

*City of*  
**AGOURA HILLS**  
**GENERAL PLAN 2035 EIR**



**VOLUME II: FINAL EIR Appendices** FEBRUARY 2010



# CITY OF AGOURA HILLS GENERAL PLAN 2035

Environmental Impact Report  
SCH No. 2009051013

*Volume II: Final EIR Appendices*

*Prepared for*  
**City of Agoura Hills**  
30001 Ladyface Court  
Agoura Hills, California 91301

*Prepared by*  
**PBS&J**  
12301 Wilshire Boulevard, Suite 430  
Los Angeles, California 90025

February 2010

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**NOTICE OF PREPARATION (NOP)  
CITY OF AGOURA HILLS GENERAL PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**Date:** April 30, 2009

**To:** Responsible and Trustee Agencies, and Interested Parties and Organizations

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of Agoura Hills General Plan Update

**Project Title:** City of Agoura Hills General Plan Update

**Location:** City of Agoura Hills, California

The City of Agoura Hills will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare a Draft Environmental Impact Report (EIR) for the Agoura Hills General Plan Update (proposed project). The City will prepare a comprehensive environmental document evaluating the potential environmental effects of the General Plan Update.

**Scoping Meeting:** A Scoping Meeting will be held during the comment period to take comments related to the scope of the environmental issues to be analyzed within the Draft EIR. The Scoping Meeting will be held at **6:30 PM on May 21, 2009** during a regularly scheduled Planning Commission meeting at the Agoura Hills City Hall Council Chambers located at 30001 Ladyface Court in the City of Agoura Hills.

**To Agencies:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering any permit or other approval that your agency may issue for the project.

**To Organizations and Interested Parties:** The City requests your comments regarding the environmental issues that should be addressed in the EIR.

**Project Location:** The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Generally, Agoura Hills is bordered by Westlake Village to the west, Thousand Oaks to the northwest, Oak Park (Ventura County) to the north, Calabasas and

unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south.

Regional access to the City is provided by U.S. Highway 101 which runs east-west through the City of Agoura Hills. Local access within the City is provided primarily by Kanan Road and Reyes Adobe Road in the north-south direction, and Agoura Road and Thousand Oaks Boulevard in the east-west direction.

**Planning Boundaries:** The entire Planning Area for the General Plan Update (GPU) includes the existing City boundaries (approximately 7.86 square miles).

**Description of project:** Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City. The proposed project is an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various sections or “elements” of the General Plan required by the state. The General Plan Update (GPU) will focus on the Land Use and Circulation elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development. As part of the GPU, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety.

**Environmental Impact Report:** Pursuant to CEQA Section 15168, a Program EIR will be prepared for the General Plan Update. The EIR will evaluate the project’s potential impacts on the environment and analyze alternatives that could reduce potential environmental impacts. The environmental issues listed below will be addressed in the EIR.

- Aesthetics and Visual Resources
- Biological Resources
- Air Quality
- Agricultural Resources
- Minerals
- Climate Change/ Green-House Gases
- Cultural and Historic Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services, including
  - > Fire Protection
  - > Police Protection

- > Schools
- > Parks
- > Other public facilities
- Recreation
- Transportation/Traffic
- Utilities and Service Systems, including
  - > Sewer
  - > Solid Waste
  - > Water Supply
  - > Electricity
  - > Energy and Natural Gas

Consideration will be given to both the project specific and cumulative effects of each of these potential impacts. The level of environmental analysis that is proposed for each environmental issue listed below is based on the information available at the time of NOP preparation.

**Additional Copies of the NOP Are Available At:**

City of Agoura Hills  
Planning Counter  
30001 Ladyface Court  
Agoura Hills, CA 91301  
(818) 597-7310

Agoura Hills Library  
29901 Ladyface Court  
Agoura Hills, CA 91301  
(818) 889-2278

**Responses and Comments:** If you would like to submit written comments on the Notice of Preparation, please send them to the City of Agoura Hills at the address shown below. Please be specific in your statements describing your environmental concerns. Due to the time limits mandated by state law, your written response must be provided to the City ***within 30 days*** of receiving this notice. Please include reference to the project title in your response and forward to the contact person listed below.

**Project Title:** Agoura Hills General Plan Update  
**Project Applicant:** City of Agoura Hills  
**Send Responses to:** Allison Cook, Principal Planner  
Planning Department  
City of Agoura Hills  
3001 Ladyface Court  
Agoura Hills, CA 91301  
Telephone: 818-597-7310  
Email: [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



May 4, 2009

Ms. Allison Cook, Principal Planner  
**CITY OF AGOURA HILLS PLANNING DEPARTMENT**  
3001 Ladyface Court  
Agoura Hills, CA 91301

Re: Tribal Consultation Per Government Code §§ 65352.3, 65352.4 and 65560 (SB 18) for a General Plan Amendment Update: City of Agoura Hills: Los Angeles County, California

Dear Ms. Cook:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state "trustee agency" designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070.s. Attached is a consultation list of tribes with traditional lands or cultural places located within the Project Area of Potential Effect (APE).

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916-653-7278 or [www.ohp.ca.gov](http://www.ohp.ca.gov)) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use,' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with generally accepted ethnographic, anthropological, archeological research and oral history. Also, the Area of Traditional Use is an issue appropriate for the government-to-government consultation process.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton  
Program Analyst

Attachment: Native American Tribal Consultation List



**Native American Tribal Consultation List**  
Los Angeles County  
May 4, 2009

**Fernandeno Tataviam Band of Mission Indians**

William Gonzalaes, Cultural/Environ Depart  
601 South Brand Boulevard, Suite 102      Fernandeno  
San Fernando , CA 91340      Tataviam  
ced@tataviam.org  
(818) 837-0794 Office  
(818) 581-9293 Cell

**Tehachapi Indian Tribe**

Attn: Charlie Cooke  
32835 Santiago Road      Kawaiisu  
Acton , CA 93510  
suscol@interx.net  
(661) 733-1812

**San Fernando Band of Mission Indians**

John Valenzuela, Chairperson  
P.O. Box 221838      Fernandefio  
Newhall , CA 91322      Tataviam  
tsen2u@live.com      Serrano  
(661) 753-9833 Office      Vanyume  
(760) 885-0955 Cell      Kitanemuk  
(760) 949-2103 Home

**Coastal Band of the Chumash Nation**

Janet Garcia, Chairperson  
P.O. Box 4464      Chumash  
Santa Barbara , CA 93140  
805-964-3447

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.**



ARNOLD SCHWARZENEGGER  
GOVERNOR

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



CYNTHIA BRYANT  
DIRECTOR

**Notice of Preparation**

May 4, 2009

To: Reviewing Agencies  
Re: City of Agoura Hills General Plan Update  
SCH# 2009051013

Attached for your review and comment is the Notice of Preparation (NOP) for the City of Agoura Hills General Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2009051013  
**Project Title** City of Agoura Hills General Plan Update  
**Lead Agency** Agoura Hills, City of

**Type** **NOP** Notice of Preparation  
**Description** The proposed project is an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various sections or "elements" of the General Plan required by the state. The General Plan Update (GPU) will focus on the Land Use and Circulation elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development. As part of the GPU, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety.

