Appendix C Air Quality Data

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

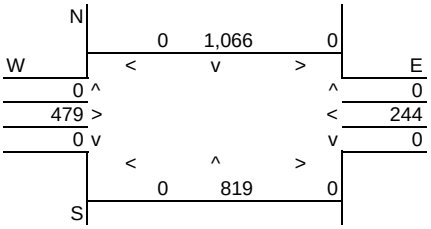
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2009

Roadway Data

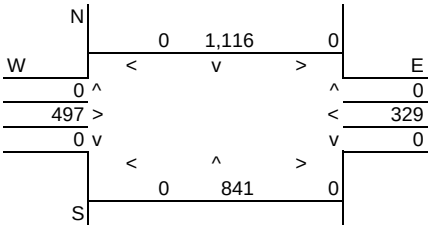
Intersection: Kanan Road and Agoura Road
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Kanan Road	At Grade	4	35	35
East-West Roadway:	Agoura Road	At Grade	2	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,885	N-S Road:	1,957
E-W Road:	723	E-W Road:	826

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	1,885	3.67	0.82	0.48	0.37	0.26
East-West Road	3.7	2.7	2.2	1.7	723	3.67	0.10	0.07	0.06	0.05
P.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	1,957	3.67	0.86	0.50	0.39	0.27
East-West Road	3.7	2.7	2.2	1.7	826	3.67	0.11	0.08	0.07	0.05

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.9	5.0	3.5
25 Feet from Roadway Edge	4.6	4.6	3.2
50 Feet from Roadway Edge	4.4	4.5	3.1

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

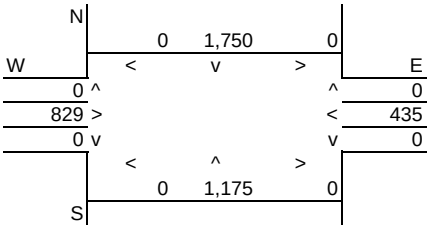
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2030

Roadway Data

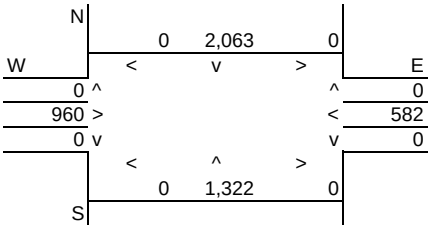
Intersection: Kanan Road and Agoura Road
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Kanan Road	At Grade	4	35	35
East-West Roadway:	Agoura Road	At Grade	2	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	2,925	N-S Road:	3,385
E-W Road:	1,264	E-W Road:	1,542

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	2,925	0.84	0.29	0.17	0.13	0.09
East-West Road	3.7	2.7	2.2	1.7	1,264	0.84	0.04	0.03	0.02	0.02
P.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	3,385	0.84	0.34	0.20	0.15	0.11
East-West Road	3.7	2.7	2.2	1.7	1,542	0.84	0.05	0.03	0.03	0.02

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.3	4.4	3.1
25 Feet from Roadway Edge	4.2	4.2	3.0
50 Feet from Roadway Edge	4.2	4.2	2.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

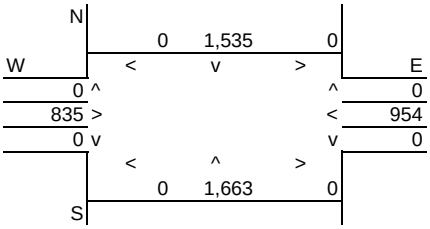
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2009

Roadway Data

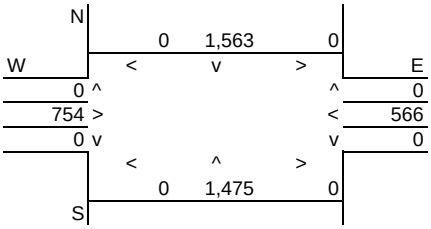
Intersection: Kanan Road and Thousand Oaks Blvd
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Kanan Road	At Grade	4	35	35
East-West Roadway:	Thousand Oaks Blvd	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	3,198	N-S Road:	3,038
E-W Road:	1,789	E-W Road:	1,320

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	3,198	3.67	1.40	0.82	0.63	0.45
East-West Road	3.3	2.6	2.2	1.7	1,789	3.67	0.22	0.17	0.14	0.11
P.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	3,038	3.67	1.33	0.78	0.60	0.42
East-West Road	3.3	2.6	2.2	1.7	1,320	3.67	0.16	0.13	0.11	0.08

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	5.6	5.5	3.9
25 Feet from Roadway Edge	5.0	4.9	3.5
50 Feet from Roadway Edge	4.8	4.7	3.3

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

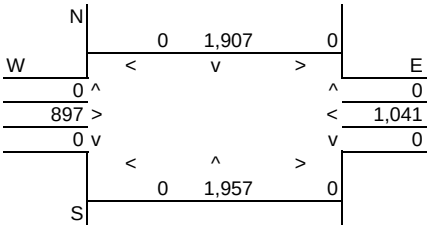
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2030

Roadway Data

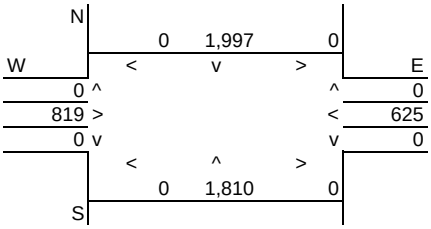
Intersection: Kanan Road and Thousand Oaks Blvd
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Kanan Road	At Grade	4	35	35
East-West Roadway:	Thousand Oaks Blvd	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	3,864	N-S Road:	3,807
E-W Road:	1,938	E-W Road:	1,444

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	3,864	0.84	0.39	0.23	0.18	0.12
East-West Road	3.3	2.6	2.2	1.7	1,938	0.84	0.05	0.04	0.04	0.03
P.M. Peak Traffic Hour										
North-South Road	11.9	7.0	5.4	3.8	3,807	0.84	0.38	0.22	0.17	0.12
East-West Road	3.3	2.6	2.2	1.7	1,444	0.84	0.04	0.03	0.03	0.02

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.4	4.4	3.1
25 Feet from Roadway Edge	4.3	4.3	3.0
50 Feet from Roadway Edge	4.2	4.2	2.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

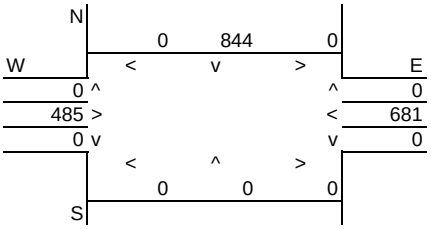
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2009

Roadway Data

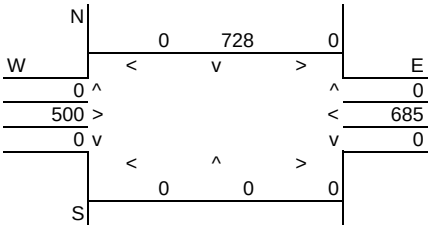
Intersection: Reyes Adobe Road and Agoura Road
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Reyes Adobe Road	At Grade	4	35	35
East-West Roadway:	Agoura Road	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	844	N-S Road:	728
E-W Road:	1,166	E-W Road:	1,185

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	844	3.67	0.10	0.08	0.07	0.05
East-West Road	11.9	7.0	5.4	3.8	1,166	3.67	0.51	0.30	0.23	0.16
P.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	728	3.67	0.09	0.07	0.06	0.05
East-West Road	11.9	7.0	5.4	3.8	1,185	3.67	0.52	0.30	0.23	0.17

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.6	4.6	3.2
25 Feet from Roadway Edge	4.4	4.4	3.1
50 Feet from Roadway Edge	4.3	4.3	3.0

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

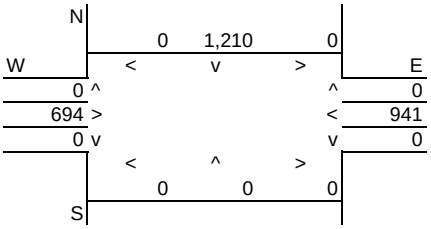
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2030

Roadway Data

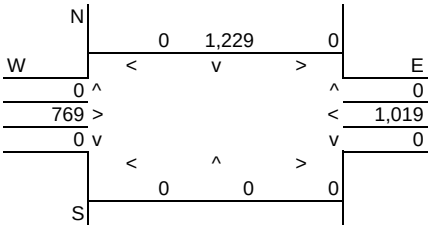
Intersection: Reyes Adobe Road and Agoura Road
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Reyes Adobe Road	At Grade	4	35	35
East-West Roadway:	Agoura Road	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,210	N-S Road:	1,229
E-W Road:	1,635	E-W Road:	1,788

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	1,210	0.84	0.03	0.03	0.02	0.02
East-West Road	11.9	7.0	5.4	3.8	1,635	0.84	0.16	0.10	0.07	0.05
P.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	1,229	0.84	0.03	0.03	0.02	0.02
East-West Road	11.9	7.0	5.4	3.8	1,788	0.84	0.18	0.11	0.08	0.06

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.2	4.2	2.9
25 Feet from Roadway Edge	4.1	4.1	2.9
50 Feet from Roadway Edge	4.1	4.1	2.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

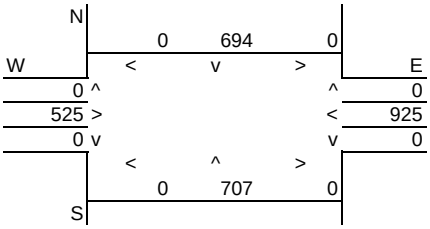
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2009

Roadway Data

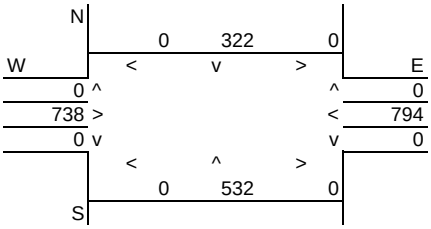
Intersection: Reyes Adobe Road and Thousand Oaks Blvd
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Reyes Adobe Road	At Grade	4	35	35
East-West Roadway:	Thousand Oaks Blvd	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,401	N-S Road:	854
E-W Road:	1,450	E-W Road:	1,532

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	1,401	3.67	0.17	0.13	0.11	0.09
East-West Road	11.9	7.0	5.4	3.8	1,450	3.67	0.63	0.37	0.29	0.20
P.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	854	3.67	0.10	0.08	0.07	0.05
East-West Road	11.9	7.0	5.4	3.8	1,532	3.67	0.67	0.39	0.30	0.21

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.8	4.8	3.4
25 Feet from Roadway Edge	4.5	4.5	3.2
50 Feet from Roadway Edge	4.4	4.4	3.1

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Number: 100006439
Project Title: Agoura Hills GPU

Background Information

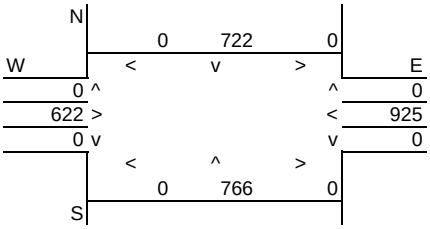
Nearest Air Monitoring Station measuring CO:	Reseda SRA 6
Background 1-hour CO Concentration (ppm):	4.0
Background 8-hour CO Concentration (ppm):	2.8
Persistence Factor:	0.7
Analysis Year:	2030

Roadway Data

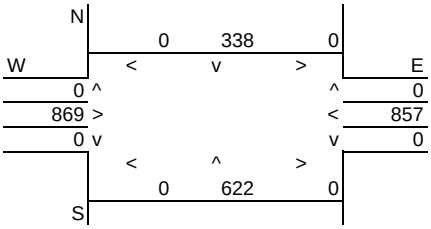
Intersection: Reyes Adobe Road and Thousand Oaks Blvd
Analysis Condition: Existing

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Reyes Adobe Road	At Grade	4	35	35
East-West Roadway:	Thousand Oaks Blvd	At Grade	4	35	35

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Note: As only roadway segment volumes were available, a 25% upward adjustment to the 50% roadway volume was made to account for turning movements from the perpendicular roadway

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,488	N-S Road:	960
E-W Road:	1,547	E-W Road:	1,726

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A Reference CO Concentrations Edge	A_1 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[2]	Estimated CO Concentrations Edge	25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	1,488	0.84	0.04	0.03	0.03	0.02
East-West Road	11.9	7.0	5.4	3.8	1,547	0.84	0.15	0.09	0.07	0.05
P.M. Peak Traffic Hour										
North-South Road	3.3	2.6	2.2	1.7	960	0.84	0.03	0.02	0.02	0.01
East-West Road	11.9	7.0	5.4	3.8	1,726	0.84	0.17	0.10	0.08	0.06

[1] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).
[2] Emission factors from EMFAC2007 (2008).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	4.2	4.2	2.9
25 Feet from Roadway Edge	4.1	4.1	2.9
50 Feet from Roadway Edge	4.1	4.1	2.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Appendix D Biological Resources

impingement by the noise; the time factors related to the study, design, financing and construction of remedial work; the economic factors related to the age and useful life of equipment; and the general public interest and welfare. Any variance granted by said administrator shall be in writing and shall be transmitted to the health officer for enforcement. Any violation of the terms of variance shall be unlawful.

B. *Appeals.* Within fifteen (15) days following the decision of the director on an application, the applicant, the health officer, or any member of the city council, may appeal the decision to the city council by filing a notice of appeal with the director of community development. In the case of an appeal by the applicant for a variance, the notice of appeal shall be accompanied by a fee to be computed by the director on the basis of the estimated cost of preparing the materials referred to be forwarded to the city council as discussed hereafter, and shall be mailed to all property owners within five hundred (500) feet. If the actual cost of such preparation differs from the estimated cost, appropriate payments shall be made to the city.

Within fifteen (15) days following receipt of a notice of appeal and the appeal fee, the director shall forward to the city council copies of the variance application; the recommendation of the health officer; the notice of appeal; all evidence concerning said application received by the director and its decision thereon. The city clerk shall mail to the applicant a notice of the date set for hearing of the appeal. The notice shall be mailed at least ten (10) days prior to the hearing date.

Within sixty (60) days following its receipt of the notice of the appeal, the city council shall either affirm, modify or reverse the decision of the director. As part of its decision, the city council may direct the director to conduct further proceedings on said application. Failure of the city council to affirm, modify or reverse the decision of the director within said sixty (60) day period shall constitute an affirmance of the decision.

DIVISION 7. OAK TREE PRESERVATION GUIDELINES

9657. Oak tree preservation regulations; purpose.

The city lies in the County of Los Angeles in the Conejo Valley, the beauty of which is greatly enhanced by the presence of large numbers of majestic oak trees. At one time, the area was almost completely covered by an oak forest; however, development of the city has resulted in the removal of a great number of these trees. Further, uncontrolled and indiscriminate destruction of oak trees would detrimentally affect the safety and welfare of the citizens of Agoura Hills.

The purpose of these sections is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to the citizens of Agoura Hills, present and future, and to provide regulatory measures designed to accomplish this purpose.

The following sections set forth the policy of the city to require the preservation of all healthy oak trees unless compelling reasons justify the removal, cutting, pruning and/or encroachment into the protected zone of an oak tree. Such sections are subject to all other applicable ordinances, and the oak tree preservation guidelines adopted by the city council [and set out in Appendix A to this article].

9657.1. Oak tree preservation.

No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, remove, relocate, endanger or damage any tree protected by this section on any public or private land located within the incorporated areas of the City of Agoura Hills except in accordance with

the conditions of a valid oak tree permit issued by the department of planning and community development or the planning commission pursuant to the provisions of section 9657 through 9657.5.

9657.2. Oak tree policy.

It shall be the policy of the City of Agoura Hills to require the preservation of all healthy oak trees unless compelling reasons justify the removal of such trees. This policy shall apply to the removal, pruning, cutting and/or the encroachment into the protected zone of oak trees. The department of planning and community development shall have the primary and overall responsibility to administer, evaluate and monitor this policy.

9657.3. Nonliability of city.

Nothing in these sections shall be deemed to impose any liability upon the City of Agoura Hills or upon any of its officers or employees, or agents, nor to relieve the owner and occupant of any private property from the duty to keep oak trees upon such property or under his control, in a safe condition.

9657.4. Exemptions.

The provisions of section 9657.1 shall not apply to the following:

A. Emergencies. In cases of emergencies, including but not limited to, thunderstorms, windstorms, floods or other natural disasters, or potential safety hazards, the requirements of section 9657.1 may be waived as follows: If upon a visual inspection, an oak tree is determined to be in a hazardous or dangerous condition, any member of law enforcement or a law enforcement agency or the Los Angeles County fire department may order or allow the removal of a protected tree. Prior notice to the department of planning and community development shall be provided, if possible. Subsequent to the emergency action, written notification shall be provided to the department of planning and community development describing the action taken and the nature of the emergency.

B. Routine maintenance as defined in the oak tree preservation guidelines.

C. Oak trees planted, grown and/or held for sale by licensed nurseries or the removal or transplanting of same pursuant to, and as a part of, the operation of a licensed nursery business. This exemption is limited to trees with main trunks under ten (10) inches in diameter.

D. When removal is determined necessary by fire department personnel actively engaged in fighting a fire.

9657.5. Oak tree permit.

Except as otherwise provided in section 9657.4, no person shall cut, prune, remove, endanger or encroach into the protected zone or relocate any oak tree on any public or private property within the city unless a valid oak tree permit has been issued from the director of planning and community development or the planning commission pursuant to the provisions of these sections and the oak tree preservation guidelines, by filing the proper form and paying the appropriate fee. The accuracy of all required information submitted shall be the responsibility of the applicant.

A. *Administrative approvals.* The department of planning and community development has jurisdiction to approve a request for the removal of one (1) oak tree on a single

parcel. Except for dead trees, subsequent requests for the removal of trees beyond the number of one (1) on a single parcel of record will be referred to the planning commission for review and approval.

B. *Planning commission approval.* When two (2) or more trees are being requested for removal on an original application, the case will be referred to the planning commission.

C. *Oak tree permit approval process.* The director of planning and community development or the planning commission may approve an oak tree permit when one (1) of the following findings can be made, after city inspection of the tree and property.

1. The condition or location of the protected trees requires cutting or pruning to maintain or remedy its health, balance or structure.

2. The condition of the tree(s) with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventive procedures and practices.

3. It is necessary to remove, relocate, prune, cut or encroach into the protected zone of an oak tree when, after a determination by the planning commission or director, it is found that the continued existence totally prevents the development of the subject property. An oak tree permit shall not be granted pursuant to this subparagraph 3 unless all the following additional findings are made:

a. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject property;

b. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;

c. That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location(s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).

If the applicant has met the above criteria, an oak tree permit may be issued subject to the following limitations:

(a) Not more than ten (10) percent of the total estimated tree canopy or root structure of all trees on the subject property has been requested to be removed.

(b) In certain exceptional cases, the removal of up to twenty (20) percent of the total tree's canopy or root system may be removed. However, such approval is predicated upon the recommendation of the city's oak tree preservation consultant stating that the viability of the oak tree will not be adversely affected.

(c) In no case shall less than four (4) native oaks be provided for any oak tree removed or relocated.

D. *Conditions on removal.* Conditions may be imposed on the permit at the discretion of the decisionmaker, including but not limited to, any of the following:

1. A condition requiring the replacement or placement of additional trees on the subject property to offset the impacts associated with the loss of a tree or its limbs or encroachment into the protected zone of an oak tree;

2. The relocating of trees on-site or off-site, or the planting of a new tree off-site to offset the loss of a tree;

3. A condition requiring an objectively observable maintenance and care program to be initiated to insure the continued health and care of oak tree(s) on the property;

4. Payment of a fee or donation of a potted tree to the city or other public agency to be used elsewhere in the city should a suitable replacement location for a tree not be possible on-site or off-site.

