail systems, as applicable.
- Policy CS-5.10** **Trail Maintenance.** Pursue an ongoing trail and pathway maintenance program, including volunteer opportunities.

4.12.5 References

- Agoura Hills, City of. 1988. *Parks Master Plan*, September.
- . 1993. *Agoura Hills General Plan*.
- . 1999. *Open Space Preservation Action Plan*, June.
- . 2008. *Citywide Trails and Pathways Master Plan*, October.
- . 2009a. *Agoura Hills Draft General Plan*.

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