**Lead Agency Contact**

**Name** Allison Cook  
**Agency** City of Agoura Hills  
**Phone** 818-597-7310 **Fax**  
**email** acook@ci.agoura-hills.ca.us  
**Address** 30001 Ladyface Court  
**City** Agoura Hills **State** CA **Zip** 91301

**Project Location**

**County** Los Angeles  
**City** Agoura Hills  
**Region**  
**Cross Streets** Citywide  
**Lat / Long**  
**Parcel No.**  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** U.S. Highway 101  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** The entire Planning Area for the General Plan Update includes the existing City boundaries (Approximately 7.86 square miles)

**Project Issues** Aesthetic/Visual; Biological Resources; Air Quality; Agricultural Land; Minerals; Archaeologic-Historic; Geologic/Seismic; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Water Quality; Landuse; Noise; Population/Housing Balance; Schools/Universities; Recreation/Parks; Public Services; Traffic/Circulation; Sewer Capacity; Solid Waste; Water Supply; Other Issues

**Reviewing Agencies** Resources Agency; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Food and Agriculture; Office of Emergency Services; Native American Heritage Commission; California Highway Patrol; Department of Health Services; Integrated Waste Management Board; Regional Water Quality Control Board, Region 4

**Date Received** 05/04/2009 **Start of Review** 05/04/2009 **End of Review** 06/02/2009

**NOP Distribution List**

County: Los Angeles

SCH# 200701010

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Mike Sotelo
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Gerald R. Zimmerman
- Dept. of Conservation  
Rebecca Salazar
- California Energy Commission  
Daie Edwards
- Cal Fire  
Allen Robertson
- Office of Historic Preservation  
Wayne Donaldson
- Dept of Parks & Recreation  
Environmental Stewardship Section
- Central Valley Flood Protection Board  
Jon Yego
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou

- Fish & Game Region 2  
Jeff Drongesen
- Fish & Game Region 3  
Robert Floerke
- Fish & Game Region 4  
Julie Vance
- Fish & Game Region 5  
Don Chadwick  
Habitat Conservation Program
- Fish & Game Region 6  
Gabrina Gatchel  
Habitat Conservation Program
- Fish & Game Region 6 I/M  
Gabrina Gatchel  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M  
George Isaac  
Marine Region

Other Departments

- Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture
- Depart. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff  
Environmental Services Section
- Dept. of Public Health  
Bridgette Binning  
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission  
Linda Flack
- Office of Emergency Services  
Dennis Castrillo
- Governor's Office of Planning & Research  
State Clearinghouse
- Native American Heritage Comm.  
Debbie Treadway

Fish and Game

- Depart. of Fish & Game  
Scott Flint  
Environmental Services Division
- Fish & Game Region 1  
Donald Koch
- Fish & Game Region 1E  
Laurie Harnsberger

- Public Utilities Commission  
Leo Wong
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Marina Brand
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics  
Sandy Hesnard
- Caltrans - Planning  
Terri Pencovic
- California Highway Patrol  
Scott Loetscher  
Office of Special Projects
- Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Bruce de Terra
- Caltrans, District 4  
Lisa Carboni
- Caltrans, District 5  
David Murray
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Elmer Alvarez

- Caltrans, District 8  
Dan Kopulsky
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Chris Herre

Cal EPA

Air Resources Board

- Airport Projects  
Jim Lerner
- Transportation Projects  
Douglas Ito
- Industrial Projects  
Mike Tollstrup

- California Integrated Waste Management Board  
Sue O'Leary

- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

- State Water Resources Control Board  
Steven Herrera  
Division of Water Rights

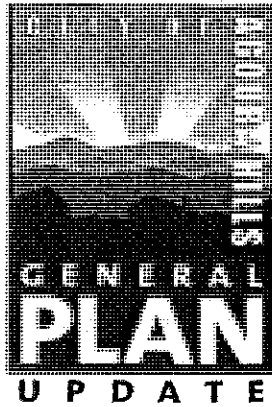
- Dept. of Toxic Substances Control  
CEQA Tracking Center

- Department of Pesticide Regulation  
CEQA Coordinator

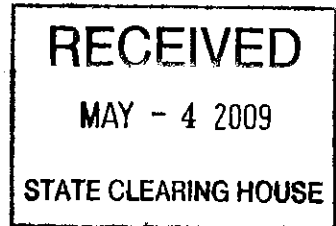
Regional Water Quality Control Board (RWQCB)

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2009051013



**NOTICE OF PREPARATION (NOP)  
CITY OF AGOURA HILLS GENERAL PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**Date:** April 30, 2009

**To:** Responsible and Trustee Agencies, and Interested Parties and Organizations

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of Agoura Hills General Plan Update

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**Location:** City of Agoura Hills, California

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Consideration will be given to both the project specific and cumulative effects of each of these potential impacts. The level of environmental analysis that is proposed for each environmental issue listed below is based on the information available at the time of NOP preparation.

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Agoura Hills, CA 91301

(818) 597-7310

Agoura Hills Library

29901 Ladyface Court

Agoura Hills, CA 91301

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**Project Title:** Agoura Hills General Plan Update

**Project Applicant:** City of Agoura Hills

**Send Responses to:** Allison Cook, Principal Planner

Planning Department

City of Agoura Hills

3001 Ladyface Court

Agoura Hills, CA 91301

Telephone: 818-597-7310

Email: [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)



# South Coast Air Quality Management District

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

May 7, 2009

Ms. Allison Cook, Principal Planner  
Planning Department  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Ms. Cook:

## **Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the City of Agoura Hills General Plan Update**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: [www.urbemis.com](http://www.urbemis.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM<sub>2.5</sub> emissions from construction and operational activities and processes. In connection with developing PM<sub>2.5</sub> calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM<sub>2.5</sub> emissions and compare the results to the recommended PM<sub>2.5</sub> significance thresholds. Guidance for calculating PM<sub>2.5</sub> emissions and PM<sub>2.5</sub> significance thresholds can be found at the following internet address:  
[http://www.aqmd.gov/ceqa/handbook/PM2\\_5/PM2\\_5.html](http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html).

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: [http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html). An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html) Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:DG:AK

LAC090501-03AK

Control Number



**COUNTY OF VENTURA**

**RESOURCE MANAGEMENT AGENCY  
PLANNING DIVISION**

**M E M O R A N D U M**

**DATE:** May 7, 2009

**TO:** Laura Hocking, RMA Planning Technician

**FROM:** Bruce Smith, Manager, General Plan Section

**SUBJECT:** Notice of Preparation – City of Agoura Hills General Plan Update

---

The Ventura County Planning Division has reviewed the Notice of Preparation (NOP) for the above project and offers the following comments:

State CEQA Guidelines Section 15082 requires that the NOP shall provide "sufficient information describing the project and potential environmental effects to enable the responsible agencies to make a meaningful response."