E. *Oak tree report.* The director shall cause, at the applicant's expense, the preparation of an oak tree report by a city-approved oak tree consultant.

F. *Oak tree preservation guidelines.* In granting an oak tree permit, the director of planning and community development or the planning commission shall require the permit to comply with provisions of the adopted "Oak Tree Preservation Guidelines" and may impose such conditions necessary to carry out the intent of this article and said guidelines. However, in no case shall less than four (4) native oaks be provided for any oak tree removed or relocated.

G. *Notice of permit decision.* Upon completion of the processing of an oak tree permit, the director of planning and community development or the planning commission may approve, conditionally approve or deny the application for an oak tree permit and notice of such decision shall be mailed to the applicant, city council, and planning commission.

H. *Appeals.* Within twenty (20) calendar days of the notice of decision, the applicant, city council, or planning commission may appeal the decision of the director of planning and community development to the planning commission or the decision of the planning commission to the city council.

I. *Enforcement.*

1. *Additional remedies.* Any person who cuts, damages, moves, or removes any oak tree within the city or encroaches into the drip line of an oak tree in violation of this chapter shall be subject to the following remedies in addition to any penalties provided by the Municipal Code:

(a) A suspension of any building permits until all mitigation measures specified by the city are satisfactorily completed.

(b) Completion of all mitigation measures as established by the city.

2. *Restitution.* It has been determined that the oak trees within the city are valuable assets to the citizens of this community and to the citizens of the County of Los Angeles and as a result of the loss or damage to any of these trees, the public should be recompensed.

Any person violating the provisions this chapter shall be responsible for proper restitution and may be required to replace the oak tree(s) so removed or damaged, by the donation of or by replanting two (2) or more oak trees of reasonable equivalent size and value to the tree damaged or removed. The number, size and location of said equivalent replacement oak trees shall be determined by the director of planning and community development.

The value shall be established as provided in the tree evaluation formula, as prepared by the Council of Tree and Landscape Appraisers.

DIVISION 8. GUIDELINES FOR LANDSCAPING, PLANTING AND IRRIGATION PLANS

9658. Guidelines for landscaping, planting and irrigation plans; purpose.

The purpose of these regulations is to clearly define the manner in which landscape plans shall be submitted to satisfy the landscaping requirements of the city. It is the intent of these regulations to offer the applicant as much latitude as possible in designating the project landscaping, while at the same time meeting the minimum landscape standards of the city. All applicants are encouraged to take full advantage of the wide range of landscape materials and design possibilities within the framework established by these regulations. These regulations describe the procedure for landscape plan approval, the requirements for submittal of landscape plans, the minimum landscape standards, the proper use of landscaping, and a suggested plant list of native and exotic plant materials.

9658.1. Processing procedures.

Any permit issued under this article shall be conditioned to require landscaping. The procedure for processing and review of landscape plans shall be as follows:

A. *Presubmittal meeting.* The presubmittal meeting is a recommended, rather than mandatory first step in securing landscape plan approval for the proposed project. The purpose of this meeting is to familiarize the applicant with the city's review process, identify the information and materials necessary to file landscape plans, and discuss various planting materials.

B. *Plan submittal.* Upon payment of the required fee, the applicant may formally submit its landscape plan to the city for approval.

C. *Plan review.* Upon receipt of the landscape plans, in conformity with section 9658.2, the city's landscape coordinator shall review the plans for completeness and forward the plans, if complete, to the city's landscape consultant (architectural review board) for review. The consultant's (board's) review shall consist of an on-site inspection and a determination as to the compatibility of selected plant materials, the adequacy of irrigation, and the consistency with standards. Upon completion of such review, the consultant (board) shall submit the plans to the department of planning and community development with his/her findings and recommendations.

D. *Approval.* Based upon the findings and recommendations of the city's landscape consultant (board), the director may approve or require modification of the project's landscape plans.

E. *Guarantee/surety.* If the landscaping will not be installed prior to occupancy (nonsloped areas of residential projects only), the applicant shall post with the department of planning and community development adequate surety, as determined by such department, to ensure the completion of the required landscaping. Such surety shall be submitted to the city prior to issuance of a building clearance.

F. *Installation and inspection.* Landscape plantings and accompanying irrigation for commercial, industrial and sloped areas shall be installed prior to the issuance of a certificate of occupancy by the department of building and safety. Landscaping and irrigation for residential projects (nonsloped area only) shall be installed within the time

Appendix A OAK TREE PRESERVATION GUIDELINES*

***Editor's note:** At the request of the city, Appendix A, Oak Tree Preservation Guidelines, has been set out at length herein. It should be noted however, that Attachment I, oak tree care and maintenance has been omitted from publication until the updated revision thereof is available. Words enclosed in brackets [ ] have been added by the editor for clarity.

I. Purpose.

The city lies in the County of Los Angeles in the Conejo Valley, the beauty of which is greatly enhanced by the presence of large numbers of majestic oak trees. At one time, the area was almost completely covered by an oak forest, however, development of the city has resulted in the removal of a great number of these trees. Further, uncontrolled and indiscriminate destruction of oak trees would detrimentally affect the safety and welfare of the citizens of Agoura Hills.

The purpose of these sections is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to the citizens of Agoura Hills, present and future, and to provide regulatory measures designed to accomplish this purpose.

No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, remove, relocate, endanger or damage any tree protected by this section [appendix] on any public or private land located within the incorporated areas of the City of Agoura Hills except in accordance with the conditions of a valid oak tree permit issued by the department of planning and community development or the planning commission pursuant to the provisions of sections 9657 through 9657.5 of the city zoning ordinance.

It shall be the policy of the City of Agoura Hills to require the preservation of all oak trees unless compelling reasons justify the removal of such trees. This policy shall apply to the removal, pruning, cutting and/or the encroachment into the protected zone of oak trees. The department of planning and community development shall have the primary and overall responsibility to administer, evaluate and monitor this policy.

Cross references: Similar provisions set out in §§ 9657--9657.2.

II. Definitions.

For purposes of this resolution [appendix], unless otherwise apparent from the context, certain words and phrases used in this resolution [appendix] are defined in this section.

A. *Certification letter.* A letter certifying that the work was performed under the general or direct supervision of an oak tree preservation consultant and that said work fully complies with the conditions of the development permit, the oak tree report or these oak tree preservation guidelines, as appropriate.

B. *Compensatory pruning.* That certain amount of pruning necessary to be performed to reinstate the proper rootleaf equilibrium.

C. *Cutting.* The detaching or separating, either partial or whole, from a protected tree, any part of the tree including, but not limited to, leaves, limb, branch or root. Cutting shall include pruning.

D. *Dead tree.* A tree that does not contain any live tissue; i.e., green leaves or live limbs. Since valley oaks (Quercus Lobata) are deciduous trees and are dormant in the winter, their status must be confirmed by the city's oak tree consultant before being declared dead.

E. *Deadwood.* Limbs or branches that contain no green leaves or live limbs.

F. *Deadwooding.* The process of trimming an oak tree of its deadwood.

G. *Dripline.* An imaginary line drawn upon the ground at the furthest extension of the canopy around the circumference of the tree.

H. *Encroachment.* Any intrusion into the protected zone of an oak tree; i.e., pruning, grading, excavating, trenching, etc. (Refer to definition of "Protected Zone" in section II.R.)

I. *Fine grading permit.* An entitlement from the city authorizing certain grading work that must be conducted within the protected zone of an oak tree, and allows proper drainage to occur as required by the Agoura Hills Municipal Code.

J. *Ground plane improvements.* Improvements that do not significantly disturb the soil within the protected zone of an oak tree.

K. *Oak tree.* Any oak tree of the Genus Quercus including, but not limited to, Valley Oak (Quercus Lobata), California Live Oak (Quercus Agrafolia) and Scrub Oak (Quercus Dumosa) regardless of size. The definition of oak tree shall include "protected tree".

L. *Oak tree consultant.* An individual or firm with a degree or extensive experience in landscape architecture, including a great deal of experience in monitoring and maintaining the health of oak trees.

M. *Oak tree information packet.* A packet containing certain documents distributed to property owners whose lots contain oak trees.

N. *Oak tree permit.* An entitlement from the city authorizing specific work to be performed within the protected zone of an oak tree.

O. *Oak tree report.* A report prepared by an oak tree consultant containing specific information on the location, condition, potential impacts of development, recommended actions and mitigation measures regarding one (1) or more oak trees on an individual lot or project site.

P. *Person.* Any natural person, partnership, firm, corporation, governmental agency or other legal entity.

Q. *Pre-application conference.* A meeting between the developer and appropriate city representatives for the purpose of discussing the requirements for submitting an application for an oak tree permit.

R. *Pre-construction conference.* A meeting with the developer, contractors, superintendent, engineers, oak tree consultants, and city representative [to] delineate special procedures, limits of work, lines of authority and special conditions or procedures not specifically covered by any ordinance.

S. *Protected tree.* Shall mean the same as oak tree (see definition of "oak tree" in section II.K.).

T. *Protected zone.* Using the dripline as a point of reference, the protected zone shall commence at a point five (5) feet outside of the dripline and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of an oak tree.

[Note--See the illustration following these definitions.]

U. *Pruning.* Any and all cutting performed upon the roots or the limbs of an oak tree.

V. *Removal.* The physical removal of a tree or causing of the death of a tree through damaging, poisoning or other direct or indirect action. Trees approved for transplanting which subsequently die shall be considered as removals.

W. *Routine maintenance.* Actions taken for the continued health of an oak tree and including but not limited to: Deadwooding, insect spraying and watering. An oak tree permit is not required to perform routine maintenance.

GRAPHIC LINK (not available): PROTECTED ZONE ILLUSTRATION

III. Oak tree permit--Processing procedures.

Any person desiring to remove, cut branches (except for removing deadwood), and/or pursue any activity which has the potential to damage a protected oak tree must first obtain an oak tree permit from the department of planning and community development. Actions which have the potential to damage a tree include, but are not limited to, trenching, excavating or paving within the protected zone of a tree or at least fifteen (15) feet from the trunk, whichever distance is greater. The processing of applications for oak tree permits will employ the procedures outlined below. These steps have been developed to ensure efficient and consistent handling of permit requests. Some of the actions which have the potential to damage a tree include, but are not limited to, grading and/or grubbing, trenching, excavation, pruning, and paving.

[1.] *Step One: Pre-application conference.* The purpose of this meeting is to familiarize the applicant with the city's permit process, to identify the information and materials necessary to file an application for an oak tree permit, and to discuss applicable policies and procedures relative to the project. A pre-application conference may be arranged by calling the department of planning and community development.

[2.] *Step Two: Formal application.* Once the applicant has completed all application forms and prepared all of the information identified during the pre-application conference, the applicant may formally submit the project application.

Fees:

1. New construction. The following fees will be charged in conjunction with the application.

1.1. Staff Review--As established by council resolution.

1.2. Planning Commission Review--As established by council resolution.

2. Existing construction. The following fees apply equally to commercial and residential properties.

2.1. Dead or hazardous oak trees (removals)--A flat fee, as established by council resolution, per tree will be charged. However, the fee shall be waived or refunded, if upon staff inspection, the tree is declared dead or hazardous. If, after staff inspection, it is determined that the services of the city's oak tree consultant are required to make a final determination, the fee shall be retained by the city to cover costs of said services.

[3.] *Step Three: Application review.* On receipt of an application for an oak tree permit, the department of planning and community development shall review the application for accuracy and completeness and make an inspection of the project site.

In those situations requiring expert review, the application will be reviewed by the city's oak tree consultant. Those situations requiring consultant review include, but are not limited to, projects involving significant numbers of protected trees, projects involving development activities in the immediate vicinity of protected trees, and/or projects where physical protective measures may be required for the continued health of the remaining trees.

Upon completion of application review and on-site inspections, the city's oak tree consultant shall submit a written report to the department of planning and community [development] outlining the findings and recommendations. Normally, this will occur within ten (10) working days of receipt of the application materials from the city.

[4.] *Step Four: Findings for approval.* After receiving all of the required information, the request may be approved when one of the following findings can be made.

1. The condition of the protected tree(s) requires cutting to preserve its health or maintain its balance.

2. The condition of the protected tree(s) general health with respect to the perceived danger of falling over or dropping limbs and its proximity to: existing structures, high pedestrian areas such as roadways, pedestrian walkways, parking lots or interference with public utility lines cannot be controlled or remedied through reasonable preservation and/or preventive measures.

3. The approval of this request will not be contrary to or in conflict with the general purpose and intent of the oak tree ordinance.

4. In evaluating requests for removal or encroachments based on the reasonable and conforming use section, the city shall take into consideration: comparison of proposed building(s) gross floor area and other on-site design features with other conforming developments in the same vicinity and zone, and any other factors that are unique to the property such as topographic constraints and other physical limitations. The applicant shall be responsible for submitting adequate information to demonstrate that reasonable and conforming use cannot be made of the subject property without removal(s) or encroachment(s) into the protected zone of an oak tree.

[5.] *Step Five: Appeals.* Pursuant to section 9657.5.H of the oak tree preservation regulations under the city's zoning ordinance, the decision of the director of planning and community development may be appealed to the planning commission upon filing of the proper form and payment of appropriate fees. The decision of the planning commission may be appealed to the city council and any decision by the city council shall become final and effective upon its adoption.

IV. Oak tree permit--Application requirements.

The materials required to complete an application are described below. The department of planning and community development may waive the filing of one (1) or more of the items listed when deemed unnecessary to process the application. However, additional information may be required when determined necessary for permit processing.

The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant.

A. *Permit required.* There shall be no removal of or encroachment into the protected zone of an oak tree larger than two (2) inches in diameter when measured at a point three and five-tenths (3.5) feet above the tree's natural grade without first obtaining an

oak tree permit.

B. *Application form.* Application shall be made on the standard application form supplied by the department of planning and community development and is included in this packet [appendix] as Attachment "A". The signature of the property owner will be required in all cases.

C. *Justification statement.* An application requirement, which may not be waived, is a written statement by the applicant or its oak tree preservation consultant stating the justification for planned actions involving oak trees.

Statements should establish how the oak trees in the vicinity of the project or construction site will be protected; that any construction or use will be done with approved preservation methods; and that one of the following findings can be made:

1. That due to the condition of the protected tree(s), certain actions are required to maintain its health, balance or structure.

2. That the retention or failure to allow some encroachment of the trees as described in the application prohibits the reasonable and conforming use of the property. (Refer to section 9657.5 for specific guidelines.)

3. That the condition of the tree(s) subject to this ordinance with respect to disease, danger of falling, proximity to existing or proposed buildings and/or structures, parking lots or interference with utility services cannot be controlled or remedied through redesign of the site elements, reasonable preservation procedures and practices.

D. *Site plan map.* The requirement for a site plan map may be waived in some situations involving cutting or removal of dead or hazardous oak trees.

In those cases determined to require a site plan map, the following information should be included. (A sample Site Plan Map is included in Attachment "B".)

NOTE: Existing site plan may be used provided the information is both current and accurate.

1. Size: Maps should not exceed 30" × 42" in size.

2. Scale: The scale should not be smaller than 1" = 20'.

NOTE: Map size and scale may be decreased with prior approval.

3. Title block: In one corner of the map, indicate the name of the property owners, applicant, appropriate consultants, (such as surveyor and oak tree specialists) address(es) and phone number(s) of those involved in preparing the plans and application.

4. Physical characteristics: The body of the map should accurately portray the following existing and proposed features:

4.1. Property lines;

4.2. Streets, access easements and/or public or private driveways and any other paved areas;

4.3. Buildings or structures;

4.4. Setbacks of all buildings and structures from property lines;

4.5. Parking and other paved areas;

4.6. Land uses on parcel (existing and proposed as applicable);

4.7. Proposed grading and construction; including utilities and subdrains,

if available.

5. Oak tree locations: Unless advised differently, the map shall indicate the exact location of an oak tree proposed to be encroached upon, removed and/or relocated, and those oaks within 250 feet of the project or construction area. Surveying the exact location(s) of the tree(s) both horizontally and vertically is very important and must be accomplished by obtaining the services of a professional engineer or a licensed land surveyor whose signature shall be affixed to the site plan and oak tree location map as appropriate.

6. Dripline(s) of the tree(s): The exact location of the dripline of an oak tree is crucial in order to evaluate any impacts resulting from construction. Consequently, aerial photographs and rough approximations will not be acceptable. The dripline must be plotted in the following manner:

a. Obtain and record eight (8) compass readings; N, NE, E, SE, S, SW, W, NW.

b. Perform a measurement of the dripline in the field at each compass reading.

c. Sketch in any variations as observed in the field.

In certain cases, it may be possible to physically stake the surveyed corners of building(s) or related improvements in the field in order to assess the potential impacts upon the trees. The determination for these requirements will be made during the pre-application conference.

In anticipation of a field inspection, each tree shall be assigned a number on the plan and physically tagged in the field as described in section IV.E. of this resolution [appendix].

E. *Tagging.* In the process of preparing oak tree reports each tree is required to be numbered. In order to standardize the system so that everyone may easily locate the tree number the following procedure is hereby established:

1. A permanent tag, a minimum of one and one-quarter (1 1/4) inches to two (2) inches is to be used for this purpose. The tag must be made from a noncorrosive, all-weather material and be permanently attached to the tree.

2. The tag shall be affixed to the north side of the tree at a height of three and one-half (3 1/2) feet above the natural elevation.

3. Except for trees whose number has become obliterated, trees that were previously tagged need not be retagged.

4. Trees whose numbers have become obliterated shall be retagged using the new method described in subsections 1. and 2. above.

F. *Oak tree report.*

1. General.

a. No Report Necessary: The determination on the requirement for an oak tree report will be made during the pre-application conference and will be predicated on the scope of the project and the nature of its impact on the surrounding trees. In general, the requirements for an oak tree report may be waived only in situations involving the removal of dead or hazardous trees, subject to verification by the city's oak tree consultant.

b. New Report Necessary: In situations requiring the submission of an oak tree report, the document shall be certified by the applicant's oak tree consultant to be

true and correct and must be acceptable to the director of planning and community development. Questions concerning the extent of the report's content or the acceptability of the report's preparer should be cleared with the planning staff in advance.

c. Use of Existing Report: In cases where there is an existing oak tree report on a project that was not approved and/or constructed, the developer may be required to provide a supplementary report rather than a new report. In addition to any design changes, the report will retain the original numbering system and include the current health of each oak tree on the project.

2. Criteria. The oak tree report shall describe and evaluate the health and condition of the subject oak trees with respect to such factors as the existence of disease and danger of the tree falling. Additionally, each tree shall be rated on a scale of A to F. (The rating system is described in subsection F.3.)

A tree evaluation form shall be completed for each affected tree showing the location, spread, trunk diameter (as measured three (3) feet, six (6) inches above the average ground level at the base of the tree) and species name of each oak tree. (Sample tree evaluation forms are included in Attachments "C" and "D".) Additionally, the report shall discuss all grading, required cutting, paving or trenching in and around the trees on the project and shall evaluate, to the extent possible, the impact of such activity on the tree as well as any mitigating measures proposed, and the anticipated effectiveness thereof.

In addition, the oak tree report shall contain the following information:

2.1. Physical Evaluation. The physical evaluation of each tree includes, but is not limited to, the following:

(a) Location of the tree--Accomplished by a professional engineer or a licensed land surveyor; for individual lots, consultants may accurately plot the actual tree location utilizing property line hubs.

(b) Diameter of trunk at three (3) feet, six (6) inches above grade;

(c) Diameter of canopy and accurate plotting of the protected zone and mean natural grade at base;

(d) Height of tree;

(e) Appearance rating on a "A--F" scale based on standard tree of same species ("A" would be a nearly symmetrical, healthy tree, "F" would be a dead tree);

(f) Existing tree environment including type of terrain;

(g) Physical structure--Excessive horizontal branching unbalanced crown, broken branches, etc.; and any mitigation measures proposed to correct any problems.