The project description is insufficient to determine what environmental issues must be addressed. The project description merely describes what a General Plan is and states that the update will focus on the Land Use and Circulation elements but will "refine" existing policies in the Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development elements as well. It is not clear whether this is just a reformatting exercise or a substantive revision to the General Plan. The NOP does not indicate where the proposed changes may be viewed. The changes do not appear to be available on the City's web site.

We suggest that the draft changes to the General Plan be summarized in the NOP and that the actual draft General Plan Update be posted on the City web site and/or distributed electronically to reviewing parties.



**PUBLIC WORKS AGENCY  
TRANSPORTATION DEPARTMENT  
Traffic, Advance Planning & Permits Division**

**MEMORANDUM**

**DATE:** May 14, 2009

**TO:** RMA – Planning Division  
Attention: Laura Hocking

**FROM:** Nazir Lalani, Deputy Director

**SUBJECT: REVIEW OF DOCUMENT 09-019 City of Agoura Hills General Plan Update through 2035**

Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the (GPU). The Planning Area for the GPU includes the existing City boundaries of the City of Agoura Hills.

**Lead Agency: City of Agoura Hills**

Pursuant to your request, the Public Works Agency -- Transportation Department has completed the review of the NOP of an EIR for the City of Agoura Hills GPU. The proposed project is an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various sections or “elements” of the General Plan required by the state. The GPU will focus on the Land Use and Circulation elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development. As part of the GPU, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety. The Planning Area for the GPU includes the existing City boundaries of the City of Agoura Hills.

We have these comments:

1. We generally concur with the comments in the NOP of an EIR for those areas under the purview of the Transportation Department.
2. When future developments are proposed, the projects may have site specific and/or cumulative impact on County roadways. The subsequent environmental document for these projects should include any site-specific or cumulative impact to the County Road Network and local roads. The project proponent will then be required to mitigate any adverse impacts this project may have on County Road Network. To address the cumulative adverse impacts of traffic on the Regional Road Network, Traffic Impact Mitigation Fees (TIMF) should be assessed on development projects in accordance with the terms of the Agreement between the City of Agoura Hills and the County dated February 12, 1992 (see attached). With payment of the TIMF, the level of service

and safety of the existing roads with regards to cumulative impact would remain consistent with the County's General Plan.

3. Please provide us a copy of the Final EIR for review, when it becomes available.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please contact me at 654-2080 if you have questions.

F:\transpor\LanDev\Non-County\09-019.doc

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
100 MAIN STREET, MS # 16  
LOS ANGELES, CA 90012-3606  
PHONE: (213) 897-6696  
FAX: (213) 897-1337

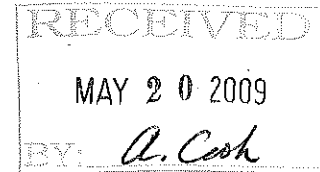


*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 090507NY  
NOP-General Plan Update  
Vic. LA-101/PM 35.04  
SCH # 2009051013

May 18, 2009

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



Dear Ms. Allison:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is a General Plan Update for the City of Agoura Hills.

The California Department of Transportation (Caltrans) as the State agency responsible for planning, operations, and maintenance of State highways, shares similar transportation goals with the City. In the spirit of mutual and collaborative planning, we offer our expertise in the areas of transportation modeling, mainline freeway analysis, system and corridor planning, environmental and community impact assessment, as well as identifying critical operational deficiencies affecting freeway congestion, speed, and delay.

For your information, please see excerpts below from the California Environmental Resource Evaluation System website [http://ceres.ca.gov/planning/genplan/gp\\_chapter3.html#circulation](http://ceres.ca.gov/planning/genplan/gp_chapter3.html#circulation) that provides information regarding General Plans that you may find helpful:

“Caltrans is particularly interested in the transportation planning roles of local general plans and suggests that the following areas be emphasized.

- Coordination of planning efforts between local agencies and Caltrans districts.
- Preservation of transportation corridors for future system improvements; and
- Development of coordinated transportation system management plans that achieve the maximum use of present and proposed infrastructure.”

**Circulation Element**

It is widely known that Southern California highways are heavily congested especially during morning and evening peak periods. We realize that to improve mobility there is the need for capacity enhancing project as well as other innovative alternatives.

New development will increase use of local and regional roadways and the circulation element can identify strategies the City will pursue to maintain good levels of service. We understand that mitigating cumulative traffic impacts may present come challenges. Given that the Los

Angeles County's CMP debit and credit system has been suspended, we recommend the City consider an alternate local funding plan towards regional transportation improvements. Local funding efforts may include a region or community wide traffic impact program. We request the City consider implementing a funding program to contribute to improvements on the State highway system, including impacted State Route 101 and on/off ramps. The City may take this opportunity to include policies that allow it to procure funds towards regional transportation improvements such as interchange modification. Procuring funds toward freeway segments, freeway interchanges, freeway on/off-ramps, as well as for bus and rail transit facilities should also be in the goals of the City.

We commend the City for its plans to improve the US101/Palo Comado Canyon Road interchange. We acknowledge that a Project Study Report (PSR) sponsored by the City has been completed with Caltrans oversight, and that the City intends to fund remaining design, environmental, and construction work.

We request inclusion in the environmental review process of land use projects within the City General Plan area and all projects that have the potential to significantly impact traffic conditions on State highways. To avoid delays and any misunderstandings in the traffic impact analysis, we request to be involved in its development.

The thresholds for significance on State highway facilities may be different than those applied in the Los Angeles County Congestion Management Program (CMP). For State thresholds and guidance on the preparation of acceptable traffic studies, please refer to the Statewide Guide for the preparation of Traffic Impact Studies at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

If significant impacts were anticipated on the State highway system the Department would work with the City and applicants to identify appropriate traffic mitigation measures.

Traffic mitigation alternatives may include vehicular demand reducing strategies, such as incentives for commuters to use transit i.e. park-and-ride lots, discounts on monthly bus and rail passes, vanpools, etc.

### **Land Use Element**

As you are aware, there is a critical relationship between land use and transportation. The quality of the State transportation system operation can affect the quality of the local circulation system operation. During the past couple decades, population and economic growth has been strong in Los Angeles County. Projections show that this growth will continue. The Circulation Element needs to be consistent with the Land-Use and Housing Elements of the General Plan.

We recommend that special attention be given to the jobs-and-housing balance concept. Communities with predominantly residential allocations should be encouraged to set aside areas for office, commercial/retail, and open space uses. Benefits of balanced communities include: reduction of long morning and evening commutes on State highways, shorter trips which in turn would reduce the consumption of fuel and air pollutants. It may also change direction of trips. Instead of most traffic traveling in one direction during peak periods, some trips may be diverted in the opposite direction. Other land use strategies may include Transit-Oriented Developments (TODs).

**Housing Element**

As we indicated previously, continued high growth is expected for Los Angeles County, which will have impacts to our State transportation facilities. For large development projects, we recommend that efforts be made to provide affordable housing for young workers and seniors to ensure that substantial numbers of employees can afford to purchase homes and live in proposed projects. We also ask that project proponents be encouraged to provide job information on jobs provided along with housing development phases.

We look forward to reviewing the traffic study. We expect to receive a copy from the State Clearinghouse when the Draft EIR is completed. However, to expedite the review process, and clarify any misunderstandings, you may send a copy in advance to the undersigned.

If you have any questions, please feel free to contact me at (213) 897-6696 or Nerses Yerjanian the project engineer at (213) 897-6536 and refer to IGR/CEQA No. 090507/NY.

Sincerely,



ELMER ALVAREZ  
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse

**VENTURA COUNTY**  
**AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Laura Hocking/Dawnyelle Addison, Planning      DATE: May 19, 2009

FROM: Alicia Stratton

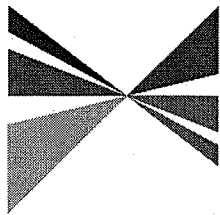
SUBJECT: Request for Review of Notice of Preparation for an Environmental Impact Report for the City of Agoura Hills General Plan Update (Reference No. 09-019)

Air Pollution Control District staff has reviewed the subject project, which is a proposal for an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various elements of the General Plan required by the state. The General Plan Update will focus on the Land Use and Circulation elements, but will also refine existing policies in several other areas. The project location is the City of Agoura Hills in Los Angeles County.

Ventura County APCD does not have comments to submit on this project.

If you have any questions, please call me at (805) 645-1426.

SOUTHERN CALIFORNIA



**ASSOCIATION of  
GOVERNMENTS**

**Main Office**

818 West Seventh Street  
12th Floor  
Los Angeles, California  
90017-3435

t (213) 236-1800  
f (213) 236-1825

[www.scag.ca.gov](http://www.scag.ca.gov)

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Community, Economic and  
Human Development  
Larry McCallon, Highland

Energy & Environment  
Keith Hanks, Azusa

Transportation  
Mike Ten, South Pasadena

May 28, 2009

Ms. Allison Cook  
Principal Planner  
City of Agoura Hills  
3001 Ladyface Court  
Agoura Hills, CA 91301  
[acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)

**RE: SCAG Comments on the Notice of Preparation of an Environmental Impact Report for The City of Agoura Hills General Plan Update [SCAG No. I20090218]**

Dear Ms. Cook,

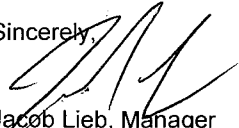
Thank you for submitting the **Notice of Preparation of an Environmental Impact Report for The City of Agoura Hills General Plan Update [SCAG No. I20090218]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is an update of the City of Agoura Hills General Plan through the year 2035.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **Please provide a minimum of 45 days for SCAG to review the Draft EIR and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1800 or [leeb@scag.ca.gov](mailto:leeb@scag.ca.gov). Thank you.

Sincerely,

  
Jacob Lieb, Manager  
Assessment, Housing & EIR

DOCS# 151937

The Regional Council is comprised of 83 elected officials representing 189 cities, six counties, five County Transportation Commissions, Imperial Valley Association of Governments and a Tribal Government representative within Southern California.



**COMMENTS ON THE NOTICE OF PREPARATION OF AN ENVIRONMENTAL  
IMPACT REPORT FOR THE CITY OF AGOURA HILLS GENERAL PLAN – SCAG  
NO. I20090218**

**PROJECT LOCATION**

The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Generally, Agoura Hills is bordered by Westlake Village to the west, Thousand Oaks to the northwest, Oak Park (Ventura County) to the north, Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south. The entire planning area for the General Plan Update includes the existing City boundaries (approximately 7.86 square miles).

**PROJECT DESCRIPTION**

Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City. The proposed project is an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various sections or "elements" of the General Plan required by the state. The General Plan Update (GPU) will focus on the Land Use and Circulation elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development. As part of the GPU, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety.

**CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN**

**Regional Growth Forecasts**

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and city are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

**Adopted LV-MCOG Subregion Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	94,525	97,304	101,622	105,898	110,027	113,960
Households	32,571	33,610	35,259	36,584	37,841	38,874
Employment	316,766	326,071	339,071	351,525	363,635	374,847

**Adopted City of Agoura Hills Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	23,348	23,357	23,401	23,439	23,472	23,501
Households	7,486	7,544	7,605	7,652	7,698	7,736
Employment	11,942	12,277	12,491	12,743	13,011	13,269

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This 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. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

***Regional Transportation Plan Goals:***

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

**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. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

***Principle 1: Improve mobility for all residents.***

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

***Principle 2: Foster livability in all communities.***

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

***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.*
- GV P3.2** *Support educational opportunities that promote balanced growth.*

- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

**Principle 4: Promote sustainability for future generations.**

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

**CONCLUSION**

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. Refer to the SCAG List of Mitigation Measures for additional guidance.

The list can be found at: [http://www.scag.ca.gov/igr/documents/SCAG\\_IGRMMRP\\_2008.pdf](http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf)

**SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES**

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on “*Demonstrating Your Project’s Consistency With SCAG Policies*”
- Scroll down to “*Table of SCAG Policies for IGR*”

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
RTP G3	Preserve and ensure a sustainable regional transportation system.	<i>Consistent: Statement as to why</i> <i>Not-Consistent: Statement as to why</i> <i>or</i> <i>Not Applicable: Statement as to why</i>
Etc.	Etc.	Etc.

May 28, 2009

City of Agoura Hills  
Planning Department  
3001 Ladyface Court  
Agoura Hills, CA 91301  
Attn.: Allison Cook, Principal Planner

E-mail: [acook@ci.agoura-hill.ca.us](mailto:acook@ci.agoura-hill.ca.us)

Subject: Comments on NOP of an EIR for City of Agoura Hills General Plan Update

Dear Ms. Cook:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,



*for* Kim L. Rodriguez  
County Planning Director

Attachment

County RMA Reference Number 09-019





COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

June 2, 2009

Sent via e-mail: [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)

Allison Cook  
Principal Planner  
Planning Department  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Ms. Cook:

**NOTICE OF PREPARATION (NOP)  
CITY OF AGOURA HILLS GENERAL PLAN UPDATE  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)**

The Department of Parks and Recreation has reviewed the NOP of DEIR for the City of Agoura Hills General Plan Update for facilities under the jurisdiction of the Department and have found the following trail within the City of Agoura Hills.

Proposed joint County/ NPS Trail  
#1 Zuma Ridge Trail

As shown in the enclosure, *The Santa Monica Mountains North Area Plan*, the Zuma Ridge Trail is shown in the last page, Map 4: Ventura Freeway Corridor Hiking Trails.

Thank you for including this Department in the review process. If you have any trail inquiries, please contact Myrna Rodriguez at (213) 351-5135 or [mrodriguez2@parks.lacounty.gov](mailto:mrodriguez2@parks.lacounty.gov).