(h) The minimum clearance from the present grade to the bottom of the canopy on each of the compass points.

2.2. Horticultural Evaluation. Horticultural evaluation information required; including but not limited to:

(a) Physical evidence of disease, exfoliation, leaf scorch, exudations; etc. It is required that each identified disease symptom be accompanied with a statement as to the probable effect of the disease upon the life or structure of the tree.

(b) Identification of pests, twig girdler-borers, termites, pit scale, plant parasites; etc.

(c) Evaluation of tree's vigor--Example: new tip growth, good leaf color, poor leaf color, abnormal bark, deadwood, thinning of crown; and recommended mitigation measures necessary to correct any problems.

(A sample oak tree report is included in Attachments "E" and "F".)

3. Oak tree rating system. In rating oak trees, the following system will be used to describe their condition.

3.1. "A" =*Outstanding:* A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of disease or pest infestation.

3.2. "B" =*Above average:* A healthy and vigorous tree with minor visible signs of disease and/or pest infestation.

3.3. "C" = *Average:* Although healthy in overall appearance there is an abnormal amount of stress or disease and/or pest infestation.

3.4. "D" =*Below average/poor:* This tree is characterized by exhibiting a greater degree of disease and/or pest infestation than normal and appears to be in a state of rapid decline. The degree of decline may vary greatly in signs of dieback, disease and pest infestation and appears to be in an advanced state of decline.

3.5. "F" =*Dead:* This tree exhibits no signs of life whatsoever.

V. Standards for performance of required work.

A. General information:

1. *Scope of work.* All work shall be performed as specified in the approved oak tree report, oak tree permit and the requirements contained in this resolution and the accompanying standards and details. Additional work such as spraying, watering, fertilization, cabling, bracing, etc., may be required as determined by the city's oak tree consultant. It must be remembered that these trees are living organisms and that the necessity for such additional work may be required due to a change in their condition since the original oak tree report was prepared.

2. *Oak tree preservation consultants.* Generally, the services of an oak tree consultant are made necessary by conditions of various permits issued by the City of Agoura Hills. The importance of the consultant to the developer/property owner is clear from the various requirements listed in this resolution. From the city's perspective it is both necessary and critical that the developer/property owner identify the consultant(s) of record and allow them to act independently to perform their duties in a manner whereby they will be able to certify work as required by this resolution. Consequently, except in cases where major cuts have been approved, the developer/land owner must not fail to provide their consultant(s) with a forty-eight-hour advance written notice before commencing any authorized work within the protected zone of oak trees. Moreover, it is mandatory that the developer/land owner notify the department of planning and community development in writing within five (5) days of any changes of their oak tree preservation consultant(s) of record.

3. *Inspections.* All work shall be conducted in accordance with applicable ordinances and procedures detailed in this resolution. It is the developer's responsibility to call for

and secure all inspections required to approve all such work.

4. *Work within the protected zone.* Because of the high sensitivity of oak trees, great care must be taken when work is being conducted within the protected zone. For this reason, the city has established specific procedures to ensure that the trees receive maximum protection. The procedures are as follows:

4.1. Forty-eight-hour notice. Except for deadwooding, the applicant shall provide a forty-eight-hour written notice to the department of planning and community development and his oak tree consultant before beginning any work within the protected zone.

4.2. On-site supervision. Except for deadwooding, all work conducted within the protected zone of the oak tree shall be performed in the presence of the applicant's oak tree consultant, and verified by the city's oak tree consultant.

4.3. Hand tools. Unless otherwise approved, all work conducted within the protected zone shall be accomplished using hand tools only.

4.4. Certification letter. Certification letters are required for all work conducted upon oak trees. In this regard, the developer's oak tree consultant shall submit a certification letter to the department of planning and community development within five (5) working days of completion of such work certifying that all of the work was conducted in accordance with the appropriate permits and the requirements of this resolution.

5. *New plants within the protected zone.* Although any planting within the protected zone is discouraged, only drought tolerant plantings will be permitted. Moreover, if such plants are allowed, no spray-type irrigation systems will be permitted.

Each request to plant within the protected zone of an oak tree will be judged on its own merits. Paramount in the consideration of a request will be the compatibility of the plantings to the intent to preserve the oak. Plants should be selected from those normally found beneath an oak tree in its natural setting. Use caution to avoid plants which are susceptible to either Phytophthora cinnamomi (Avacado root rot) or Armillaria mella (oak root fungus).

B. Tree maintenance and pruning operations:

1. *Ornamental or aesthetic pruning.* It is the policy of the City of Agoura Hills not to allow the removal of live tissue for the purpose of altering the appearance of an oak tree. Therefore, ornamental pruning, thinning out, heading up, or any other similar pruning which involves the removal of live tissue is not permitted.

2. *Deadwooding.* Generally speaking, deadwooding an oak tree is self-explanatory in that no live tissue is allowed to be removed.

3. *Structurally unsafe limbs and branches.* Live limbs or branches that do not exceed three (3) inches in diameter and are considered to be unsafe because of decay, rot, cavities, cracks or splitting can be removed without obtaining an oak tree permit. However, the decision to remove such limbs must be made by the developer's oak tree consultant. Any remedial actions on limbs larger than three (3) inches in diameter will be subject to city approval. Such request shall include a brief report from the developer's oak tree consultant detailing the conditions that exist and any remedial work recommended to correct the situation.

4. *Unbalanced trees.* Trees that are suspected of being unbalanced because of broken limbs or which may become unbalanced as a result of the deadwooding process will require an oak tree report and an oak tree permit before any work can be performed. The report shall contain an analysis of the problem and a recommendation for whatever remedial work may be necessary to correct the situation.

5. *Pruning live tissue (encroachments).* Generally, the removal of live growth must be approved by the department of planning and community development through an oak tree permit application. A property owner may remove live tissue without obtaining an oak tree permit, only when 1: the branches do not exceed two (2) inches in diameter and 2: the branches interfere with an existing structure. No oak tree may be topped, even if cuts are limited to branches less than two (2) inches in diameter. In cases where new structures are proposed for construction, no branch, regardless of size, can be removed without obtaining an oak tree permit. No live tissue (roots or branches) exceeding two (2) inches in diameter can be removed without first obtaining an oak tree permit except where clearance is required for public utilities or public rights-of-way after notice to the city.

For the purposes of this section, "topping" shall mean the cutting of the branches of a tree in a manner which will substantially reduce the overall size of the tree canopy so as to destroy its natural shape.

All pruning work shall follow proper arboricultural practices as approved by the city's oak tree consultant. Where root damage has occurred, the developer's consultant may recommend compensatory pruning of the canopy to reinstate the proper root/leaf equilibrium. All diseased, dead or improperly pruned limbs shall be removed from each tree. All root cuts two (2) inches and larger in diameter must be sealed with an approved pruning compound.

6. *Fire damaged trees.* Although fire is considered a serious threat to oak trees, many trees can survive several damaging fires and live one hundred (100) to two hundred (200) years or more. During this time they can continue to provide wildlife enhancement, watershed protection, recreation and aesthetic value to the community.

Some trees may begin to exhibit visible signs of rejuvenation within a few weeks of a fire. In its publication "Five Southern California Oaks: Identification and Post-fire Management: The USCDA General Technical Report (PSW-71)" states that, "It is desirable to postpone the cutting of heavily charred coast live oak trees for at least two (2) to three (3) years on the chance that most trees will recuperate. Since there are many factors that will determine the survival of fire damaged trees, a careful assessment of each individual tree must be undertaken before deciding on a specific course of action."

Policy: Therefore, it shall be the policy of the City of Agoura Hills to require a complete oak tree report on any and all oak trees that have been fire-damaged before any work can be permitted. This policy also applies to deadwooding.

In preparing this report, oak tree consultants may assess the extent of the damage using visual, chemical or electrical techniques as necessary. Recommendations to remove a tree or to perform remedial work may follow the general guidelines contained in the following publications.

a. U.S. Department of Agriculture, General Technical Report, PSW-71.

b. Response of Oaks to Fire; prepared by Tim R. Plumb and presented at the Symposium on Ecology, Management and Utilization of California Oaks, June 26--28, 1979.

If the removal of any live tissue is so indicated, an exception may be made to prune the tree in such a manner so as to permit the regeneration process to proceed unhindered by dead or unhealthy limbs. When cases such as these occur, the developer's oak tree preservation consultant will recommend a program in the oak tree report to address the problem.

7. *Diseased trees; pests and insects.* Generally speaking, our native oak trees are a

hardy species. However, there are a variety of diseases and pests that can severely affect trees that are in a state of general decline. Since the entire subject of diseases, pests and insects in a highly technical matter, no diseased tissue may be removed, unless it is unsafe, without submitting an oak tree report and obtaining an oak tree permit.

8. *Roots.* All roots one (1) inch or larger shall be treated as in subsection 5 (pruning). Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. Cover all such roots with a layer of plastic cloth and two (2) to four (4) inches of styrofoam matting prior to pouring the footing. (Standard details are shown in Exhibit E-1, 2 and 3).

Finally, all trees that have suffered root damage shall be fed nutrients to encourage new growth. The developer's oak tree consultant shall make recommendations to the city before proceeding with a nutrient feeding program.

9. *Cavities.* All cavities must be cleaned out of loose debris. Some cavities must be cleaned out to remove all decayed wood while protecting live tissue from injury, provide food proper drainage and allow for new growth, as determined by the city's oak tree consultant. Concrete or other similar materials shall not be used to seal or fill cavities. Screening shall be applied over remaining cavities to prevent debris buildup.

10. *Tree removals.* Unless otherwise expressly approved in writing, authorized removal of oak trees shall be accomplished using the following guidelines:

10.1. All portions of the tree shall be completely removed from the site and debris relocated to a recognized county refuse disposal site. Additionally, the stump must be completely removed and the hole or indentation filled with soil.

10.2. All tree wells that were created to preserve the tree shall be completely filled with soil to the satisfaction of the city engineer and building official.

10.3. Replacement trees shall be planted in accordance with the procedures established in section V.5 of this resolution [appendix].

10.4. Unless waived by the department of planning and community development, a refundable security deposit in an amount equal to the cost of the replacement trees shall be deposited in trust with the City of Agoura Hills to guarantee the implementation of section 10.3. The deposit will be refunded upon satisfactory completion of these conditions.

10.5. A signed acceptance of the conditions of the oak tree permit for removal shall be executed by the applicant or his representative and the refundable security deposit shall be made prior to the issuance of the oak tree permit.

C. Phases of construction: The information contained in this section is divided into the four (4) phases normally associated with new construction. Apart from the normal activities conducted during each phase, there are certain conditions associated with work around oak trees that are required to be completed during these phases. This section addresses these conditions and, unless waived by the department of planning and community development, are expected to be completed for all residential, commercial and industrial projects.

1. *Pre-construction phase.* This period is defined as the time between the approval of a development permit and the issuance of a stage grading or final grading permit. No work of any kind may occur on an approved project unless a state grading permit, grading permit or oak tree permit has been obtained from the City of Agoura Hills. A grading plan for parcels with oak trees on the property will not be approved until the oak tree consultant has reviewed and approved the grading plan. Generally speaking, the following activities will occur before the commencement of grading operations.

1.1. Pre-construction conference. During the conduct of this meeting

representatives from the departments of planning and community development and engineering will address various issues relating to oak trees on the project site. These issues include, but shall not be limited to, the following matters:

(a) The fencing plan. The developer or his representative shall bring a copy of the fencing plan to the pre-construction meeting. Using the approved grading plan or the site plan map, the fencing plan should be designed along the following guidelines:

(1) A minimum five-foot high new chain link fence in concrete footing will be required to be installed at the outermost edge of the protected zone of each oak tree or groups of trees. Exceptions to this policy may occur in cases where oak trees are located on slopes that will not be grubbed or graded, or are located on future phases where there is no activity planned or no currently approved grading plan. The fences must be installed in accordance with the approved fencing plan prior to the commencement of any grading operations. The developer's superintendent will be responsible to call the department of planning and community development for an inspection and approval of the fencing prior to the beginning of grubbing or grading operations.

(2) Additionally, signs must be installed on the fence in four (4) locations (equi-distant) around each tree. The size of each sign must be a minimum of two (2) feet by two (2) feet square and must contain the following language:

WARNING

THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

On a grove of oak trees, signs shall be placed at approximately fifty-foot intervals around the grove.

(3) Once approval has been obtained, the fences shall remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the department of planning and community development.

(b) See required tagging per section IV.E. of this resolution [appendix.]

2. *Grading operations phase.* This period is defined as the time between the commencement of grading operations and the commencement of construction of the building improvements. It is understood that the construction phase may begin while grading operations are continuing and that grading may begin on a subsequent phase while construction is still in progress on a previous phase.

For purposes of this section, each phase is considered separate and the conditions associated with each phase will be required to be completed at the start or during the operations of each phase. The inspector from the department of planning and community development will make that determination in the field.

In addition to the normal grading operations conducted during this phase, the developer will be required to complete or satisfy the following tasks:

2.1. On-site documentation. The following information must be located and permanently retained on the construction site at the start of grading operations. The superintendent will be required to call the department of planning and community development to request an inspection and to verify that the

information is located on site.

(a) Oak tree report--All present and proposed modifications.

(b) Oak tree location map.

(c) Oak tree fencing plan.

(d) Oak tree permit and all present and future modifications.

(e) Approved grading plans approved by the city engineer and oak tree consultant.

Stamped set approved by the department of planning and community development.

(f) Permit and tract conditions: A copy of the approved permit and tract conditions, and all current and future modifications approved by the department of planning and community development.

(g) Oak tree inspection card.

(h) Oak tree ordinance.

(i) Oak tree preservation guidelines.

(j) Approved planting and irrigation drawings.

2.2. Oak tree removals, deadwooding, pruning, pest control, feeding, fertilization. Unless otherwise approved, the applicant is required to complete oak tree removals, pest control, feeding, and fertilization, as approved by the oak tree permit for the entire project or the phase that is currently being graded. Deadwooding or pruning is to be accomplished during the construction phase of the project, unless otherwise approved.

2.3. Retaining walls within the protected zone. In cases where an oak tree permit has been approved for the construction of retaining walls within the protected zone of the oak tree, the developer will be required to complete these improvements before completion of grading operations and before commencement of the construction phase. (Refer to Attachments G-1, 2 and 3 for standard details.)

2.4. Oak tree preservation devices. If required by the oak tree report and the oak tree permit, preservation devices such as air ventilation systems, oak tree wells, drains, special paving and cabling systems will be required to be installed before the completion of the grading phase and the commencement of the construction phase. These devices must be installed under the direct supervision of the developer's oak tree consultant who will be responsible to write a letter certifying all such work and submit it to the department of planning and community development.

2.5. Utility trenching-pathway plan. In order to avoid unnecessary damage to the root system, prior to the completion of the grading operations and before the commencement of the construction phase, the developer will be required to submit a utility trenching-pathway plan to the departments of planning and community development and the city engineer for review and approval. The plan will depict all of the following systems: storm drains, sub-drains, sewers, easements area drains, gas lines, electrical service, cable TV, water mains, irrigation mainlines, and any other underground installations.

Additionally, the plan must show all lateral lines serving the residences. To be completely effective, the plan must include the surveyed locations of all oak trees

on the project as well as an accurate plotting of the protected zone to within one (1) foot.

The plan should be developed considering the following general guidelines:

(a) All systems in this subsection (2.5), shall avoid going into the protected zone of any oak tree.

(b) Where it is not possible to avoid some encroachment, the design shall minimize the extent of such encroachment and a report of these encroachments and mitigation measures will be made in a supplemental oak tree report.

2.6. Parking lots and pedestrian walkway improvement location. Since the city's policy is to preserve all healthy oak trees unless justifying the removal, cutting or relocation of an oak tree, architects should design their projects with this requirement in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that no unhealthy oak trees are proposed to remain in high vehicular and pedestrian areas. Trees whose ratings are confirmed to be a "D" or less should be avoided in pre-design or proposed for removal unless it is felt that major surgery coupled with a nutrient feeding program will restore the tree to a safe and vigorous condition.

To the extent possible, parking spaces should not be located directly under the canopy of oak trees. When this is not possible, pervious paving material shall be employed to the satisfaction of the Director of Planning and Community Development. The developer's licensed engineer will be required to certify that such work was accomplished under his personal supervision and in accordance with the approved plans.

2.7. Cut and fill slopes. In general, every effort should be made to avoid cut and/or fill slopes within the protected zone of any oak tree. Where fill slopes are proposed, the oak tree report must include a soils report indicating whether or not it will be necessary to cut and recompact the area prior to moving the fill material into position.

3. *Construction phase.* This period is defined as the time during which building improvements are under construction.

3.1. Ground plane improvements. The following improvements may be permitted to be installed within the protected zone of an oak tree subject to the approval of an oak tree permit issued by the department of planning and community development and the limitations and guidelines contained in this section: Patio covers, wood decks, garden walls, fences, gazebos and other similar improvements. The guidelines and limitations are as follows:

(a) An oak tree permit shall be submitted and approved by the department of planning and community development.

(b) Trenching under the dripline of an oak tree may be conducted with hand tools only.

(c) All of the work shall be conducted in the presence of an oak tree preservation consultant, subject to verification by the city's oak tree consultant.

(d) Minor roots under one (1) inch in diameter may be cut but must be treated with an approved compound before the improvements are installed.

(e) Roots over three (3) inches may only be cut with city approval and

must be treated with an approved compound before the improvements are installed.

(f) All root pruning shall consist of clean cuts at a forty-five-degree angle with the cut surface facing downward.

3.2. Fine grading permit (oak tree lots only). On most tracts, the drainage patterns for the lots will have been designed into the original grading plan. However, this is not the case with custom lots and custom lot tracts. Therefore, in an effort to avoid establishing drainage patterns that intrude into the protected zone of oak trees, the following procedures have been established:

(a) Custom lots and custom lot tracts. A fine grading permit will need to be obtained from the city engineer before any fine grading work may begin. The landscape architect or engineer shall design a pattern that will completely avoid the protected zone utilizing surface and/or subsurface drainage devices. Additionally, the oak tree consultant will be required to submit a supplemental oak tree report to the department of planning and community development for review and approval prior to fine grading the lot.

Following approval of the plan and the completion of the work, the oak tree consultant will submit a letter of certification to the department of planning and community development.

(b) Other lots and projects. On all other projects, grading plans will be designed at the outset to avoid the protected zone of the oak trees. The procedure for these lots will be as described in custom lots, above.

4. *Post construction phase.* This period is defined as the time following the completion of all building improvements. In residential zones, the construction phase and the post construction phase will overlap as houses are completed and new houses are still being constructed. For purposes of this section, certain conditions will be required to be completed before a zoning clearance (leading to a certificate of occupancy) can be issued by the department of planning and community development.

4.1. Certification of oak tree work. On all lots containing oak trees, the inspector from the Department of Planning and Community Development will require that all of the oak tree work required by the conditions of the development permit, the Oak Tree Report and the Oak Tree Permit, as applicable, have been completed and certified by the developer's oak tree preservation consultant prior to issuing a zoning clearance for release of occupancy.

4.2. Oak tree information packet. In cooperation with the sales agent, the developer will be required to provide and certify that an oak tree information packet, as approved by the director, has been provided to the buyer of the property and the homeowners' association. The information to be included in this packet is as follows:

(a) Oak trees--Care and maintenance;

(b) Oak tree ordinance;

(c) Oak tree preservation guidelines;

(d) Development permit: Copy of the city-approved conditions of the permit;

(e) Certification of receipt of the oak tree information packet will be accomplished as follows:

Developer/sales agent shall prepare a letter introducing the packet. The letter and the packet shall then be sent by certified mail to the property owner. The developer shall forward a copy of the letter and a signed copy of the return receipt card to the department of planning and community development where it will be recorded and stored.

C.1. Oak tree planting and replacement program. In recognition of the fact that oak trees are a precious and diminishing resource, it shall be the policy of the City of Agoura Hills to replace or relocate oak trees in cases where removals have been approved in accordance with the following schedule:

1. *Dead or hazardous oak trees.*

1.1. Commercial and industrial properties. One (1) thirty-six-inch box oak tree shall be planted for each tree approved for removal.

1.2. Residential properties. One (1) thirty-six-inch box oak tree shall be planted for each tree approved for removal for new construction. However, in cases where houses currently exist on the property, the requirement for replacement shall be one (1) fifteen-gallon oak tree for each oak tree approved for removal.

2. *Healthy oak trees.*

2.1. Commercial properties. Whether for new or existing construction three (3) oak trees shall be planted to replace each tree that was approved for removal as follows:

(a) Two (2) twenty-four-inch box specimens, and

(b) One (1) thirty-six-or sixty-inch box specimen as follows:

In the case of landmark trees, (trees whose diameter exceeds forty-eight (48) inches, the applicant will be required to obtain a nursery-grown oak tree of equivalent caliper to the tree removed or provide two (2) container grown, sixty-inch box oak trees for each healthy landmark tree approved for removal. The purpose of this limitation is to avoid the introduction of oak root fungus and Avaca root rot into this region.

2.2. Residential properties. The replacement policy for new construction in residential properties is the same as described above in 2.1. However, in cases where houses currently exist, the requirement for replacement shall be one (1) thirty-six-inch box oak tree for every healthy oak tree approved for removal. In cases of landmark trees (forty-eight inches or more in diameter) a sixty-inch box oak tree shall be required to be planted.

3. *Relocations.* In certain limited cases the city may consider the relocation of oak trees from one area in the project to another. The guidelines and limitations of this program are as follows:

3.1. Oak trees which are approved for relocation will be considered by the city as removals.

3.2. The tree(s) being recommended for relocation must be approved by the city's oak tree consultant whose decision will be based upon factors relating to health, type, size, time of year and proposed location.

3.3. The diameter of any relocated tree may not exceed six (6) inches in diameter. Exceptions to this policy may be made if a larger diameter nursery grown oak tree is available and can be reserved for a period of one (1) year in the event the relocated tree does not survive for one (1) year.

3.4. A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery grown oak tree, shall be made with the department of planning and community development. The deposit will be refunded after twelve (12) months if, in the opinion of the city's oak tree consultant, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit will be retained for an additional twelve (12) months, when another inspection will be conducted. If the health of the tree is unchanged or has declined, the developer will remove the relocated tree and replace it with an equivalent nursery grown oak tree. The security deposit shall be retained for at least an additional twelve (12) months.

3.5. Trees of replaceable size may be considered for removal so that the new nursery tree can be planted on site in a more appropriate location relative to the new construction.

4. *Replacement tree--Types, sizes.*

4.1. Types. In all cases, replacement trees will be as follows: Quercus Agrifolia (Live Oak), Quercus Lobata (Valley Oak). Other oak tree varieties must be approved in advance by the city's oak tree consultant.

Note: In some cases, where it is not possible to obtain nursery grown trees in the sizes required, an equivalent number of large and small container oak trees shall be planted in an amount equal to the cost of the larger but unavailable trees.

4.2. Sizes. While it is recognized that tree sizes may vary somewhat, the following table taken from the Keeline-Wilcox 1985 wholesale catalog will serve as the basis for what the city expects in terms of sizes. Consultants will be expected to make every attempt to obtain oak trees whose specifications most nearly approach the following:

TABLE INSET:

Size Container	Height (Feet)	Spread (Feet)	Caliper (Inches)
15 Gal.			
24" Box	8 to 10	5 to 6	2 to 2 1/2
30" Box	10 to 12	6 to 8	2 1/2 to 3
36" Box	12 to 14	8 to 10	3 to 3 1/2
42" Box	14 to 16	10 to 12	3 1/2 to 4
48" Box	16 to 18	12 to 13	4 to 4 1/2
54" Box	18+	13 to 14	4 1/2 to 5
60" Box	20+	14 to 15	5 to 6
72" Box	22+	15+	6+

5. *Location of replacement trees.* In determining the location of replacement trees, the director of planning and community development shall consider, but is not limited to, the following factors:

5.1. The vegetative character of the surrounding area near the project site; and

5.2. The number of oak trees subject to this ordinance [appendix] which are proposed to be removed in relation to the number of such trees currently existing

on the project site; and

5.3. The anticipated effectiveness of the replacement oak trees as determined by the oak tree report submitted by the applicant; and

5.4. The development plans submitted by the applicant for the proposed construction or the proposed use of the project site.

In cases where conditions preclude the project site for planting the replacement trees, the director of planning and community development may consider other options as follows:

5.5. Planting oak trees on public property such as designated open space areas, public parks, etc.

(Ord. No. 232, § 1, 7-14-93)

VI. Enforcement.

A. *General.* The department of planning and community development through its code enforcement officers shall vigorously enforce the provisions of the oak tree ordinance and the oak tree preservation guidelines contained within this resolution [appendix]. Additionally, inspectors from building and safety and engineering, in the course of their regular duties, will monitor activities on-site on a daily basis. Any irregularities or suspected violations will be immediately reported to the code enforcement section for followup action.

B. *Stop work orders.* Whenever any construction or work is being performed contrary to the provisions of the oak tree ordinance, oak tree preservation guidelines, oak tree permit or conditions of the appropriate development permit, a city inspector may issue a written notice to the responsible party to stop work on the project on which the violation has occurred or upon which the danger exists. The notice shall state the nature of the violation or danger and no work shall be allowed until the violation has been rectified and approved by the code enforcement officer or the city's oak tree consultant.

C. *Citations.*

1. Additional remedies. Any person who cuts, damages, moves, or removes any oak tree within the city or encroaches into the drip line of an oak tree in violation of section 9657.5 of the city's zoning ordinance shall be subject to the following remedies in addition to any penalties provided by the Municipal Code:

(a) A suspension of any building permits until all mitigation measures specified by the city are satisfactorily completed.

(b) Completion of all mitigation measures as established by the city.

2. Restitution. It has been determined that the oak trees within the city are valuable assets to the citizens of this community and to the citizens of the County of Los Angeles and as a result of the loss or damage to any of these trees, the public should be recompensed.

Any person violating the provisions of this chapter [appendix] shall be responsible for proper restitution and may be required to replace the oak tree(s) so removed or damaged, by the donation of or by replanting two (2) or more oak trees of reasonable equivalent size and value to the tree damaged or removed. The number, size and location of said equivalent replacement oak trees shall be determined by the director of planning and community development.

The value shall be established as provided in the tree evaluation formula, as prepared by the Council of Tree and Landscape Appraisers.

ATTACHMENT "A"

Attachment "B"

Attachment "C"

Attachment "D"

Attachment "E-1"

Attachment "E-2"

Attachment "E-3"

Attachment "E-4"

Attachment "F"

Attachment "G"

PART 2. SPECIAL REGULATIONS

DIVISION 1. PURPOSE

9651. Purpose.

The purpose of the special regulations chapter is to establish the criteria for development within sensitive areas and to provide standard criteria for specialized uses and accessory uses.

DIVISION 2. HILLSIDE AND SIGNIFICANT ECOLOGICAL AREAS

9652. Hillside management and significant ecological areas--Purpose.

Natural hillside terrain dominate the landscape of a major portion of the city. Significant ecological areas (SEA) provide a unique resource. Together they provide an atmosphere and character that residents have expressed a desire to protect. Therefore, special regulations are hereby established that will protect these two (2) resources from incompatible development and preserve the natural terrain, quality environment, and aesthetic character while encouraging creative, innovative and safe residential development.

9652.5. Policy.

Either a conditional use permit or an architectural review approval shall be obtained before the issuance of any building or grading permit, approval of minor land division or subdivision, importation of fill material for the purpose of altering natural terrain, or commencement of any construction or enlargement of any building or structure on any parcel that is in, or partly in, a hillside area or SEA. In addition to preserving the natural character of the hillsides and valleys within the City of Agoura Hills and ensuring the preservation of the scenic viewshed, hillside development regulations are designed to protect residents from geologic hazards, such as unstable soils and erosion, and the possible loss of life and destruction of property.

The intention and policy of the city is to:

1. Encourage minimal grading which relates to the natural contours of the land as opposed to padding or stairstep grading;

2. Require the retention of trees and other vegetation which stabilize hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty, and, when necessary, require additional landscaping to promote the above;

3. Require immediate planting whenever appropriate to maintain cut and fill slopes;

4. Encourage a variety of building types and design to reduce grading and disturbance of the natural character of the area; and

5. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area.

A. *Permitted uses.* Subject to the provisions of site plan review, the following shall be permitted uses in hillside and significant ecological areas:

1. Accessory buildings and structures less than five hundred (500) square feet in gross floor area related to existing dwellings or commercial development;

2. Other additions or modifications to existing structures provided said area does not exceed the lesser of seven hundred (700) square feet in gross floor area, or thirty (30) percent of the existing gross floor area and does not increase the number of families that can reside therein.

9652.10. Same--Additional regulations.

Except as specified in section 9652.5, prior to the issuance of any building or grading permits, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot or parcel of land which is in or partly in an area designated in the general plan and related maps as a significant ecological area or within a hillside area as defined herein, either a conditional use permit or architectural review approval shall be obtained as provided by this section. Development standards, lot size, height and setbacks may be modified by the planning commission in order to achieve the purposes of this chapter.

A. A conditional use permit shall be required in the following cases:

1. In hillside areas where the parcel of land contains an area of five (5) acres or greater;

2. In hillside areas where the parcel of land contains an area of less than five (5) acres whenever the density or open space requirements of this section would prohibit the use of such parcel otherwise permitted by this chapter;

3. In hillside areas whenever a major slope failure occurs on a developed parcel of land regardless of the size of such parcel; and

4. In significant ecological areas regardless of the size of the parcel of land.

B. Architectural review approval pursuant to sections of the Agoura Hills Municipal Code shall be required in hillside areas not subject to the requirement of a conditional use permit pursuant to subsection A, above.

9652.12. Definition.

The following definitions shall be applicable in hillside and significant ecological areas:

A. "Hillside area" shall mean a parcel of land, not subject to recorded development restrictions, having an average slope before grading, of greater than ten (10) percent. The average slope of a parcel of land is the relationship between the change in elevation of the land and the horizontal distance over which that change in elevation occurs and shall be computed by the application of the following formula to a contour map of the natural slope of such land:

$$S = \frac{IL \times 100}{A}$$

TABLE INSET:

When S =	Average percent slope
When I =	Contour line elevation interval in feet
When L =	Sum of the length of all contour lines across the parcel
When A =	Net area* of parcel in square feet

*The area of any existing private or public streets shall be excluded in calculating the net area of the property proposed for development.

In determining the average slope of property, property may be divided into smaller areas based upon percentage of slope and any areas with a percentage of slope greater than thirty-five (35) percent may be excluded before the average slope formula is applied. These excluded areas shall be designated as open space and not considered as a part of the development. If this approach is utilized, the dwelling density table may be applied to each of the designated smaller areas and the sum of the smaller areas shall be the designated density for the total property. A conditional use permit shall be required for this process to allow deletion, when appropriate of slope areas greater than thirty-five (35) percent from the average slope calculation. In reviewing the conditional use permit, the overall size of the property, viability, visual value, aesthetic value, location and any other relevant factors of the proposed open space area in relation to the adjacent open space areas shall be considered.

B. "Major slope failure" means the movement of an existing slope that results in a hazard to an existing habitable structure as determined by the building official.

C. "Natural slope" means the natural or existing contours of the land, including the natural or existing vegetation.

D. "Recorded development restrictions" means a grant by an instrument whereby the owner relinquishes to the public, either in perpetuity or for a term of years, the right to construct improvements upon the land except as may be expressly reserved in the instrument and which contains covenants with the city, running with the land, either in perpetuity or for a term of (1) not to construct or permit the construction of any improvements, except as such right is expressly reserved in the instrument and except for public service facilities installed for the benefit of the land subject to such covenant or public service facilities installed pursuant to an authorization by the city council or the public utilities commission; and (2) against the extraction of natural resources or other activities which may destroy the unique physical and scenic characteristics of the land including but not limited to the cutting of trees and other natural growth, except as may be required for fire prevention, elimination of diseased growth and similar protective measures. Any subsequent reservation shall not permit any action which will materially impair the open space character of the land.

(Ord. No. 189, § 1, 7-17-91)

9652.13. General design and development standards.

Subject to the limitations of the underlying district, as it relates to potential uses and except as modified by the planning commission in a manner consistent with the purposes of this section, any development of a hillside area shall be in conformity with the following design and development standards:

A. *Dwelling density.* The maximum number of dwelling units permitted on a parcel of land shall be determined according to the following table:

TABLE INSET:

Percent Slope	Minimum Average Acreage per Dwelling Unit (in acres)
1. 10--15	0.50
2. 16--20	0.66
3. 21--25	1.00
4. 26--30	1.66
5. 31--35	2.50
6. 36--over	20.00

With respect to parcels of land five (5) acres or larger in size, the dwelling units shall be clustered on the flatter portions of such parcels when appropriate.

In the event that the foregoing density limitations would prohibit the use of a parcel of land otherwise permitted by this chapter, one (1) residential dwelling unit shall be permitted on such parcel provided that:

(a) Such parcel was lawfully created prior to the adoption of this section; and

(b) A change in ownership of such parcel occurring after the adoption of this section has not resulted in such parcel no longer being considered part of a larger parcel of land under this chapter; and

(c) A private septic system will not be installed for any dwelling unit located on a parcel of land consisting of less than one (1) acre in area; and

(d) A conditional use permit authorizing such dwelling unit is granted in accordance with the requirements of this section.

B. *Development area.* For properties zoned residential or open space, a minimum percentage of a parcel of land shall remain in open space. The minimum percentage shall be determined based upon the following table:

TABLE INSET:

Percent Slope	Minimum Percent of Parcel to Remain in Open Space
1. 10--15	32.5
2. 16--20	47.5
3. 21--25	62.5
4. 26--30	77.5
5. 31--35	92.5
6. Greater than 35	97.5

In the event that the foregoing open space limitations would prohibit the use of a parcel of land otherwise permitted by this chapter, one (1) residential dwelling unit shall be permitted on such parcel provided that:

(a) Such parcel was lawfully created prior to the adoption of this section;

(b) A change in ownership occurring after the adoption of this section has not resulted in such parcel no longer being considered part of a larger parcel of land under this chapter;

(c) A private septic system will not be installed for any dwelling unit located on a parcel of land consisting of less than one (1) acre in area;

(d) A conditional use permit authorizing such dwelling unit is granted in

accordance with the requirements of this section. The terms of such conditional use permit shall specify the minimum percent of required open space on such parcel of land.

For properties zoned commercial and business park, the maximum allowable floor area ratio (ratio of square footage of building floor to square footage of lot) shall be determined based on the following table.

TABLE INSET:

Percent Slope	Maximum Floor Area Ratio
1. 10--15	.25
2. 16--20	.21
3. 21--25	.18
4. 26--30	.15
5. 31--35	.12
6. Greater than 35	.08

Pre-graded pads that existed prior to January 1, 1999 shall be exempted from the above maximum allowable floor area ratio limitations.

C. *Circulation.*

1. Streets within any project proposed in a hillside area shall be designed and constructed to accomplish the following purposes:

(a) Minimize grading so as to compliment the natural features of the hillsides and reflect a rural rather than an urban character.

(b) Permit safe and efficient travel for motor vehicles, bicycles and pedestrians, and to provide access for emergency vehicles.

2. In order to accomplish the purposes of this subsection, all streets in a hillside area development shall be designed, where possible, to:

(a) Parallel the natural contours and natural grades of the land. Streets running perpendicular to the grade of the slope shall be avoided, when feasible, to reduce grading and aid in drainage. When streets must cut across grade contours, the principle of grading shall be half cut/half fill at locations not visible to a large area. Bridges shall be provided when streets must cross drainage ways and ravines of exceptional environmental setting.

(b) Use split level streets when access to abutting parcels of land is from other streets to avoid excess cut and fill and minimize scarring effects of hillside development.

(c) Provide a minimum sight distance of one hundred fifty (150) feet for all horizontal and vertical curves. The minimum centerline curve radius on residential streets shall be one hundred (100) feet. Reversed curves shall be connected with tangents as long as practicable. All major streets shall be designed to incorporate curves greater than the minimum to provide for increased traffic flow.

(d) Have a maximum centerline grade for streets of fifteen (15) percent except at intersections and areas of transition where the gradient shall be zero to two (2) percent. Maximum grade for major streets shall be less

than twelve (12) percent. Changes in grade of more than five-tenths of one (1) percent shall be connected by vertical curves conforming to standard sight distances.

(e) Provide adequate private off-street parking to minimize the need for parking on narrow hillside streets. Parallel parking on the hillside streets may be eliminated in order to reduce road width in critical areas in which even parking spaces shall be provided in off-street bays at more suitable locations.

(f) Provide sidewalks and walkways in accordance with a pedestrian circulation plan that is not dependent upon and identical to the plan for vehicular circulation.

(g) Provide bicycle and equestrian trails where appropriate.

(h) Provide hillside public streets with street lighting designed to lessen the impact on views.

(i) Discourage the protrusion of streets on ridgelines.

D. *View preservation.* View preservation shall take into consideration existing residences, views from scenic roadways, and the freeways. Such provisions as increased setbacks to minimize mass, utilizing natural earth and berms to reduce prominence in viewshed, and the retention of natural land form features shall be used. In addition, viewshed in a hillside area shall be protected by:

1. Facing dwelling units onto open, green or view areas;

2. Locating dwelling units in such a manner as to avoid obstructing the view from other dwelling units;

3. Locating structures with a minimum building setback of thirty (30) feet to the top of the slope, for properties zoned commercial or business park. Pre-graded pads which existed prior to January 1, 1999 shall be exempted from this provision.

E. *Fire protection.* The following requirements shall apply in a hillside area:

1. Clearance of brush or vegetative growth from the vicinity of structures and roadways shall be in accordance with the Fire Code and approved by the city;

2. Roofs shall be of fire retardant material in accordance with the requirements of the Building Code. Block walls or other fire resistant walls shall be constructed between a dwelling and any adjacent areas of known fire hazard such as open space areas;

3. All easements for firebreaks shall be dedicated in writing for this purpose and recorded with the Los Angeles County recorder;

4. Special design restrictions shall apply in brush fire areas where narrow canyons act as chimneys, funneling hot winds up the canyons to the ridge. Stilt and cantilevered structures proposed to be constructed on canyon slopes shall be discouraged. Any single-family residential dwelling built on a ridge at the top of such a canyon shall be set back thirty (30) feet from the slope of the canyon rim.

F. *Erosion control.*

1. All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff and erosion within thirty (30) days after completion of any grading. Such planting shall be designed to blend with the surrounding terrain

and the character of development;

2. The face of cut and fill slopes shall be prepared and maintained by the developer so as to control erosion until such time as the parcel of land is occupied. Such control measures may consist of effective planting or soil reinforcement. The protection for the slopes shall be installed as soon as practicable after the completion of any grading but in no event later than thirty (30) days thereafter;

3. Other erosion devices, when necessary, such as check drains, debris basins, cribbing, or other devices or methods to control erosion and provide safety, shall be installed or implemented at the direction of the building official.