Sincerely,

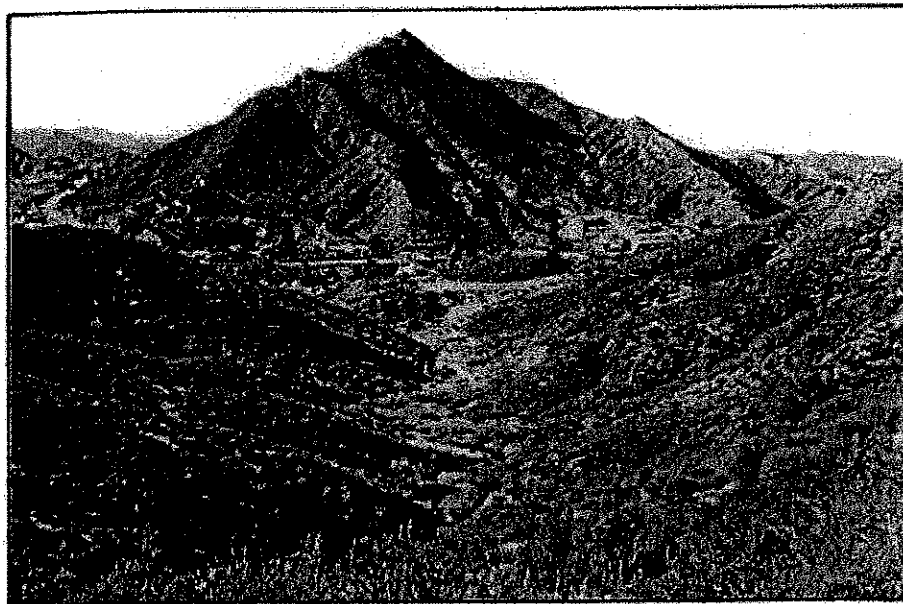
Julie Yom  
Park Planner

JY:(c:response-City of Agoura Hills General Plan Update)

Enclosure: The Santa Monica Mountains North Area Plan

c: Dept. of Parks and Recreation (N. E. Garcia, L. Hensley, J. Rupert, M. Rodriguez)  
National Park Service (I. Nicholson)

# THE SANTA MONICA MOUNTAINS NORTH AREA PLAN



County of Los Angeles  
Department of Regional Planning  
James E. Hartl, AICP  
Director of Planning

**Adopted: October 24, 2000**  
by the Los Angeles County  
Board of Supervisors



LOS ANGELES COUNTY BOARD OF SUPERVISORS

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LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

Renée L. Campbell, Chariman  
George Pederson, Vice Chairman  
Don Toy, Commissioner  
Esther Feldman, Commissioner  
Cheryl Vargo, Commissioner



**General Plan Amendment**

**No. SP 97-181**

**Actions:**

**Adopt Santa Monica Mountains North Area Plan  
Repeal Santa Monica Mountains Interim Area Plan  
Amend Los Angeles County Highway Plan  
Amend Los Angeles County Bikeway Plan**



**Project Management:**

**James E. Hartl, AICP, Director of Planning  
Jon Sanabria, Chief Deputy  
Pamela Holt, AICP, Administrator, Advance Planning Division**

**Project Manager:**

**Lee Stark, Regional Planner**

**Editor and Production Designer:**

**George Malone, AICP, Head  
General Plan Development Program  
Production of North Area Plan Maps: Rob Glaser**

**Production of Land Use Policy Map:**

**Milan Svitek, AICP, Head  
Geographic Information Systems  
Nick Franchino**

**Contributing Staff:**

**Ellen Fitzgerald  
Patricia Lin**

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## ACKNOWLEDGMENTS

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The following persons are acknowledged for their contribution to the preparation of the Ventura Freeway Corridor Areawide Plan--the foundation for the Santa Monica Mountains North Area Plan. Without the dedication and hard work of such persons, the preparation of the Santa Monica Mountains North Area Plan would not have been possible. The County of Los Angeles is grateful for their many hours of service and contribution to this planning effort.

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---

## I. INTRODUCTION

---

### A. Purpose of the North Area Plan

The *Santa Monica Mountains North Area Plan* (North Area Plan is a synonym used in this document) is a component of the Los Angeles County General Plan. The North Area Plan replaces in its entirety the *Malibu/Santa Monica Mountains Interim Area Plan*, which previously served as the basic planning tool for the unincorporated area. The North Area Plan's primary role is to provide more focused policy for the regulation of development within the unincorporated area of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary--the planning area--as part of the overall General Plan area of Los Angeles County. The North Area Plan refines the policies of the county-wide General Plan as it applies to this planning area.



This plan is an outgrowth of a unique cooperative planning effort for the Ventura Freeway corridor (see Map 1 ~ '*Ventura Freeway Corridor Planning Area*' at the end of this chapter). The County participated with the cities of Westlake Village, Agoura Hills, Calabasas, Hidden Hills, the Las Virgenes Unified School District, the Las Virgenes Municipal Water District and the National Park Service in drafting a long-range plan for the region--a term used throughout this document to identify the entire unincorporated area and adjacent cities mentioned above. That effort produced the *Ventura Freeway Corridor Areawide Plan* ('Corridor Plan').

The Corridor Plan identified the concerns and issues that were shared by all of the plan participants and includes much pertinent background information on the region. The Corridor Plan provided valuable guidance and was the model for the goals and policies in this North Area Plan. The many references to the "region" throughout this North Area Plan--which has jurisdiction only over the unincorporated County--is testimony to the need to consider surrounding and off-site impacts in this environmentally sensitive area and to the value of cooperative multi-jurisdiction planning. Certainly such regional factors as traffic, trails, and views are appropriate subjects for consideration by the Regional Planning Commission--the first regional planning agency created in the United States, in 1922.

The North Area Plan serves to:

- Identify the community's environmental, social, and economic goals.
- Provide a forum for area residents to mold a vision for the future of the area and to resolve local land use and planning conflicts.
- State the County's policies on existing and future development needed to achieve community goals.
- Establish within local government the ability to respond to problems and opportunities concerning community development in a way consistent with local, regional and state goals and policies.

- Inform citizens about their community and allow for opportunities to participate in the planning and decision-making process of local government.
- Identify the need for and methods of improving the coordination of community development activities among all local units of government.
- Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

## **B. Setting**

The jurisdiction of the Santa Monica Mountains North planning area is the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary. (See Map 1) Surrounded by a unique and distinctive environment characterized by steep mountains, rolling hills, canyons, streams and oak woodlands is an equally distinctive group of communities. Content of the North Area Plan is influenced by the close proximity of the four cities within the planning area as well as the Coastal Zone to the south. This beautiful Southern California setting is described in a recent research effort:

*'Few trips through Southern California's urban landscape offer such dramatic change as the drive westward out of the San Fernando Valley along... the Ventura Freeway. Winding up the Calabasas Grade from Woodland Hills, the scenery shifts abruptly.... Traffic begins to thin out. Densely packed urban development is replaced by large hilltop residences and small residential and commercial clusters... give way to golden, rolling grass hills of oak savannah and lush green riparian areas which line canyon bottoms.*

*Further along the freeway corridor, the landscape changes again. The dramatic Santa Monica Mountains loom large in the background, especially... Ladyface Mountain south of Agoura Hills. As the freeway widens to accommodate the breadth of the Conejo Valley, the meticulously planned streets and neighborhoods of Westlake Village... become evident, creating a different vision of suburbia."*

The above description of the views from the Ventura Freeway characterizes the types of visual pleasures which occur throughout the entire area and not just from the Freeway--due in large part to the extensive preserves of publicly owned park lands.

The portions of the corridor planning area within unincorporated Los Angeles County are the focus of this planning report. The unincorporated area within the corridor encompasses 32.2 square miles and has an estimated 1995 population of 4,940.

## **C. Organization of the North Area Plan**

The North Area Plan consists of six components, described as follows:

### **Guiding Principles and General Goals**

This chapter establishes the basic vision statement of the North Area Plan, and sets forth principles and goals intended to guide and shape the content and direction of the policy elements that follow in the North Area Plan.

---

<sup>1</sup>UCLA Extension Public Policy Program, *The 101 Corridor: Land-Use Planning and Intergovernmental Relations (Draft)*, Los Angeles, November 1993.

## G. Open Space

Over 5,000 acres of major public open spaces within the North Plan area—approximately one-fourth of the planning area, representing a major investment of public monies—have been preserved, including lands under the management of the National Park Service, the State of California, and the Santa Monica Mountain Conservancy. Additional committed open space areas include local park lands, and lands that were preserved as permanent open space as the result of various development approvals. The adjacent cities and Coastal Zone, as well as Ventura County, also include major blocks of publicly-owned open space parklands. Large additional blocks of open space lands exist through the region, but are not committed to long term open space and are, therefore, available for various types and intensities of development.

State General Plan law related to Open Space Elements describes four types of open spaces:

- **Open Space for the Protection of Significant Environmental Resources.** Most of the land acquired by the National Park Service, the State of California, and the Santa Monica Mountains Conservancy falls into this category, as these lands contain significant biological habitats and habitat linkages. Much of the remaining open spaces within the region contain a great abundance and variety of vegetative and wildlife habitats and linkages. They also represent a scenic resource of great value.
- **Open Space for the Protection of Public Health and Safety.** Many hillside areas have proven to be unstable; despite the best efforts of geologists, soils engineers, and civil engineers, man-made slopes within the region have been subject to failure. Thus, certain hillside areas are unsuitable for development, and are more appropriately left as open space. In addition, the fires that periodically rage through the Santa Monica Mountains are a reminder of the inherent difficulties with development in mountainous areas. Because fire is a natural and a needed phenomenon, certain areas within the mountains are best left in their natural condition, and protected from development. Currently, many steeply sloping areas, as well as areas subject to flooding have been committed to long term open space, primarily as part of past development approvals.
- **Open Space for the Managed Production of Resources.** Open space for the managed production of resources typically includes agricultural lands and lands used for mineral extraction. At this time, there is no open space in this category in the unincorporated area.
- **Open Space for Public Recreation.** These open space areas include the public and private parks managed by Los Angeles County and property owners' associations, as well as developed recreation areas owned and managed by the National Park Service and the California Department of Parks and Recreation.

### Open Space Goals and Policies

*Goal IV-5:*

***An integrated open space system that preserves valuable natural resources, manages water resources, and provides a variety of recreational opportunities, and a coordinated program among federal, state, and local agencies for the consistent management of public lands.***

*Policies:*

- IV-39 In the conditions of approval setting aside lands for open space, clearly define the land's intended open space functions, and ensure that the management and use of such lands are consistent with those intended open space functions.

- IV-40 Treat all parcels within existing clustered subdivisions that were set aside as open space, as permanent deed-restricted open space on the Land Use Policy Map.
- IV- 41 Preserve open space corridors which physically link open space and habitat areas to populated areas as well as to complementary recreational uses.
- IV-42 Structure the pattern and character of planned development so as to be compatible with and complementary to open space resources.
- IV-43 Diverse methods, including fee simple acquisition, purchase of development rights, regulations, and/or development density and clustering incentives, are appropriate where open space preservation is achieved.
- IV-44 Implement adequate legal protections to ensure the preservation in perpetuity of designated open space lands.
- IV-45 Preserve open space that protects streams and watersheds, prevents vegetation clearance or grading of steep areas and helps reduce development-induced runoff.

## **H. Recreation And Trails**

One of the most important functions of this portion of the Santa Monica Mountains is its ability to provide the Los Angeles metropolitan region with a wide range of public and private recreational opportunities. The natural environment of the mountains--throughout the unincorporated area as well as adjacent cities-- is particularly well suited for active and passive outdoor recreational experiences in an unstructured natural setting. In view of the need for energy conservation, the value of recreation in close proximity to the urban complex is immense. The Santa Monica Mountains area represents the last opportunity to maintain a critical element of a 'close-in,' outdoor, recreational-oriented lifestyle within the Los Angeles region, and the communities along the Ventura Freeway corridor serve a gateway function into the mountains.

The cornerstones of the area's recreation potential are the existing federal, state, and local parks and trails. These parks and proposed acquisitions, linked by the proposed scenic routes and a network of riding, hiking, and bicycle trails across all jurisdictions, would all integrate with the Santa Monica Mountains National Recreation Area. These public recreation areas, which could be supported by compatible commercial recreation uses, such as resorts, lodgings, camps and equestrian facilities, would maximize the recreational opportunities available to the public.

Although existing parks and recreational facilities are the basis for experiencing the area's recreational opportunities, the system is insufficient to meet regional needs. Although bicycle trails plans have been adopted, a comprehensive public trail or bicycle system does not exist to provide critical linkages to the varied recreational facilities. Traditional equestrian and hiking routes, unofficially established by years of public use, cross primarily private property, while only isolated bikeway segments exist. A system of trails and bikeways in the Santa Monica Mountains, could serve as usable, safe, parallel paths connecting recreation areas and the metropolitan area.

As these recreational amenities are expanded, there will be an increasing need for coordinated resource management in order to protect sensitive habitats from overuse and/or degradation. These opportunities and issues can best be resolved if the emphasis is placed on an integrated recreational plan coordinating the resources of multiple governmental jurisdictions and community groups.



Several entities are involved in the provision of parks and recreational opportunities within the planning region, including the National Park Service, the State of California, Santa Monica Mountains Conservancy and area cities. In addition, local property owners' associations are also actively involved in the provisions of recreational facilities in the region.

## **EXISTING AND PROPOSED PARK & TRAIL FACILITIES**

### ***Parks***

The County of Los Angeles does not currently operate any regional park facilities within the jurisdiction of the North Area Plan. While it is recognized that there are local park needs throughout the planning region, it is not advisable to plan for traditional active local parks in the unincorporated mountain area of the North Area Plan. As has previously been noted, this mountain area is largely steep with limited access and would not be suitable for an active recreation park.

### ***Trails***

The existing trail system in the study area is comprised primarily of regional trails within the Santa Monica Mountains, including those operated by the County and other public agencies, as well as those on private lands. There are many trails throughout the mountains, but most are not publicly protected unless they are within parklands. For those trail lands that are protected through public ownership or easements, trail maintenance--and often basic construction--is primarily due to the work of dedicated volunteers.