G. *Drainage control.*

1. All drainage and terracing in a hillside area shall meet or exceed the requirements of existing standards and codes;

2. Drainage devices shall be placed on graded slopes as inconspicuously as possible. In addition:

(a) Down drains shall be placed in swales;

(b) Sides of any drain which are visible from a public way shall be concealed as much as possible. Vegetation landscaping also shall be used, when feasible, to conceal drains and terraces;

(c) Concrete in any drain or terrace shall be tinted to blend with the landscape;

(d) Drain slope gradients may become steeper as the drain moves down the slope. However, all drain gradients shall be approved by the city;

(e) All drainage facilities shall be designed to carry water to the nearest practicable drainage way approved by the city;

(f) Erosion shall be prevented by installation of nonerosive down drains or other drain devices;

(g) Each building pad shall have a drainage gradient of at least two (2) percent toward the street or toward an approved engineered drainage facility;

(h) Interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area slopes toward the cut, and has a drainage path greater than forty (40) feet measured horizontally. Interceptor drains shall be paved with a minimum of three (3) inches of reinforced concrete or gunite, be at least one (1) foot in depth and at least thirty (30) inches in width. All slopes of drain terraces and interceptor drains, shall be approved by the building official;

3. Streets and sidewalk drains shall be designed to contain and control the one-hundred-year frequency storm including debris production in accordance with the Los Angeles County flood control district design manual and to be usable during the maximum design storm. All developed properties shall drain toward the street or a storm drain;

4. Terracing for cut and fill slopes shall be in conformance with the provisions of the city's grading ordinances and the following:

(a) Terraces at least eight (8) feet wide shall be constructed on all cut and fill slopes that are twenty-five (25) feet or less in height, in order to

control surface drainage and debris. Where only one (1) terrace is required, however, it shall be at midheight of the slope.

(b) If higher slopes are ever permitted by whatever method, the following shall be permitted: cut or fill slopes of greater than twenty-five (25) feet and less than one hundred (100) feet in vertical height shall be constructed with a minimum of one (1) terrace of not less than twelve (12) feet in width at midheight of the slope. The spacing and width of terraces on cut or fill slopes greater than one hundred (100) feet in height shall be designed by a civil engineer.

(c) All swales or ditches located on a terrace shall be a minimum of one (1) foot in depth and a minimum of five (5) feet in width and shall have a gradient of between four (4) percent and twelve (12) percent. Every swale and ditch shall be paved with concrete not less than three (3) inches thick reinforced with six-inch by six-inch, ten-gauge welded wire fabric or equivalent reinforcement.

(d) A single runoff swale or ditch shall not collect runoff from a contributing area in excess of thirteen thousand five hundred (13,500) square feet without discharge into a structured downdrain system.

(e) Subsurface drainage of cut and fill slopes shall be required if in the opinion of a geologist and/or soil engineer such drainage is necessary.

(f) Subdrains shall be designed and constructed when fill is to be placed in natural drainage courses or in other areas where seepage is evident.

H. *Ridgelines.* The development of primary and secondary ridgelines as specified in the city's general plan shall be discouraged. This prohibition shall include, all buildings, solid fencing or walls, paved roads, exotic landscaping, water tanks, and the like which would noticeably detract from the natural skyline.

I. *Building Design*

1. Architectural enrichments and variations in roof massing are encouraged. Roofs shall minimize their visual impact by keeping a low profile and the roof pitch shall follow the slope of the hillside instead of being perpendicular to the hillside or opposing the hillside slope. Upper stories should not be cantilevered out in the opposite direction of the hillside slope.

2. Avoid large expanses of a single material on walls, roofs, or paving areas. Create interesting, small scale patterns by breaking up building mass, varying building materials, and through design and placement of windows and doors.

3. Provide architectural treatment to all sides of a structure. Elements of architectural treatment used on the front facade shall be repeated on all sides of a structure with additional emphasis on those elevations visible from adjacent properties or public rights-of-way.

4. Building materials and color schemes shall blend with the natural landscape. Colors shall be earth tones and the specific hues shall be compatible with the surrounding natural environment.

J. *Landscaping.*

1. Native or naturalized plants, or other plant species that blend naturally with the landscape shall be used.

2. Natural landform planting shall be used to soften the impact of development and provide erosion control. These landscape techniques shall serve to

reintroduce landscape patterns that occur in nature including concentrating trees and shrubs in concave areas while convex portions are planted mainly with ground cover.

3. Trees and shrubs are to be arranged in informal masses and shall be placed selectively to reduce the scale of long, steep slopes.

4. Berming shall be incorporated into the grading plans to help soften the appearance of buildings from public view."

(Ord. No. 99-293, § 2, 2-10-99)

9652.14. Contents of applications.

In addition to the normal application for a conditional use permit or architectural review, the following additional information shall be provided for such applications in hillside or SEA areas:

A. Accurate topographic maps indicating the following:

1. Natural topographic features with an overlay of the proposed contours of the land after completion of the proposed grading;

2. Existing land contours with a maximum five-foot contour interval and a slope analysis showing the following slope categories:

10%--15%

16%--20%

21%--25%

26%--30%

31%--35%

36% and over;

3. Elevations of existing topographic features and the elevations of any proposed building pads, street centerlines and property corners;

4. Locations and dimensions of all proposed cut and fill operations;

5. Locations and details of existing and proposed drainage patterns, structures and retaining walls;

6. Locations of disposal sites for excess or excavated material;

7. Locations of existing trees, other significant vegetation and biological features;

8. Locations of all significant geological features, including bluffs, ridgelines, cliffs, canyons, rock outcroppings, fault lines and waterfalls;

9. Locations and sizes of proposed building areas and lot patterns;

10. Any other information required by the director of community development.

B. Site plans, architectural drawings, and colored renderings illustrating the following:

1. Architectural characteristics of proposed buildings;

2. Vehicular and pedestrian circulation patterns, including street widths and grades and other easements of public rights-of-way;

3. Utility lines and other service facilities, including water, gas, electricity and

sewage lines;

4. Landscaping, irrigation and exterior lighting plans;

5. Locations and design of proposed fences, screens, enclosures and structures, including drainage facilities;

6. Any other information required by the director of community development.

C. Reports and surveys with recommendations from soil engineers and engineering geologists based upon surface and subsurface exploration stating land capabilities; including soil types, soil openings, hydrologic groups, slopes, runoff potential, percolation data, soil depth, erosion potential and natural drainage patterns.

D. Archaeological studies in areas where existing evidence indicates that significant artifacts or historic sites are likely to be encountered in order to ensure that these artifacts and/or sites are not inadvertently destroyed.

E. Additional information to include:

1. Average natural slope of the land;

2. Acreage and square footage calculations;

3. Ratio of structures to total land area;

4. Ratio of parking spaces to building square footage;

5. Ratio of parking area to total land area;

6. Ratio of open space to total land area;

7. Description of maintenance program for proposed developments involving joint or common ownership;

8. Any other specific information determined by the director of community development to be relevant to the applicant's proposal.

F. In significant ecological areas, the following additional information:

1. Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;

2. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use;

3. Such other information as the director of community development determines to be necessary for adequate evaluation.

9652.15. Required burden of proof.

The applicant for a conditional use permit required by this section shall have the burden of proving the following facts:

A. Hillside areas:

1. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards;

2. That the proposed project is compatible with the natural, biotic, cultural,

scenic and open space resources of the area;

3. That the proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan; and

4. That the proposed development will complement the community character and benefit current and future community residents.

B. Significant ecological areas:

1. That the proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

2. That the proposed project is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

3. That the proposed project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

4. That the proposed project retains sufficient natural vegetation cover and/or open spaces to buffer critical resource areas from such project;

5. That where necessary, fences or walls are provided to buffer important habitat areas from development; and

6. That roads and utilities serving the proposed project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

9652.16. Hearings.

A public hearing shall be held on all applications for a conditional use permit required by this section in accordance with the provisions of section 9804 et seq. Where a conditional use permit is filed and processed as a single application with a land division case, the public hearings on each matter shall be held concurrently.

9652.17. Director's report.

In all cases where a public hearing is required, the director of community development shall prepare a report to the planning commission containing, but not limited to, the following:

A. Review of the applicant's development proposal, including:

1. Appraisal of measures proposed to avoid or mitigate identified natural hazards;

2. Appraisal of measures taken to protect scenic, biotic and other resources;

3. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by section 9652.15 A and B and the provisions of the general plan, and

4. Recommended conditions to be imposed to ensure that the proposed development will be in accord with the findings required by section 9652.18 and the provisions of the general plan.

B. In cases where the proposed development would impact significant ecological areas and where such information is not included in the environmental document, identification and location of the resources constituting the basis or classification of such area as a

significant ecological area.

1. The director, in developing such a report and recommendation, shall consult with appropriate agencies and shall compile the recommendations and comments of such agencies, including any recommendation of SEATAC.

9652.18. Findings and decision.

The planning commission shall not approve an application for a conditional use permit required by this section unless it finds that the proposal is consistent with the general plan and further finds:

A. In hillside areas:

1. That the burden of proof set forth in section 9652.15.A has been met by the applicant, and

2. That the proposed development is consistent with the general design and construction standards provided in this section;

B. In significant ecological areas, that the burden of proof set forth in section 9652.15.B, has been met by the applicant.

9652.19. Conditions.

Every conditional use permit required by this section shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every such conditional use permit regardless of whether such conditions are set forth expressly in the permit. The planning commission, in granting a conditional use permit under this section, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein;

A. *Hillside areas.*

1. *Open space.* Open space shall comprise not less than the area determined by application of the table in subsection 9652.13.B. Subject to the approval of the commission, such open space may include one (1) or more of the following:

a. Undisturbed natural areas;

b. Open space for passive recreation;

c. Private yards, provided that all construction rights will be dedicated;

d. Parks and open recreational areas;

e. Riding, hiking and bicycle trails;

f. Landscaped areas adjacent to streets and highways;

g. Greenbelts;

h. Areas graded for rounding of slopes to contour appearance; and

i. Such other areas as the commission deems appropriate.

2. *Landscaping.* A plan for landscaping common or open space areas not to be left in a natural state shall be submitted to and approved by the commission.

3. *Utilities.* Satisfactory evidence shall be produced that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development, including any necessary agreements to join any proposed assessment districts.

4. *Residential density.* The commission shall designate the maximum number of dwelling units permitted in a residential development consistent with section 9650.230A.

5. *Architectural features.* Where not submitted to the commission as part of an application under this section, exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the planning commission prior to the issuance of any building permit.

B. *Significant ecological areas.*

1. Any necessary conditions to guarantee that the proposed project is highly compatible with the biotic resources present;

2. The preservation in a natural state of any designated watercourse;

3. The provisions of all necessary measures to preserve in a natural state any designated wildlife movement corridors;

4. Adequate provisions to buffer any development from any designated unique resource and/or habitat area; and

5. Adequate requirements to prevent conflicts between any proposed roads or utilities and unique resources, habitat areas, or migratory paths.

DIVISION 3. TRANSFER OF DEVELOPMENT RIGHTS

9653 Transfer of development regulations; purpose.

To provide a procedure whereby development credits may be transferred from open space parcels which, because of visibility, access, geology, slope or other factors, are desirable to retain as open space, to other parcels not located in a hillside area or SEA and, furthermore, to provide conditions for ownership and use of open space.

9653.1. Definitions.

A. *Donor parcel.* Parcel from which development credits are transferred.

B. *Receiver parcel.* Parcel to which development credits are transferred.

C. *Development credit.* A development credit is a potential entitlement to construct one (1) dwelling unit on property in the OS district, which can only be exercised when the development credit has been transferred pursuant to the provisions of this section from a donor to a receiver parcel and all other requirements of law are fulfilled.

9653.2. Applicability.

The transfer of development credits may be authorized when the following conditions are met:

A. Donor parcels are within the OS district;

B. Receiver parcels are in the RS, RM, RMH or RH districts;

C. The city council, after recommendation by the planning commission, finds the receiver parcel has sufficient area designated in the general plan to accommodate

Appendix E Native American Correspondence

CITY OF

AGOURA HILLS

"Gateway to the Santa Monica Mountains National Recreation Area"

September 25, 2006

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

SUBJECT: LOCAL GOVERNMENT TRIBAL CONSULTATION LIST REQUEST

Dear Sir/Madam:

We are writing to request a list of the tribal contacts in the area of the City of Agoura Hills, in accordance with the Office of Planning and Research's *Tribal Consultation Guidelines* (Chapter 905, Statutes of 2004). The following information is provided to assist you in this request:

Project Title:	City of Agoura Hills General Plan Update
Local Agency:	City of Agoura Hills
Contact Person:	Allison Cook, Senior Planner (818) 597-7310 TEL/(818) 597-7337 FAX 30001 Ladyface Court, Agoura Hills, CA 91301
Project Location:	City of Agoura Hills, County of Los Angeles
Local Action:	General Plan
Project Description:	The City is preparing to update its General Plan Land Use Element and Circulation Element, and to conduct any other necessary revisions to other General Plan Elements to ensure consistency.

If you have any questions or need additional information, please contact Allison Cook, Senior Planner, of my staff at (818) 597-7310. Thank you for your assistance.

Sincerely,

Mike Kamino
Planning and Community Development Director

COMMUNITY MEETING

City of Agoura Hills General Plan Update Community Meeting

Where: City Hall – 30001 Ladyface Ct., Agoura Hills
When: Wednesday, December 13, 2006
Time: 6:00 PM – 9:00 PM

This is your opportunity to help plan the future of your community.

The event will be a joint City Council and Planning Commission meeting where the public can learn more about the General Plan Update process and share opinions about land use, circulation and other planning issues in the City.

For more information, please contact Allison Cook, Senior Planner, at (818) 597-7310 or at acook@ci.agoura-hills.ca.us

CITY OF AGOURA HILLS
GENERAL PLAN UPDATE

CITY OF AGOURA HILLS

Learn more at www.ci.agoura-hills.ca.us – click on the Quick Link "General Plan Update."

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390

October 5, 2006

Allison Cook
Planning and Community Development Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

VIA FAX: (818) 597-7337

Re: Tribal Consultation Request, General Plan Update, City of Agoura Hills, Los Angeles County

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. Attached is a consultation list of tribes with traditional lands or cultural places located within the plan boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) 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.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-4040.

Sincerely,

Rob Wood
Environmental Specialist III

Attachment

Native American Tribal Consultation List
City of Agora Hills
Los Angeles County
October 5, 2006

Santa Ynez Band of Mission Indians
Vincent Armenta, Chairperson
P.O. Box 517
Santa Ynez , CA 93460
varmenta@santaynezchum Chumash
(805) 688-7997

(805) 686-9578 Fax

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.

CITY OF
AGOURA HILLS
"Gateway to the Santa Monica Mountains National Recreation Area"

November 27, 2006

Vincent Armenta, Chairperson
Santa Ynez Band of Mission Indians
P.O. Box 517
Santa Ynez, CA 93460

SUBJECT: INVITATION TO CONSULT UNDER SENATE BILL 18 (GOVERNMENT CODE SECTION 65352.3) FOR THE CITY OF AGOURA HILLS GENERAL PLAN UPDATE

Dear Mr. Armenta:

We are writing to invite you to request consultation pursuant to Senate Bill 18 (SB 18)(Government Code Section 65352.3) regarding the City of Agoura Hills General Plan Update. SB 18 requires that all cities and counties notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. This legislation took effect on March 1, 2005.

The City of Agoura Hills is in the beginning stages of preparing an update to its General Plan. An adoption or amendment to a General Plan (GP) is subject to the requirements of SB 18. The General Plan is a strategic document that will guide the physical development of the City over the next several years. Among other things, the General Plan sets out the pattern of land uses, including residential, commercial and industrial. It also establishes the system of streets, bikeways and trails. The General Plan addresses a wide variety of subject areas, including housing, traffic, natural resources, open space, land uses, economic development, noise and public safety. The General Plan functions as a valuable decision-making tool to providing the policy framework for all land use decisions made by the City. The City's current General Plan was adopted in 1993. Although the City is largely built out, quality of life and land use issues continue to be of interest to residents. In particular, the City is seeking to update the General Plan Land Use and Circulation Elements, and to conduct any other necessary revisions to other General Plan elements to ensure consistency. The project area consists of the entire boundary of the City of Agoura Hills, which is situated in northern Los Angeles County, near the boundary of Ventura County. The Santa Monica Mountains border the City on the south.

30001 Ladyface Court, Agoura Hills, CA 91301 • Telephone (818) 597-7300 • Fax (818) 597-7352
e-mail: ci.agoura-hills.ca.us

The City of Agoura Hills contacted the Native American Heritage Commission (NAHC) to request a list of tribes who should be consulted regarding the proposed projects. The NAHC included your tribe on the list. The intent of consultation is to provide an opportunity for local governments and interested tribes to work together early in the process of planning for projects with the goal of protecting tribal cultural places that might not appear on cultural resources registries. A request for consultation by a tribe must be made within 90 days of the date of this notice. Under SB 18, if your tribe requests to participate in the consultation process, any sensitive information shared with the City regarding cultural places and/or sacred sites will be kept strictly confidential and will not be divulged to the public.

If you would like to consult under SB 18 regarding this project, please contact Allison Cook, Senior Planner, of my staff at (818) 597-7310 or at acook@ci.agoura-hills.ca.us, or at the address listed in the letterhead any time before February 28, 2006. Additionally, we are attaching a flyer of an upcoming public meeting at City Hall regarding the General Plan Update, in the event you are interested in attending.

Sincerely,

Mike Kamino
Planning and Community Development Director

Attachment

SANTA YNEZ BAND OF MISSION INDIANS
Tribal Elders Council

December 7, 2006

Allison Cook – Senior Planner
City of Aguoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

RE: Agoura Hills General Plan Update

Dear Miss Cook:

Thank you for contacting the Tribal Elders Council with the Santa Ynez Band of Mission Indians. We appreciate the opportunity to provide consultation as it relates to the General Plan.

In implementing the General Plan, we ask to be kept apprised of proposed developments regarding cultural resources and potentially significant areas. We also recommend that Chumash from the project area are also inclusive in your request for information.

We look forward to hearing from you at your earliest convenience.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely,

The Tribal Elders Governing Board

P.O. Box 365 • Santa Ynez • CA • 93460
Phone: (805) 688-8446 • Fax: (805) 693-1768 • Email: elders@santaynezchumash.org

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

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
e-mail: 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)) 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,

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 Fernandeño
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.

May 14, 2009

Native American Heritage Commission
915 Capitol Mall, Room #364
Sacramento, CA 95814

SUBJECT: Request for Sacred Lands Database Search for the Agoura Hills General Plan Update, Los Angeles County, California

Dear NAHC:

PBS&J is producing a cultural resources document for the Agoura Hills General Plan Update, located in Los Angeles County. We are requesting a search of the sacred lands database to determine if any Native American cultural resources are present on or in the vicinity of the proposed project site. We have also requested a cultural resources records search at the South Central Coastal Information Center. The project location is identified below.

County: Los Angeles County
Quad: Thousand Oaks and Calabasas
Township: 1 North
Range: 18 West
Section: 20, 22, 26, 27, 28, and 29

Should you have any questions or need additional information, please do not hesitate to call me at 916.325.1469 or email at dmjurich@pbsj.com. Please FAX the results of the database search and any other input on the project at 916.325.4810.

Sincerely,

Denise M. Jurich
Archaeologist

1200 2nd Street • Sacramento, California 95814 • Telephone 916.325.4800
Fax 916.325.4810 • www.pbsj.com • www.eipassociates.com

STATE OF CALIFORNIA — Arnold Schwarzenegger, Governor

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
e-mail: ds_nahc@pacbell.net

May 26, 2009

Ms. Denise M. Jurich, Archaeologist
PBSJ
1200 – 2nd Street
Sacramento, CA 95814

Sent by FAX to: 916-325-4810
Number of pages: 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4 and 65562.5) and Sacred Lands File Search for Project Per SB 18/Sacred Lands File Search for Project- General Plan Amendment Update; located in the City of Agoura Hills; Los Angeles County, California

Dear Ms. Jurich:

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. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested plan boundaries.

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) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no Native American Cultural Resources sites were found within the area of potential effect (APE) you identified. t. Also, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and these searches do not preclude the existence of other cultural resources. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

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

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Contacts

Native American Tribal Consultation List
Los Angeles County
May 26, 2009

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

Fernandeno
Tataviam

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@live.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-2103 Home

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021
Beaumont , CA 92223
(951) 897-2536
(951) 768-845-3606 - FAX

Gabrielino

Coastal Band of the Chumash Nation
Janet Garcia,Chairperson
P.O. Box 4464
Santa Barbara , CA 93140
805-964-3447

Chumash

Kern Valley Indian Council
Harold Williams, Chairperson
15775 Setimo Creek Road
Caliente , CA 93518

(661) 333-5032

Southern Paiute
Kawaiisu
Tubatulabal
Koso
Yokuts

Kern Valley Indian Council
Robert Robinson, Historic Preservtion Officer
P.O. Box 401
Weldon , CA 93283
brobinson@mchsi.com
(760) 378-4575 (Home)
(760) 549-2131 (Work)

Tubatulabal
Kawaiisu
Koso
Yokuts

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.

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June 8, 2009

William Gonzalaes, Cultural/Environmental Department
Fernandeno Tataviam Band of Mission Indians
601 South Brand Boulevard, Suite 102
San Fernando, CA 91340

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Mr. Gonzalaes:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

A confidential records search has been requested from the South Central Coastal Information Center as well. The Native American Heritage Commission has identified you as an individual who may have knowledge of cultural resources within the immediate project area. If you are aware of any such properties, please contact Denise Jurich at (916) 325-1469, by email at dmjurich@pbsj.com, or by mail to the address below. We invite your views and comments about the proposed project as they relate to cultural resources.

Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

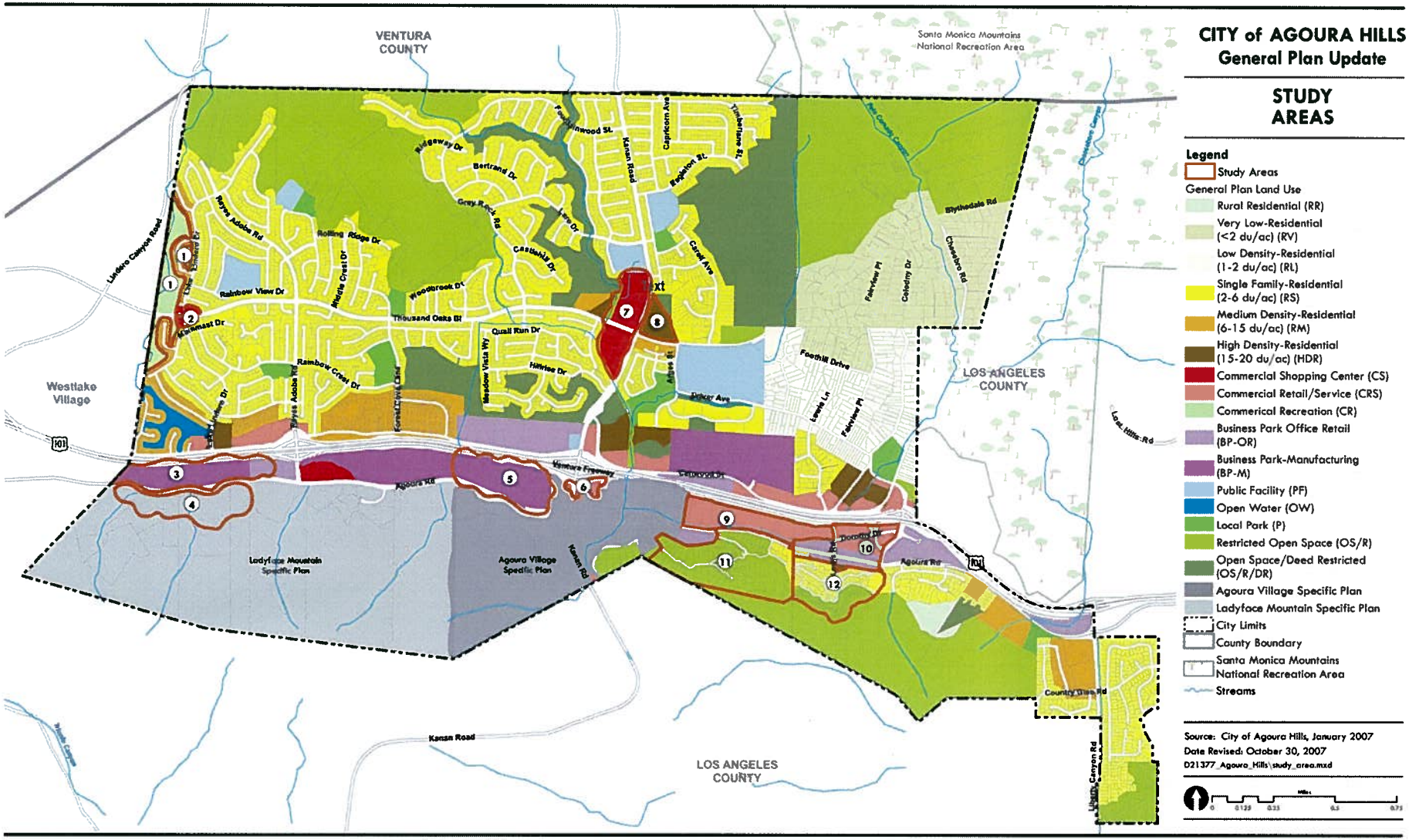
VENTURA COUNTY
Santa Monica Mountains National Recreation Area
Westlake Village
LOS ANGELES COUNTY
LOS ANGELES COUNTY
Kanan Road
Agoura Road
Ventura Freeway
Ladyface Mountain Specific Plan
Agoura Village Specific Plan
CITY of AGOURA HILLS
General Plan Update
STUDY AREAS
Legend
Study Areas
General Plan Land Use
Rural Residential (RR)
Very Low-Residential (<2 du/ac) (RV)
Low Density-Residential (1-2 du/ac) (RL)
Single Family-Residential (2-6 du/ac) (RS)
Medium Density-Residential (6-15 du/ac) (RM)
High Density-Residential (15-20 du/ac) (HDR)
Commercial Shopping Center (CS)
Commercial Retail/Service (CRS)
Commerical 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 (OS/R/DR)
Agoura Village Specific Plan
Ladyface Mountain Specific Plan
City Limits
County Boundary
Santa Monica Mountains National Recreation Area
Streams
Source: City of Agoura Hills, January 2007
Date Revised: October 30, 2007
D21377_Agoura_Hills\study_area.mxd

Figure 1

PBS&J®

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June 8, 2009

John Valenzuela, Chariperson
San Fernando Band of Mission Indians
P.O. Box 221838
Newhall, CA 91322

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Mr. Valenzuela:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

A confidential records search has been requested from the South Central Coastal Information Center as well. The Native American Heritage Commission has identified you as an individual who may have knowledge of cultural resources within the immediate project area. If you are aware of any such properties, please contact Denise Jurich at (916) 325-1469, by email at dmjurich@pbsj.com, or by mail to the address below. We invite your views and comments about the proposed project as they relate to cultural resources.

Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

PBS&J®

An employee-owned company

June 8, 2009

Ms. Susan Frank
P.O. Box 3021
Beaumont, CA 92223

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Ms. Frank:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

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Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

PBS&J®

An employee-owned company

June 8, 2009

Janet Garcia, Chairperson
Coastal Band of the Chumash Nation
P.O. Box 4464
Santa Barbara, CA 93140

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Ms. Garcia:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

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Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

PBS&J®

An employee-owned company

June 8, 2009

Harold Williams, Chairperson
Kern Valley Indian Council
15775 Setimo Creek Road
Caliente, CA 93518

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Mr. Williams:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

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Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

PBS&J®

An employee-owned company

June 8, 2009

Robert Robinson, Historic Preservation Officer
Kern Valley Indian Council
P.O. Box 401
Weldon, CA 93283

Subject: General Plan Amendment Update for the City of Agoura Hills; Los Angeles County, California

Dear Mr. Robinson:

PBS&J is preparing a cultural resources analysis for the City of Agoura Hills in regards to its proposed Update to their General Plan. The Plan update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the General Plan Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the Office, Business Park, Industrial, Residential, and Retail land uses of twelve Study Areas. A map outlining the study areas is enclosed.

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Sincerely,

Denise M. Jurich, RPA
Archaeologist
dmjurich@pbsj.com

Enclosure: Study Area Map

PBS&J®

August 10, 2009

Native American Heritage Commission
915 Capitol Mall, Room #364
Sacramento, CA 95814

SUBJECT: Request for Sacred Lands Database Search for the Agoura Hills General Plan Update, Los Angeles County, California

Dear NAHC:

PBS&J is producing a cultural resources document for the Agoura Hills General Plan Update, located in Los Angeles County. A request was placed earlier this year for this project but the project site boundary has since been adjusted. We are requesting another search of the sacred lands database to determine if any Native American cultural resources are present on or in the vicinity of the newly proposed project site boundary. We have also requested a cultural resources records search at the South Central Coastal Information Center. The project location is identified below.

County: Los Angeles County
Quad: Thousand Oaks and Calabasas
Township: 1 North
Range: 18 West
Section: 22, 28, 29, 30

Should you have any questions or need additional information, please do not hesitate to call Steve Smith at 916.325.1468 or Jesse Martinez at 916.325.1472. Please FAX the results of the database search and any other input on the project at 916.325.4810.

Sincerely,

Denise M. Jurich
Archaeologist

1200 2nd Street • Sacramento, California 95814 • Telephone 916.325.4800
Fax 916.325.4810 • www.pbsj.com • www.eipassociates.com

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

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
ds_nahc@pacbell.net

August 20, 2009

Ms. Denise M. Jurich, Archaeologist
PBSJ
1200 – 2nd Street
Sacramento, CA 95814

Sent by FAX to: 916-325-4810
No. of Pages: 3

Re: Request for a Sacred Lands File search and Native American Contacts List for a Proposed Agoura Hills General Plan Update Project; located in the City of Agoura Hills in northwest Los Angeles County, California

Dear Ms. Jurich:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources (c.f. CA Public Resources Code §21070), was able to perform a record search of its Sacred Lands File (SLF) for the affected project area (APE) requested. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." The NAHC SLF search **did inot ndicate** the presence of Native American cultural resources within one-half - mile radius of the project area (APE) of the proposed project (APE).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and individuals as 'consulting parties' under both state and federal law.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation Coordinator's office (at (916) 653-7278, for referral to the nearest Information Center of which there are 11..

Consultation with tribes and interested Native American consulting parties, on the NAHC list ,should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f)*et se)*, and NAGPRA (25 U.S.C. 3001-3013), as appropriate..

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5

provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Contacts List (NOTE: we further recommend that other forms of 'proof of mailing or proof of contact be utilized instead of 'Return Receipt Requested' Certified or Registered Mail.) Further, we suggest a follow-up telephone call to the contacts if the replies are not received or need clarification.

Native American Contact
Los Angeles County
August 19, 2009

Charles Cooke
32835 Santiago Road
Acton , CA 93510

(661) 733-1812 - cell
suscol@intox.net

Chumash
Fernandeno
Tataviam
Kitanemuk

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@live.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
805 492-7255
(805) 558-1154 - cell
folkes9@msn.com

Chumash
Tataviam
Fernandeño

Randy Guzman - Folkes
4577 Alamo Street, Unit C
Simi Valley , CA 93063
ndnRandy@gmail.com
(805) 905-1675 - cell

Chumash
Fernandeño
Tataviam
Shoshone Paiute
Yaqui

Fernandeno Tataviam Band of Mission Indians
William Gonzalaes, Cultural/Environ Depart
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
rortega@tataaviam.us
(818) 837-0794 Office
(818) 581-9293 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

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. and federal NEPA (42 USC 4321-43351), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Agoura Hills General Plan Update; located in northwest Los Angeles County, California for which a Sacred Lands File search and Native American Contacts list were requested.

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September 9, 2009

Mr. Charles Cooke
32835 Santiago Road
Acton, CA 93510

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Mr. Cooke:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

In May 2009, PBS&J requested a Sacred Lands Database search from the NAHC for the General Plan Amendment Update. The NAHC responded that no Native American cultural resources sites were found in the project site boundary. PBS&J also sent letters describing the project to the individuals identified by the NAHC. To date, PBS&J has received no responses from any listed individuals.

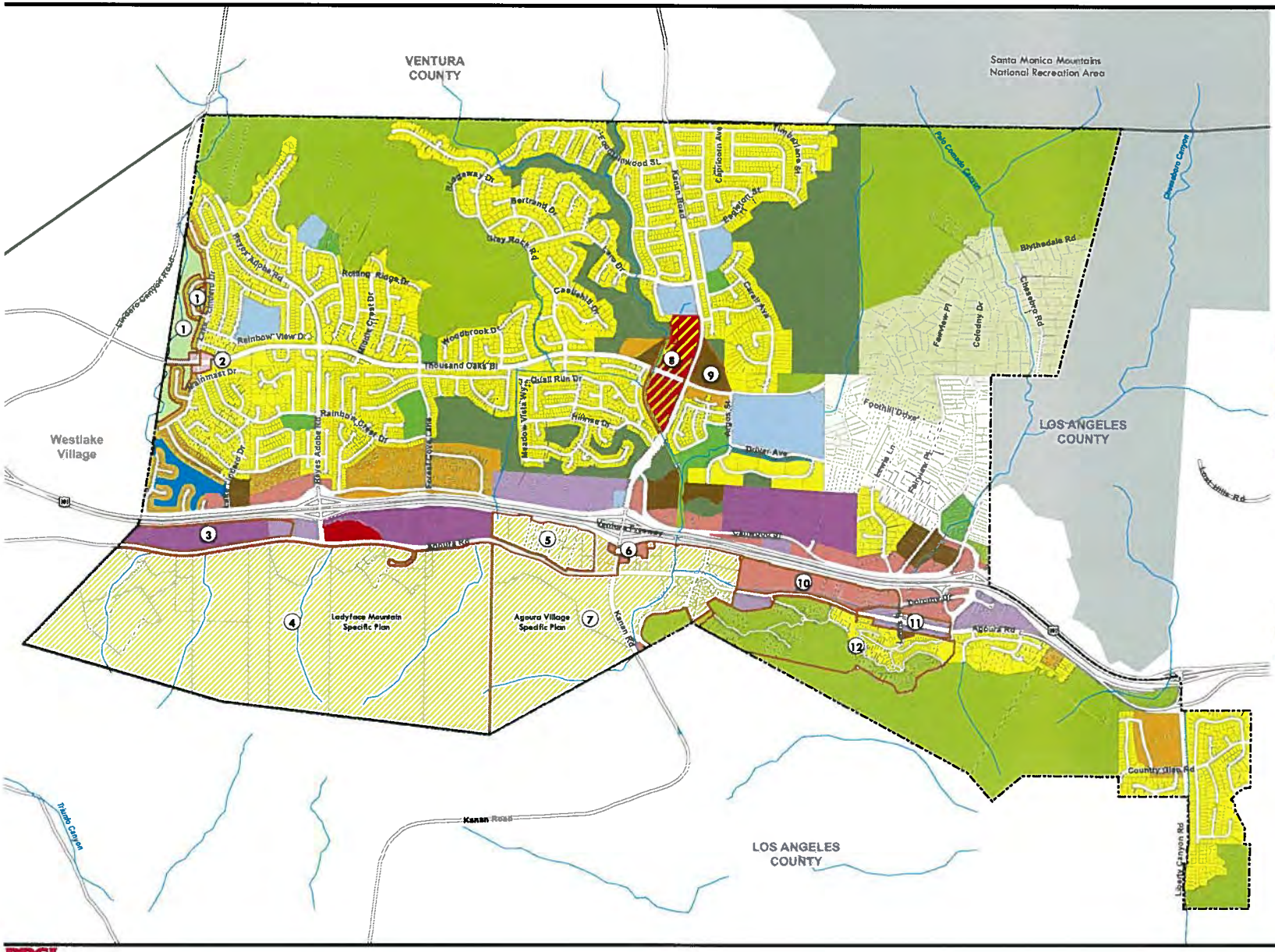
Since the time of the aforementioned efforts, the General Plan Amendment Update Study Area has been expanded to include the Ladyface Mountain Specific Plan Area (Study Area 4) and the Agoura Village Specific Plan Area (Study Area 7), both depicted on the attached map. Accordingly, PBS&J requested a Sacred Lands Database search from the NAHC for the new Study Areas. The NAHC responded that no Native American cultural resources sites were found in or adjacent to the Study Area boundaries. The NAHC also identified you as an individual who may have knowledge of cultural resources within the Study Areas. If you are aware of any such properties within or adjacent to Study Areas 4 and 7 on the attached map, or within or adjacent to any of the 12 Study Areas, please contact Denise Jurich at (916) 325-1469, by email at dmjurich@pbsj.com, or by mail to the address below. We invite your views and comments about the proposed project as they relate to cultural resources.

Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

1200 2nd Street • Sacramento, California 95814 • Telephone: 916.325.4800 • Fax: 916.325.4810 • www.pbsj.com



CITY of AGOURA HILLS
General Plan Update

COMMUNITY DISTRICTS AND SUBAREAS

Legend

- (#) Study Areas
- Very Low-Residential (<2 du/ac) (RV)
- Low Density-Residential (1-2 du/ac) (RL)
- Single Family-Residential (2-6 du/ac) (RS)
- Medium Density-Residential (6-15 du/ac) (RM)
- High Density-Residential (15-20 du/ac) (HDR)
- Neighborhood Commercial
- Commercial Shopping Center (CS)
- Commercial Shopping Center/ Mixed Use (CS-MU)
- Commercial Retail/Service (CRS)
- Commerical Recreation (CR)
- Business Park Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Development
- Public Facility (PF)
- Local Park (P)
- Restricted Open Space (OS/R)
- Open Space/Deed Restricted (OS/R/D)
- City Limits
- County Boundary
- Santa Monica Mountains National Recreation Area
- Streams
- Open Water

Source: City of Agoura Hills, January 2007
Date Revised: July 16, 2009
D21377 Agoura Hills\study_area.mxd

Miles
0 0.125 0.25 0.5 0.75

PBSJ

Figure LU-4

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September 9, 2009

Ms. Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks, CA 91362

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Ms. Folkes:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

In May 2009, PBS&J requested a Sacred Lands Database search from the NAHC for the General Plan Amendment Update. The NAHC responded that no Native American cultural resources sites were found in the project site boundary. PBS&J also sent letters describing the project to the individuals identified by the NAHC. To date, PBS&J has received no responses from any listed individuals.

Since the time of the aforementioned efforts, the General Plan Amendment Update Study Area has been expanded to include the Ladyface Mountain Specific Plan Area (Study Area 4) and the Agoura Village Specific Plan Area (Study Area 7), both depicted on the attached map. Accordingly, PBS&J requested a Sacred Lands Database search from the NAHC for the new Study Areas. The NAHC responded that no Native American cultural resources sites were found in or adjacent to the Study Area boundaries. The NAHC also identified you as an individual who may have knowledge of cultural resources within the Study Areas. If you are aware of any such properties within or adjacent to Study Areas 4 and 7 on the attached map, or within or adjacent to any of the 12 Study Areas, please contact Denise Jurich at (916) 325-1469, by email at dmjurich@pbsj.com, or by mail to the address below. We invite your views and comments about the proposed project as they relate to cultural resources.

Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

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September 9, 2009

Fernandeno Tatavium Band of Mission Indians
William Gonzalaes
601 South Brand Boulevard, Suite 102
San Fernando, CA 91340

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Mr. Gonzalaes:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

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Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

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September 9, 2009

Los Angeles Native American Indian Commission
Ron Andrade, Director
3175 West 6th Street, Room 403
Los Angeles, CA 90020

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Mr. Andrade:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

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Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

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September 9, 2009

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.0. Box 221838
Newhall, CA 91322

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Mr. Valenzuela:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

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Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

1200 2nd Street • Sacramento, California 95814 • Telephone: 916.325.4800 • Fax: 916.325.4810 • www.pbsj.com

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September 9, 2009

Randy Guzman-Folkes
4577 Alamo Street, Unit C
Simi Valley, CA 93063

Subject: General Plan Amendment Update for the City of Agoura Hills, Los Angeles County, California

Dear Mr. Guzman-Folkes:

PBS&J is preparing a cultural resources study for the City of Agoura Hills General Plan Amendment Update. The Update focuses on maintaining the semi-rural atmosphere of Agoura Hills, encouraging business development that will support the City, and preserving and enhancing the natural resources and visual characteristics of the area. Overall, the Update mainly calls for the upgrade and re-use of already existing developed areas and the continued preservation of much of the undeveloped land as open space. Based on its limited focus, the Plan update will not include the entirety of the City but instead will focus the office, business park, industrial, residential, and retail land uses of twelve Study Areas (see attached map).

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Sincerely,

Denise M. Jurich, RPA
Archaeologist

Enclosure: Study Area Map

Appendix F Noise Data

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 100006439
Project Name: Agoura Hills General Plan Update

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
Source of Traffic Volumes: Fehr & Peers, 2009
Community Noise Descriptor: L_{dn}: _____ CNEL: X

"-" = contour is located within the roadway right-of-way.
Distance is from the centerline of the roadway segment to the receptor location.

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition				Design		Vehicle Mix		Distance from Centerline of Roadway				
		Median	ADT	Speed	Alpha	Medium	Heavy	CNEL at	Distance to Contour			
Roadway, Segment	Lanes	Width	Volume	(mph)	Factor	Trucks	Trucks	100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
Lake Lindero Road (1)												
north of Thousand Oaks Boulevard, existing	2	0	3,700	35	0.5	2.0%	1.0%	**54.8**	-	-	45	97
north of Thousand Oaks Boulevard, future (2035)	2	0	3,850	35	0.5	2.0%	1.0%	**55.0**	-	-	46	100
north of Thousand Oaks Boulevard, future + project	2	0	3,900	35	0.5	2.0%	1.0%	**55.0**	-	-	47	100
Thousand Oaks Boulevard (2)												
west of Lindero Road, existing	4	10	15,550	45	0.5	2.0%	1.0%	**63.7**	-	81	175	377
west of Lindero Road, future (2035)	4	10	16,400	45	0.5	2.0%	1.0%	**63.9**	-	84	181	391
west of Lindero Road, future + project	4	10	17,700	45	0.5	2.0%	1.0%	**64.2**	-	89	191	411
Lake Lindero Road (3)												
south of Thousand Oaks Boulevard, existing	2	0	3,300	35	0.5	2.0%	1.0%	**54.3**	-	-	42	90
south of Thousand Oaks Boulevard, future (2035)	2	0	3,300	35	0.5	2.0%	1.0%	**54.3**	-	-	42	90
south of Thousand Oaks Boulevard, future + project	2	0	3,450	35	0.5	2.0%	1.0%	**54.5**	-	-	43	93
Reyes Adobe Road (4)												
north of Thousand Oaks Boulevard, existing	4	0	6,700	40	0.5	2.0%	1.0%	**58.7**	-	-	83	178
north of Thousand Oaks Boulevard, future (2035)	4	0	6,950	40	0.5	2.0%	1.0%	**58.9**	-	-	85	182
north of Thousand Oaks Boulevard, future + project	4	0	7,100	40	0.5	2.0%	1.0%	**59.0**	-	-	86	185
Thousand Oaks Boulevard (5)												
west of Reyes Adobe Road, existing	4	10	12,550	45	0.5	2.0%	1.0%	**62.7**	-	70	152	327
west of Reyes Adobe Road, future (2035)	4	10	13,150	45	0.5	2.0%	1.0%	**62.9**	-	73	157	337
west of Reyes Adobe Road, future + project	4	10	14,600	45	0.5	2.0%	1.0%	**63.4**	-	78	168	362
Thousand Oaks Boulevard (6)												
east of Reyes Adobe Road, existing	4	10	14,950	45	0.5	2.0%	1.0%	**63.5**	-	79	171	368
east of Reyes Adobe Road, future (2035)	4	10	15,550	45	0.5	2.0%	1.0%	**63.7**	-	81	175	377
east of Reyes Adobe Road, future + project	4	10	16,300	45	0.5	2.0%	1.0%	**63.9**	-	84	181	389
Reyes Adobe Road (7)												
south of Thousand Oaks Boulevard, existing	4	0	10,750	40	0.5	2.0%	1.0%	**60.8**	-	53	113	244
south of Thousand Oaks Boulevard, future (2035)	4	0	10,750	40	0.5	2.0%	1.0%	**60.8**	-	53	113	244
south of Thousand Oaks Boulevard, future + project	4	0	12,250	40	0.5	2.0%	1.0%	**61.4**	-	57	123	266
Kanan Road (8)												
south of Fountainwood Avenue, existing	4	10	21,650	35	0.5	2.0%	1.0%	**62.6**	-	70	150	323
south of Fountainwood Avenue, future (2035)	4	10	24,950	35	0.5	2.0%	1.0%	**63.3**	-	76	165	355
south of Fountainwood Avenue, future + project	4	10	27,600	35	0.5	2.0%	1.0%	**63.7**	-	82	176	380
Kanan Road (9)												
north of Thousand Oaks Boulevard, existing	4	10	29,150	35	0.5	2.0%	1.0%	**63.9**	-	85	183	394
north of Thousand Oaks Boulevard, future	4	10	33,500	35	0.5	2.0%	1.0%	**64.5**	-	93	200	432
north of Thousand Oaks Boulevard, future + project	4	10	36,800	35	0.5	2.0%	1.0%	**64.9**	-	99	213	460
Thousand Oaks Boulevard (10)												
west of Kanan Road, existing	4	10	13,550	45	0.5	2.0%	1.0%	**63.1**	-	74	160	344
west of Kanan Road, future (2035)	4	10	14,150	45	0.5	2.0%	1.0%	**63.2**	-	76	164	354
west of Kanan Road, future + project	4	10	15,000	45	0.5	2.0%	1.0%	**63.5**	-	79	171	368
Thousand Oaks Boulevard (11)												
east of Kanan Road, existing	4	10	10,600	45	0.5	2.0%	1.0%	**62.0**	-	63	136	292
east of Kanan Road, future (2035)	4	10	11,000	45	0.5	2.0%	1.0%	**62.1**	-	65	139	300
east of Kanan Road, future + project	4	10	11,850	45	0.5	2.0%	1.0%	**62.5**	-	68	146	315
Kanan Road (12)												
south of Thousand Oaks Boulevard, existing	4	10	31,200	35	0.5	2.0%	1.0%	**64.2**	-	89	191	412
south of Thousand Oaks Boulevard, future (2035)	4	10	33,800	35	0.5	2.0%	1.0%	**64.6**	-	94	202	434
south of Thousand Oaks Boulevard, future + project	4	10	37,150	35	0.5	2.0%	1.0%	**65.0**	-	100	215	463
Driver Avenue (13)												
east of Argos Street, existing	2	0	6,800	30	0.5	2.0%	1.0%	**56.6**	-	-	59	127
east of Argos Street, future (2035)	2	0	7,150	30	0.5	2.0%	1.0%	**56.8**	-	-	61	132
east of Argos Street, future + project	2	0	7,800	30	0.5	2.0%	1.0%	**57.2**	-	-	65	139
Agoura Road (14)												
east of Flintlock Lane, existing	4	10	8,600	45	0.5	2.0%	1.0%	**61.1**	-	55	118	254
east of Flintlock Lane, future (2035)	4	10	8,700	45	0.5	2.0%	1.0%	**61.1**	-	55	119	256
east of Flintlock Lane, future + project	4	10	10,200	45	0.5	2.0%	1.0%	**61.8**	-	61	132	285
Reyes Adobe Road (15)												
north of Canwood Street, existing	4	0	13,400	40	0.5	2.0%	1.0%	**61.8**	-	61	131	282
north of Canwood Street, future (2035)	4	0	13,400	40	0.5	2.0%	1.0%	**61.8**	-	61	131	282
north of Canwood Street, future + project	4	0	16,000	40	0.5	2.0%	1.0%	**62.5**	-	68	147	318
Canwood Street (16)												
west of Reyes Adobe Road, existing	2	0	5,500	35	0.5	2.0%	1.0%	**56.5**	-	-	59	126
west of Reyes Adobe Road, future (2035)	2	0	5,600	35	0.5	2.0%	1.0%	**56.6**	-	-	59	128
west of Reyes Adobe Road, future + project	2	0	5,700	35	0.5	2.0%	1.0%	**56.7**	-	-	60	129

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix: Medium Trucks	Vehicle Mix: Heavy Trucks	CNEL at 100 Feet	Distance from Centerline of Roadway: Distance to Contour: 70 CNEL	65 CNEL	60 CNEL	55 CNEL
Canwood Street (17)												
east of Reyes Adobe Road, existing	2	0	3,100	35	0.5	2.0%	1.0%	**54.0**	-	-	40	86
east of Reyes Adobe Road, future (2035)	2	0	3,100	35	0.5	2.0%	1.0%	**54.0**	-	-	40	86
east of Reyes Adobe Road, future + project	2	0	3,500	35	0.5	2.0%	1.0%	**54.6**	-	-	43	93
Reyes Adobe Road (18)												
north of Agoura Road, existing	4	0	13,300	40	0.5	2.0%	1.0%	**61.7**	-	61	130	281
north of Agoura Road, future (2035)	4	0	13,350	40	0.5	2.0%	1.0%	**61.7**	-	61	131	282
north of Agoura Road, future + project	4	0	20,650	40	0.5	2.0%	1.0%	**63.6**	-	81	175	377
Agoura Road (19)												
west of Reyes Adobe Road, existing	4	10	9,150	45	0.5	2.0%	1.0%	**61.3**	-	57	123	265
west of Reyes Adobe Road, future (2035)	4	10	9,300	45	0.5	2.0%	1.0%	**61.4**	-	58	124	268
west of Reyes Adobe Road, future + project	4	10	13,250	45	0.5	2.0%	1.0%	**63.0**	-	73	157	339
Agoura Road (20)												
east of Reyes Adobe Road, existing	4	0	11,700	45	0.5	2.0%	1.0%	**62.3**	-	67	143	309
east of Reyes Adobe Road, future (2035)	4	0	11,800	45	0.5	2.0%	1.0%	**62.4**	-	67	144	311
east of Reyes Adobe Road, future + project	4	0	16,850	45	0.5	2.0%	1.0%	**63.9**	-	85	183	394
Kanan Road (21)												
south of Canwood Street East, existing	6	10	39,700	35	0.5	2.0%	1.0%	**65.5**	-	108	233	502
south of Canwood Street East, future (2035)	6	10	42,950	35	0.5	2.0%	1.0%	**65.9**	-	114	246	530
south of Canwood Street East, future + project	6	10	53,200	35	0.5	2.0%	1.0%	**66.8**	61	132	283	611
Canwood Street (22)												
west of Kanan Road, existing	2	0	4,150	35	0.5	2.0%	1.0%	**55.3**	-	-	49	105
west of Kanan Road, future (2035)	2	0	4,250	35	0.5	2.0%	1.0%	**55.4**	-	-	49	106
west of Kanan Road, future + project	2	0	6,650	35	0.5	2.0%	1.0%	**57.3**	-	-	67	143
Canwood Street (23)												
east of Kanan Road, existing	2	0	9,750	35	0.5	2.0%	1.0%	**59.0**	-	40	86	185
east of Kanan Road, future (2035)	2	0	9,750	35	0.5	2.0%	1.0%	**59.0**	-	40	86	185
east of Kanan Road, future + project	2	0	19,000	35	0.5	2.0%	1.0%	**61.9**	-	62	134	288
Kanan Road (24)												
north of Agoura Road, existing	4	10	21,800	35	0.5	2.0%	1.0%	**62.7**	-	70	151	324
north of Agoura Road, future (2035)	4	10	25,450	35	0.5	2.0%	1.0%	**63.3**	-	77	167	360
north of Agoura Road, future + project	4	10	37,100	35	0.5	2.0%	1.0%	**65.0**	-	100	215	462
Agoura Road (25)												
west of Kanan Road, existing	4	0	9,050	45	0.5	2.0%	1.0%	**61.2**	-	56	121	260
west of Kanan Road, future (2035)	4	0	9,200	45	0.5	2.0%	1.0%	**61.3**	-	57	122	263
west of Kanan Road, future + project	4	0	16,050	45	0.5	2.0%	1.0%	**63.7**	-	82	177	381
Agoura Road (26)												
east of Kanan Road, existing	2	0	6,250	45	0.5	2.0%	1.0%	**59.5**	-	43	93	200
east of Kanan Road, future (2035)	2	0	6,350	45	0.5	2.0%	1.0%	**59.6**	-	44	94	202
east of Kanan Road, future + project	2	0	10,000	45	0.5	2.0%	1.0%	**61.6**	-	59	127	274
Kanan Road (27)												
south of Agoura Road, existing	2	10	15,500	45	0.5	2.0%	1.0%	**63.5**	-	79	171	369
south of Agoura Road, future (2035)	2	10	18,300	45	0.5	2.0%	1.0%	**64.2**	41	89	191	412
south of Agoura Road, future + project	2	10	23,600	45	0.5	2.0%	1.0%	**65.3**	49	105	226	488
Roadside Drive (28)												
west of Lewis Road, existing	2	0	2,800	35	0.5	2.0%	1.0%	**53.6**	-	-	37	80
west of Lewis Road, future (2035)	2	0	2,800	35	0.5	2.0%	1.0%	**53.6**	-	-	37	80
west of Lewis Road, future + project	2	0	3,650	35	0.5	2.0%	1.0%	**54.7**	-	-	45	96
Agoura Road (29)												
east of Cornell Road, existing	2	0	5,300	45	0.5	2.0%	1.0%	**58.8**	-	39	83	179
east of Cornell Road, future (2035)	2	0	5,550	45	0.5	2.0%	1.0%	**59.0**	-	40	86	185
east of Cornell Road, future + project	2	0	9,200	45	0.5	2.0%	1.0%	**61.2**	-	56	120	259
Chesebro Road (30)												
north of Driver Avenue/Palo Comado Canyon Road, existing	2	0	3,450	35	0.5	2.0%	1.0%	**54.5**	-	-	43	93
north of Driver Avenue/Palo Comado Canyon Road, future (203	2	0	3,850	35	0.5	2.0%	1.0%	**55.0**	-	-	46	100
north of Driver Avenue/Palo Comado Canyon Road, future + pro	2	0	3,850	35	0.5	2.0%	1.0%	**55.0**	-	-	46	100
Driver Avenue (31)												
west of Chesebro Road, existing	2	0	8,200	30	0.5	2.0%	1.0%	**57.4**	-	-	67	144
west of Chesebro Road, future (2035)	2	0	8,550	30	0.5	2.0%	1.0%	**57.6**	-	-	69	148
west of Chesebro Road, future + project	2	0	9,000	30	0.5	2.0%	1.0%	**57.8**	-	33	71	153
Palo Comado Canyon Road (32)												
east of Chesebro Road, existing	2	0	12,550	35	0.5	2.0%	1.0%	**60.1**	-	47	102	219
east of Chesebro Road, future (2035)	2	0	12,600	35	0.5	2.0%	1.0%	**60.1**	-	47	102	219
east of Chesebro Road, future + project	2	0	17,850	35	0.5	2.0%	1.0%	**61.6**	-	60	128	277
Chesebro Road (33)												
south of Driver Avenue/Palo Comado Canyon Road, existing	2	0	5,500	35	0.5	2.0%	1.0%	**56.5**	-	-	59	126
south of Driver Avenue/Palo Comado Canyon Road, future (203	2	0	5,600	35	0.5	2.0%	1.0%	**56.6**	-	-	59	128
south of Driver Avenue/Palo Comado Canyon Road, future + pro	2	0	11,500	35	0.5	2.0%	1.0%	**59.7**	-	44	96	206
Dorothy Drive (34)												
Lewis Road to US-101 SB Ramps/Chesebro Road, existing	2	0	3,300	35	0.5	2.0%	1.0%	**54.3**	-	-	42	90
Lewis Road to US-101 SB Ramps/Chesebro Road, future (2035	2	0	3,350	35	0.5	2.0%	1.0%	**54.4**	-	-	42	91
Lewis Road to US-101 SB Ramps/Chesebro Road, future + proj	2	0	5,150	35	0.5	2.0%	1.0%	**56.2**	-	-	56	121
Chesebro Road (35)												
south of Dorothy Drive, existing	2	0	8,400	35	0.5	2.0%	1.0%	**58.4**	-	36	78	167
south of Dorothy Drive,, future (2035)	2	0	9,350	35	0.5	2.0%	1.0%	**58.8**	-	39	83	180
south of Dorothy Drive,, future + project	2	0	12,400	35	0.5	2.0%	1.0%	**60.0**	-	47	101	217
Agoura Road (36)												
west of Chesebro Road, existing	2	0	5,650	45	0.5	2.0%	1.0%	**59.1**	-	40	87	187
west of Chesebro Road, future (2035)	2	0	5,800	45	0.5	2.0%	1.0%	**59.2**	-	41	88	191
west of Chesebro Road, future + project	2	0	8,700	45	0.5	2.0%	1.0%	**61.0**	-	54	116	250
Palo Comado Canyon Road (37)												
south of Dorothy Drive, existing	2	0	9,950	35	0.5	2.0%	1.0%	**59.1**	-	40	87	187