The National Park Service, California Department of Parks and Recreation, Santa Monica Mountains Conservancy, and the Santa Monica Mountains Trails Council, together with a variety of other public agencies and private concerns--through a consortium known as the Santa Monica Mountains Area Recreational Trails (SMMART) Coordination Project--have proposed additions to the County's trails plan as well as new trail amenities (i.e. trail camps) to be considered by the park agencies.

Following up on the information developed by the SMMART Project, the National Park Service, California State Parks and the Santa Monica Mountains Conservancy are planning an integrated trail system (i.e., a system that provides connections with other local and regional trail networks) throughout the Santa Monica Mountains National Recreation Area--which covers the multi-jurisdictional breadth of the Mountains. This system is intended to link area recreation facilities, and provide trail access between the mountains and the coast. The system will include trails of varying lengths and degrees of difficulty for people with a wide variety of skills and abilities, including the disabled, senior citizens, and families. A series of loop trails will be planned for hikers, equestrians and bicyclists. Overnight camps will be considered and established along longer trails to allow uninterrupted backpacking trips of several days' duration. The trail system may eventually connect with other major trails in the greater region, such as the Rim of the Valley Trail and the Pacific Crest Trail.

The Rim of the Valley Trail is within the state-designated Rim of the Valley Trail Corridor, stretching from Sierra Madre to Moorpark, and will link parklands and mountain open spaces encircling the San Fernando, La Crescenta, western San Gabriel, Simi, and Conejo Valleys. The Rim of the Valley Trail will link to the Pacific Crest Trail and the Santa Monica Mountains Backbone Trail.

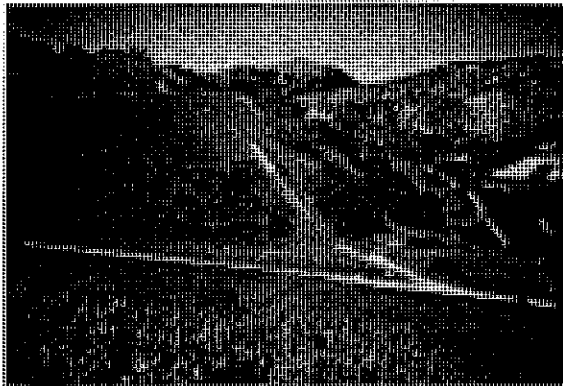
The 2550-mile long Pacific Crest Trail (a National Scenic Trail) passes through northern Los Angeles County mostly in the San Gabriel Mountains, Sierra Pelona Range, and mountains northeast of Pyramid Lake (Angeles National Forest), as well as through intervening private lands,

before it cross the western Antelope Valley into Kern County. Trails within the planning area can provide links to this major trail resource.

### ***Future Regional Trails***

Planning for the Juan Bautista DeAnza National Historic Trail is underway. This trail is one of only seven national historic trails in the country. The trail commemorates the 1,200-mile expedition of Juan Bautista de Anza in 1775-1776, when he led a contingent of colonists from Mexico across deserts and mountains to found a colony for Spain at San Francisco. An approximately 5-mile segment of the Anza National Historic Trail will cross parklands in the Simi Hills north of the North Area Plan's study area. A spur trail to the south would connect the Anza National Historic Trail with Malibu Creek State Park, the approximate location of one of the expedition's camping sites. The National Park Service is coordinating this interstate planning effort. Alternative alignments are still in draft form at this time.

Public trails originating from the Ahmanson Ranch project, if it is developed as proposed in the adjacent Las Virgenes Canyon area of Ventura County, could provide both regional north-south and east-west trail connections. Ahmanson Ranch would be connected to the Santa Monica Mountains, as well as to Los Angeles, by the Valley Circle Scenic Corridor Trail, entering Los Angeles County from Ventura County through Crummer Canyon on the western side of Hidden Hills, connecting on south of the Ventura Freeway with the Calabasas-Cold Creek Trail. This trail would extend through Ahmanson Ranch and continue into the northern San Fernando Valley along Valley Circle Boulevard and tie into the trail system already established in the north valley. In this same general area, the connection of Cheseboro Park with Malibu Creek State Park is proposed through Liberty Canyon. If Ahmanson Ranch is not developed as proposed, other measures will be required to secure these trails.



The Las Virgenes Canyon trail is another proposed County trail that would connect Ahmanson Ranch to the Santa Monica Mountains. The County has obtained several easements for this trail, adequate to build the trail from the Ventura Freeway to Malibu Creek State Park. Easements north of the Ventura Freeway have not yet been obtained. The Ahmanson Ranch project has been conditioned to provide large staging areas on property at Las Virgenes Road in Ventura County.

The Zuma Ridge Trail is planned to eventually link Simi Valley to the sea, providing a continuous trail connection from the Arroyo Simi Equestrian park through the Simi Hills to Zuma Canyon. Portions of the regional trail are maintained by the County of Los Angeles and the Santa Monica Mountains Trail Council.

### ***Trails Acquisition Programs***

Trails easements and improvements over private lands are frequently obtained through conditions of development approval; funding mechanisms for sustained maintenance of such trails should also be sought at this opportunity. Open space lands, including new acquisitions, may contain existing trails or provide opportunities for new ones--although funding for construction and/or maintenance is not necessarily assured. As trail acquisition opportunities arise, regional coordination is needed to both ensure an integrated trails network as well as to dedicate particular trail segments to the agency best able to provide sustained funding for trail construction and maintenance.

## Recreation and Trails Goals and Policies

### Goal IV-6:

***A variety of recreational opportunities affording a range of experiences from wilderness to parks, including public trail access to public lands--all in a manner that respects natural resources.***

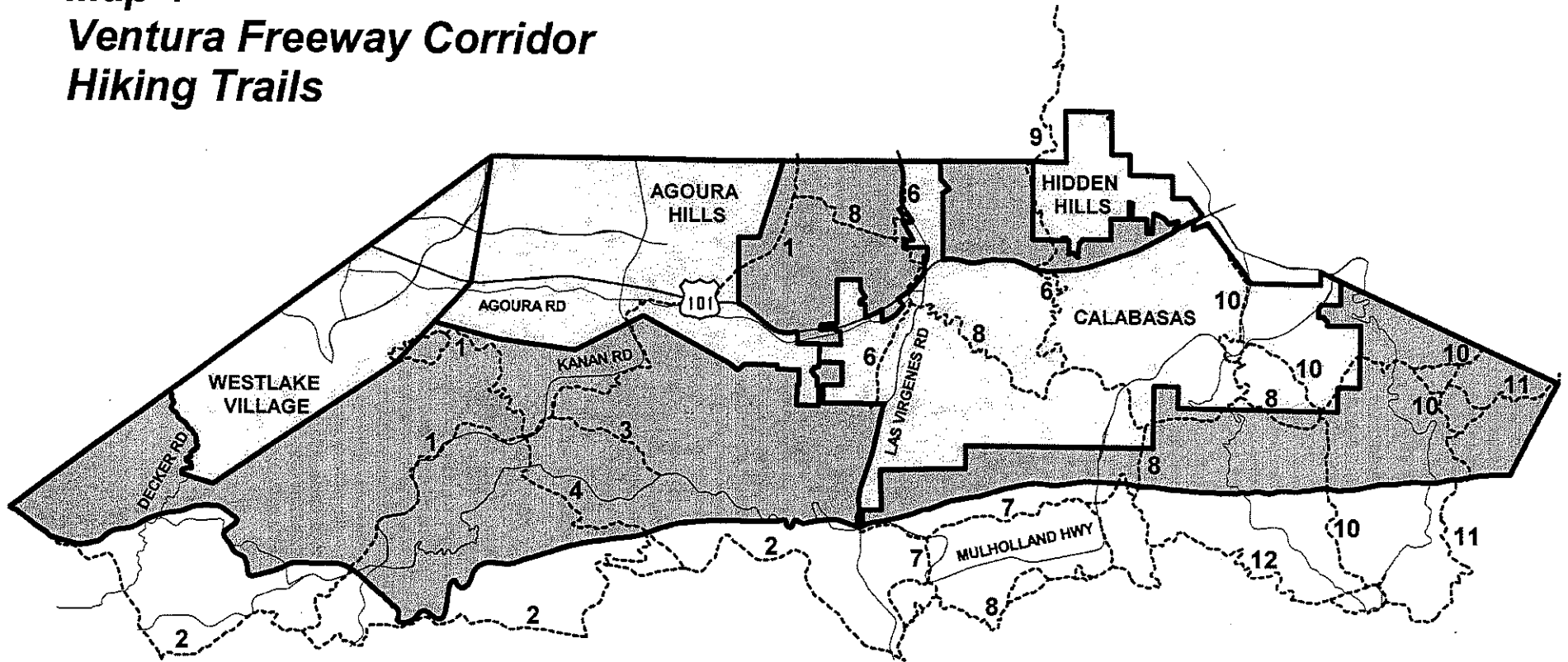
### Policies:

- IV-46 Ensure the opportunity for a full range of recreational experiences to serve regional and national visitors, including the the transit-dependent and the disabled.
- IV-47 Locate recreational facilities of all types in a manner consistent with the environmental values of the land, taking special care to avoid impacts on riparian areas. Regulate the intensity, timing, types, and location of recreational facilities to protect resources and established neighborhoods and rural communities.
- IV-48 Encourage opportunities for dispersed recreation when consistent with environmental values and protection of natural resources.
- a. Provide passive recreational experiences within undeveloped natural areas consistent with the tolerance capabilities and character of such areas. Natural areas with limited road access and the presence of sensitive environmental resources are to be limited to activities that are keyed to solitude and appreciation of the values of the natural environment.
  - b. Within natural areas intended for the protection of vegetative, habitat and scenic resources, regulate use to preserve resource values.
  - c. Expand trails systems for hiking, mountain bike riding, and equestrian uses to accommodate projected demands, following an evaluation that has considered such impacts as environmental quality and the safety and enjoyment of all users. Multi-use trails should be constructed wherever feasible. The trails system should provide linkages between major regional trails and area recreational facilities (see Map 4 ~ 'Ventura Freeway Corridor Hiking Trails' at the end of this chapter which identifies major hiking trails throughout the region).
  - d. Ensure that the routing and improvement of trails facilities is compatible with the resource values of adjacent lands.
  - e. Relocate or redesign any trails that may exist within environmentally sensitive areas to enhance their use and protect natural resources.
  - f. Prohibit motorized off-road vehicle use on the area trails system; restrict mountain bike use to those trails specifically designed and identified for such use and where conflict with equestrian and hiking uses would not occur.
  - g. Preserve public rights by obtaining trail easements where the public has acquired these rights through use, or where the trail is depicted on Map 4 (Hiking Trails) of this Plan.
- IV-49 Ensure that an appropriate portion of preserved open space areas is devoted to recreational facilities, consistent with the mountains area environment.

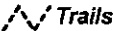




- a. Where appropriate, establish the facilities necessary for information/orientation, recreation, interpretation, education, and recreation area maintenance and operations;
  - b. At the periphery of areas devoted to dispersed recreation provide the following:
    - provide sufficient staging areas along trails—including space to accommodate horse trailers, where needed and appropriate—to ensure adequate access to the trails system,
    - campgrounds, roadside rests and picnic areas in areas of suitable land capability,
    - visitor information, and
    - day use facilities;
  - c. Expand the area's system of bicycle trails to provide an alternative means for travel in conjunction with automobile travel; and
  - d. Locate and design parking for recreation areas in a manner compatible with the need for preservation of natural resources, including scenic values, wildlife habitats and corridors, and water and groundwater quality.
- IV-50 Make use of open space easements, such as flood inundation areas, and establish other procedures to acquire land or the use of land for recreational and open space purposes.
- IV-51 Work to achieve common trails policies between the various agencies maintaining trails within the region.
- IV-52 Allow the development of new, and the retention of existing, private recreational facilities, including equestrian rental and boarding facilities, low intensity campgrounds and conference facilities in rural and mountain areas where the character of such facilities dictates the need for such a setting and can be developed and operated in a manner consistent with the environmental protection policies of the North Area Plan, and where such uses would be compatible with surrounding land uses.



# Map 4 Ventura Freeway Corridor Hiking Trails

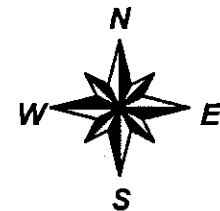


**LEGEND:**

-  Trails
-  Major Arterials
-  Ventura Freeway
-  Los Angeles County Unincorporated Areas
-  Incorporated Cities

**NAMES OF TRAILS:**

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1. ZUMA RIDGE TRAIL            | 7. STOKES RIDGE TRAIL            |
| 2. BACKBONE TRAIL              | 8. CALABASAS-COLD CREEK TRAIL    |
| 3. REAGAN CONNECTOR TRAIL      | 9. VALLEY CIRCLE SCENIC CORRIDOR |
| 4. MALIBU LAKE CONNECTOR TRAIL | 10. TOPANGA HENRY RIDGE TRAIL    |
| 5. CALABASAS-COLD CREEK TRAIL  | 11. SANTA MARIA CANYON TRAIL     |
| 6. LAS VIRGENES TRAIL          | 12. CAMP SLAUSON CONNECTOR TRAIL |





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 5, 2009

Allison Cook, Principal Planner  
City of Agoura Hills  
Planning Department  
3001 Ladyface Court  
Agoura Hills, CA 91301

Dear Ms. Cook:

### **NOTICE OF PREPARATION, NOTICE OF PREPARATION (NOP) CITY OF AGOURA HILLS GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT (EIR), AGOURA HILLS (FFER #200900095)**

The Notice of Preparation has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

#### **PLANNING DIVISION:**

1. We have no comments at this time.

#### **LAND DEVELOPMENT UNIT:**

1. We do not have comments at this time.

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

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

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

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

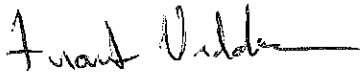
Allison Cook, Principal Planner  
August 5, 2009  
Page 2

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. Health hazardous Materials has no objection with the proposed project.

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

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:lj