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix: Medium Trucks	Vehicle Mix: Heavy Trucks	**CNEL at 100 Feet**	Distance from Centerline of Roadway to Contour: 70 CNEL	65 CNEL	60 CNEL	55 CNEL
south of Dorothy Drive, future (2035)	2	0	11,300	35	0.5	2.0%	1.0%	**59.6**	-	44	95	204
south of Dorothy Drive, future + project	2	0	16,900	35	0.5	2.0%	1.0%	**61.4**	-	57	124	267
Chesebro Road (38)												
north of Agoura Road, existing	2	0	5,350	35	0.5	2.0%	1.0%	**56.4**	-	-	58	124
north of Agoura Road, future (2035)	2	0	5,750	35	0.5	2.0%	1.0%	**56.7**	-	-	60	130
north of Agoura Road, future + project	2	0	8,450	35	0.5	2.0%	1.0%	**58.4**	-	36	78	168
Liberty Canyon Road (39)												
US-101 NB ramps & US-101 SB ramps, existing	4	10	5,450	45	0.5	2.0%	1.0%	**59.1**	-	-	87	188
US-101 NB ramps & US-101 SB ramps, future (2035)	4	10	5,650	45	0.5	2.0%	1.0%	**59.3**	-	-	89	192
US-101 NB ramps & US-101 SB ramps, future + project	4	10	5,800	45	0.5	2.0%	1.0%	**59.4**	-	-	91	196
Liberty Canyon Road (40)												
north of Agoura Road, existing	4	10	7,050	45	0.5	2.0%	1.0%	**60.2**	-	-	103	223
north of Agoura Road, future (2035)	4	10	7,300	45	0.5	2.0%	1.0%	**60.4**	-	49	106	228
north of Agoura Road, future + project	4	10	7,550	45	0.5	2.0%	1.0%	**60.5**	-	50	108	233
Agoura Road (41)												
west of Liberty Canyon Road, existing	2	0	4,700	45	0.5	2.0%	1.0%	**58.3**	-	36	77	166
west of Liberty Canyon Road, future (2035)	2	0	4,850	45	0.5	2.0%	1.0%	**58.4**	-	36	79	169
west of Liberty Canyon Road, future + project	2	0	6,450	45	0.5	2.0%	1.0%	**59.7**	-	44	95	205
Agoura Road (42)												
east of Liberty Canyon Road, existing	2	0	6,050	45	0.5	2.0%	1.0%	**59.4**	-	42	91	196
east of Liberty Canyon Road, future (2035)	2	0	6,250	45	0.5	2.0%	1.0%	**59.5**	-	43	93	200
east of Liberty Canyon Road, future + project	2	0	6,250	45	0.5	2.0%	1.0%	**59.5**	-	43	93	200
Liberty Canyon Road (43)												
south of Agoura Road, existing	4	10	4,750	45	0.5	2.0%	1.0%	**58.5**	-	-	79	171
south of Agoura Road, future (2035)	4	10	4,950	45	0.5	2.0%	1.0%	**58.7**	-	-	82	176
south of Agoura Road, future + project	4	10	6,250	45	0.5	2.0%	1.0%	**59.7**	-	-	95	205
US-101 (1)*												
north of Reyes Adobe Road, existing	10	25	130,000	55	0.5	3.0%	2.0%	**77.6**	320	690	1,487	3,203
north of Reyes Adobe Road, future (2035)	10	25	157,000	55	0.5	3.0%	2.0%	**78.4**	363	783	1,686	3,632
north of Reyes Adobe Road, future + project	10	25	166,000	55	0.5	3.0%	2.0%	**78.6**	377	812	1,750	3,770
US-101 (2)*												
north of Kanan Road, existing	10	25	130,000	55	0.5	3.0%	2.0%	**77.6**	320	690	1,487	3,203
north of Kanan Road, future (2035)	10	25	157,000	55	0.5	3.0%	2.0%	**78.4**	363	783	1,686	3,632
north of Kanan Road, future + project	10	25	165,000	55	0.5	3.0%	2.0%	**78.6**	375	809	1,743	3,754
US-101 (3)*												
north of Chesebro Road, existing	10	25	132,000	55	0.5	3.0%	2.0%	**77.6**	324	697	1,502	3,235
north of Chesebro Road, future (2035)	10	25	160,000	55	0.5	3.0%	2.0%	**78.5**	368	792	1,707	3,678
north of Chesebro Road, future + project	10	25	167,000	55	0.5	3.0%	2.0%	**78.7**	378	815	1,757	3,785
US-101 (4)*												
north of Liberty Canyon Road, existing	10	25	136,000	55	0.5	3.0%	2.0%	**77.8**	330	711	1,532	3,301
north of Liberty Canyon Road, future (2035)	10	25	165,000	55	0.5	3.0%	2.0%	**78.6**	375	809	1,743	3,754
north of Liberty Canyon Road, future + project	10	25	175,000	55	0.5	3.0%	2.0%	**78.9**	390	841	1,812	3,905
US-101 (5)*												
south of Liberty Canyon Road, existing	10	25	141,500	55	0.5	3.0%	2.0%	**78.0**	339	730	1,573	3,389
south of Liberty Canyon Road, future (2035)	10	25	171,000	55	0.5	3.0%	2.0%	**78.8**	384	828	1,785	3,845
south of Liberty Canyon Road, future + project	10	25	181,500	55	0.5	3.0%	2.0%	**79.0**	400	862	1,857	4,001

*US-101 ADTs obtained by multiplying the AM Peak Hour traffic volume by 10.

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 1.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the sidewalk in front of 5322 Alfonso Drive
Note1:	20 ft 8 in from centerline to curb
Note2:	25 ft from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 12:26:19
Elapsed Time:	00:15:00.0
Leq:	58.3 dBA
SEL:	87.9 dBA
Dose:	0.00 %
Proj. Dose:	0.06 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	53.9 dBA	08-May-2001 12:26:34
Max:	67.2 dBA	08-May-2001 12:35:02
Peak-1:	89.5 dBF	08-May-2001 12:39:54
Peak-2:	84.8 dBA	08-May-2001 12:33:25

Current Measurement

Start Time:	08-May-2001 12:26:19
Elapsed Time:	00:15:00.0
Leq:	58.3 dBA
SEL:	87.9 dBA
Dose:	0.00 %
Proj. Dose:	0.06 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	53.9 dBA	08-May-2001 12:26:34
Max:	67.2 dBA	08-May-2001 12:35:02
Peak-1:	89.5 dBF	08-May-2001 12:39:54
Peak-2:	84.8 dBA	08-May-2001 12:33:25

L 1.67	62.7 dBA	L 50.00	57.8 dBA
L 8.33	59.8 dBA	L 66.67	57.4 dBA
L 33.33	58.3 dBA	L 90.00	56.3 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 95% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 2.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the sidewalk in front of 30601 Agoura Road
Note1:	29 ft 6 in from centerline to curb
Note2:	39 ft 3 in from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 12:58:21
Elapsed Time:	00:15:00.0
Leq:	65.0 dBA
SEL:	94.6 dBA
Dose:	0.00 %
Proj. Dose:	0.31 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Current Measurement

Start Time:	08-May-2001 12:58:21
Elapsed Time:	00:15:00.0
Leq:	65.0 dBA
SEL:	94.6 dBA
Dose:	0.00 %
Proj. Dose:	0.31 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	57.3 dBA	08-May-2001 13:08:20
Max:	77.0 dBA	08-May-2001 13:11:21
Peak-1:	100.8 dBF	08-May-2001 13:11:20
Peak-2:	91.1 dBA	08-May-2001 13:11:20

L 1.67	71.4 dBA	L 50.00	62.6 dBA
L 8.33	69.1 dBA	L 66.67	61.0 dBA
L 33.33	64.4 dBA	L 90.00	59.3 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 3.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the sidewalk across the street from 5719 Lake Lindero Drive
Note1:	20 ft from centerline to curb
Note2:	24 ft from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 13:30:38
Elapsed Time:	00:15:00.0
Leq:	69.5 dBA
SEL:	99.0 dBA
Dose:	0.00 %
Proj. Dose:	0.89 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	52.9 dBA	08-May-2001 13:34:56
Max:	93.5 dBA	08-May-2001 13:40:45
Peak-1:	115.6 dBF	08-May-2001 13:40:45
Peak-2:	114.2 dBA	08-May-2001 13:40:45

Current Measurement

Start Time:	08-May-2001 13:30:38
Elapsed Time:	00:15:00.0
Leq:	69.5 dBA
SEL:	99.0 dBA
Dose:	0.00 %
Proj. Dose:	0.89 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	52.9 dBA	08-May-2001 13:34:56
Max:	93.5 dBA	08-May-2001 13:40:45
Peak-1:	115.6 dBF	08-May-2001 13:40:45
Peak-2:	114.2 dBA	08-May-2001 13:40:45

L 1.67	77.0 dBA	L 50.00	62.5 dBA
L 8.33	70.5 dBA	L 66.67	60.4 dBA
L 33.33	64.7 dBA	L 90.00	56.0 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 4.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	In between Calmfiled Ave and Kanan Rd on the north sidewalk of Laro Dr
Note1:	20 ft from centerline to curb
Note2:	25 ft 5 in from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 14:03:21
Elapsed Time:	00:15:00.0
Leq:	61.7 dBA
SEL:	91.2 dBA
Dose:	0.00 %
Proj. Dose:	0.14 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	47.0 dBA	08-May-2001 14:15:01
Max:	75.4 dBA	08-May-2001 14:14:40
Peak-1:	99.1 dBF	08-May-2001 14:10:01
Peak-2:	95.8 dBA	08-May-2001 14:09:53

Current Measurement

Start Time:	08-May-2001 14:03:21
Elapsed Time:	00:15:00.0
Leq:	61.7 dBA
SEL:	91.2 dBA
Dose:	0.00 %
Proj. Dose:	0.14 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	47.0 dBA	08-May-2001 14:15:01
Max:	75.4 dBA	08-May-2001 14:14:40
Peak-1:	99.1 dBF	08-May-2001 14:10:01
Peak-2:	95.8 dBA	08-May-2001 14:09:53

L 1.67	69.4 dBA	L 50.00	59.1 dBA
L 8.33	65.2 dBA	L 66.67	56.8 dBA
L 33.33	61.2 dBA	L 90.00	51.7 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 5.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	NW corner of Kanan Road and Thousand Oaks Blvd
Note1:	41 ft 9 in from centerline of Kanan to curb
Note2:	47 ft 9 in from centerline of Kanan to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 14:30:19
Elapsed Time:	00:15:00.0
Leq:	69.8 dBA
SEL:	99.4 dBA
Dose:	0.00 %
Proj. Dose:	0.96 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	57.4 dBA	08-May-2001 14:39:11
Max:	85.6 dBA	08-May-2001 14:35:47
Peak-1:	106.2 dBF	08-May-2001 14:31:51
Peak-2:	102.1 dBA	08-May-2001 14:31:51

Current Measurement

Start Time:	08-May-2001 14:30:19
Elapsed Time:	00:15:00.0
Leq:	69.8 dBA
SEL:	99.4 dBA
Dose:	0.00 %
Proj. Dose:	0.96 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	57.4 dBA	08-May-2001 14:39:11
Max:	85.6 dBA	08-May-2001 14:35:47
Peak-1:	106.2 dBF	08-May-2001 14:31:51
Peak-2:	102.1 dBA	08-May-2001 14:31:51

L 1.67	77.1 dBA	L 50.00	66.6 dBA
L 8.33	73.3 dBA	L 66.67	64.4 dBA
L 33.33	69.6 dBA	L 90.00	61.4 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 6.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the sidewalk in front of 5565 Buffwood Place
Note1:	17 ft from centerline to curb
Note2:	22 ft 5 in from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 14:57:37
Elapsed Time:	00:15:00.0
Leq:	54.5 dBA
SEL:	84.1 dBA
Dose:	0.00 %
Proj. Dose:	0.00 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	48.8 dBA	08-May-2001 15:04:20
Max:	64.1 dBA	08-May-2001 14:58:40
Peak-1:	91.7 dBF	08-May-2001 15:00:39
Peak-2:	91.1 dBA	08-May-2001 14:58:39

Current Measurement

Start Time:	08-May-2001 14:57:37
Elapsed Time:	00:15:00.0
Leq:	54.5 dBA
SEL:	84.1 dBA
Dose:	0.00 %
Proj. Dose:	0.00 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	48.8 dBA	08-May-2001 15:04:20
Max:	64.1 dBA	08-May-2001 14:58:40
Peak-1:	91.7 dBF	08-May-2001 15:00:39
Peak-2:	91.1 dBA	08-May-2001 14:58:39

L 1.67	58.9 dBA	L 50.00	54.1 dBA
L 8.33	56.6 dBA	L 66.67	52.9 dBA
L 33.33	55.1 dBA	L 90.00	50.4 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 7.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the sidewalk at the entrance to Indian Hills HS on Driver Ave
Note1:	20 ft from centerline to curb
Note2:	28 ft 5 in from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 15:26:18
Elapsed Time:	00:15:00.0
Leq:	62.7 dBA
SEL:	92.2 dBA
Dose:	0.00 %
Proj. Dose:	0.18 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	42.7 dBA	08-May-2001 15:29:29
Max:	80.2 dBA	08-May-2001 15:32:33
Peak-1:	103.7 dBF	08-May-2001 15:32:32
Peak-2:	89.7 dBA	08-May-2001 15:32:32

Current Measurement

Start Time:	08-May-2001 15:26:18
Elapsed Time:	00:15:00.0
Leq:	62.7 dBA
SEL:	92.2 dBA
Dose:	0.00 %
Proj. Dose:	0.18 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	42.7 dBA	08-May-2001 15:29:29
Max:	80.2 dBA	08-May-2001 15:32:33
Peak-1:	103.7 dBF	08-May-2001 15:32:32
Peak-2:	89.7 dBA	08-May-2001 15:32:32

L 1.67	69.9 dBA	L 50.00	58.0 dBA
L 8.33	66.8 dBA	L 66.67	53.6 dBA
L 33.33	61.5 dBA	L 90.00	46.9 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 8.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	Just off the sidewalk at the entrance to Indian Hills HS on Driver Ave
Note1:	20 ft from centerline to curb
Note2:	37 ft from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 15:54:10
Elapsed Time:	00:15:00.0
Leq:	64.4 dBA
SEL:	93.9 dBA
Dose:	0.00 %
Proj. Dose:	0.27 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	44.6 dBA	08-May-2001 15:55:46
Max:	84.4 dBA	08-May-2001 16:00:47
Peak-1:	107.0 dBF	08-May-2001 16:00:47
Peak-2:	96.7 dBA	08-May-2001 16:00:47

Current Measurement

Start Time:	08-May-2001 15:54:10
Elapsed Time:	00:15:00.0
Leq:	64.4 dBA
SEL:	93.9 dBA
Dose:	0.00 %
Proj. Dose:	0.27 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	44.6 dBA	08-May-2001 15:55:46
Max:	84.4 dBA	08-May-2001 16:00:47
Peak-1:	107.0 dBF	08-May-2001 16:00:47
Peak-2:	96.7 dBA	08-May-2001 16:00:47

L 1.67	70.9 dBA	L 50.00	61.3 dBA
L 8.33	65.5 dBA	L 66.67	59.8 dBA
L 33.33	62.6 dBA	L 90.00	56.5 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 9.slm
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the side of the road in front of 29395 Agoura Road
Note1:	20 ft from centerline to edge of road
Note2:	27 ft from centerline to nosie monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 16:29:54
Elapsed Time:	00:15:00.0
Leq:	68.5 dBA
SEL:	98.0 dBA
Dose:	0.00 %
Proj. Dose:	0.70 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	52.9 dBA	08-May-2001 16:41:24
Max:	78.9 dBA	08-May-2001 16:42:11
Peak-1:	103.7 dBF	08-May-2001 16:34:21
Peak-2:	95.0 dBA	08-May-2001 16:37:39

Current Measurement

Start Time:	08-May-2001 16:29:54
Elapsed Time:	00:15:00.0
Leq:	68.5 dBA
SEL:	98.0 dBA
Dose:	0.00 %
Proj. Dose:	0.70 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	52.9 dBA	08-May-2001 16:41:24
Max:	78.9 dBA	08-May-2001 16:42:11
Peak-1:	103.7 dBF	08-May-2001 16:34:21
Peak-2:	95.0 dBA	08-May-2001 16:37:39

L 1.67	74.8 dBA	L 50.00	66.2 dBA
L 8.33	72.6 dBA	L 66.67	62.9 dBA
L 33.33	68.9 dBA	L 90.00	56.8 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 10.slr
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	SW corner of Kanan Road and Roadside Drive
Note1:	46 ft 3 in from centerline of Kanan to curb
Note2:	56 ft 4 in from centerline of Kanan to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 16:54:19
Elapsed Time:	00:15:00.0
Leq:	77.1 dBA
SEL:	106.7 dBA
Dose:	0.16 %
Proj. Dose:	5.18 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	61.2 dBA	08-May-2001 16:55:46
Max:	100.0 dBA	08-May-2001 16:59:59
Peak-1:	120.2 dBF	08-May-2001 16:57:00
Peak-2:	117.7 dBA	08-May-2001 16:57:01

Current Measurement

Start Time:	08-May-2001 16:54:19
Elapsed Time:	00:15:00.0
Leq:	77.1 dBA
SEL:	106.7 dBA
Dose:	0.16 %
Proj. Dose:	5.18 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	61.2 dBA	08-May-2001 16:55:46
Max:	100.0 dBA	08-May-2001 16:59:59
Peak-1:	120.2 dBF	08-May-2001 16:57:00
Peak-2:	117.7 dBA	08-May-2001 16:57:01

L 1.67	84.4 dBA	L 50.00	68.3 dBA
L 8.33	73.3 dBA	L 66.67	66.9 dBA
L 33.33	69.5 dBA	L 90.00	64.8 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

File Translated:	P:\Projects - All Users\100000000+\100006439 Agoura Hills GP\EIR\Data\Noise\Measurements\Location 11.slr
Model/Serial Number:	814 / A0174
Firmware/Software Revs:	1.026 / 1.07
Name:	PBS&J/EIP
Descr1:	12301 Wilshire Blvd., Ste. 430
Descr2:	Los Angeles, CA 90025
Setup/Setup Descr:	15minute.slm / 15 Minute
Location:	On the edge of the road in front of 28220 Agoura Road
Note1:	20 ft from centerline to edge of road
Note2:	27 ft from centerline to noise monitor
Octave Filters:	None

Overall Measurement

Start Time:	08-May-2001 17:30:19
Elapsed Time:	00:15:00.0
Leq:	67.3 dBA
SEL:	96.8 dBA
Dose:	0.00 %
Proj. Dose:	0.53 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Current Measurement

Start Time:	08-May-2001 17:30:19
Elapsed Time:	00:15:00.0
Leq:	67.3 dBA
SEL:	96.8 dBA
Dose:	0.00 %
Proj. Dose:	0.53 %
Threshold:	0 dB
Criterion:	90 dB
Exchange Rate:	3 dB

Min:	58.5 dBA	08-May-2001 17:31:09
Max:	80.4 dBA	08-May-2001 17:36:56
Peak-1:	100.0 dBF	08-May-2001 17:36:56
Peak-2:	98.7 dBA	08-May-2001 17:32:28

Min:	58.5 dBA	08-May-2001 17:31:09	
Max:	80.4 dBA	08-May-2001 17:36:56	
Peak-1:	100.0 dBF	08-May-2001 17:36:56	
Peak-2:	98.7 dBA	08-May-2001 17:32:28	

L 1.67	74.3 dBA	L 50.00	64.3 dBA
L 8.33	71.2 dBA	L 66.67	62.2 dBA
L 33.33	67.0 dBA	L 90.00	60.2 dBA

Detector:	Slow		
Weighting:	A		
SPL Exceedance Level 1:	115.00	Exceeded:	0 times
SPL Exceedance level 2:	120	Exceeded:	0 times
Peak-1 Exceedance Level:	140	Exceeded:	0 times
Peak-2 Exceedance Level:	140	Exceeded:	0 times
Hysteresis:	2		
Overloaded:	0 time(s)		
Paused:	0 times for 00:00:00.0		

Calibrated:	12-Mar-2009 15:18:27	Offset:	8.5 dB
Checked:	08-May-2001 12:05:52	Level:	113.60 dB
Calibrator	LD 0504	Level:	114.0 dB
Cal Records Count:	0		

Interval Records:	Enabled	Number Interval Records:	1
History Records:	Disabled	Number History Records:	18

814 Memory:	524288 bytes
Free Memory:	425287 bytes 81.12% free

Battery Level: 94% Source: INT

Appendix G Greenhouse Gas Calculations

Greenhouse Gas Emission Worksheet

Project Summary

Project: Agoura Hills GPU - Existing
Project Number: 100006439

Project Totals	Tonnage		Percent of total
Construction			
Total	0	metric tons CO2	100%
Operation			
Vehicular Use	248,643	metric tons CO2e	69%
Electricity	34,477	metric tons CO2e	10%
Natural Gas	49,111	metric tons CO2e	14%
Solid Waste	23,805	metric tons CO2e	7%
Water Use	6,735	metric tons CO2e	2%
Total	**362,771**	**metric tons CO2e**	**100%**

	Low End	High End
Mitigated Emissions	362770.8	362770.8
% Reduction	0%	0%

Greenhouse Gas Emission Worksheet

Construction Emissions

Project: Agoura Hills GPU - Existing
Project Number: 100006439

1 ton (short, US) = 0.90718474 metric ton.

Off-Road Construction Equipment

Year	Phase	tons CO2	metric tons CO2
2009			0
2010			0
2011			0
2012			0
2013			0
2014			0
2015			0
2016			0
2017			0
2018			0
2019			0
2020			0
2021			0
2022			0
Total		**0**	**0**

Source: URBEMIS 2007, version 9.2.4

Greenhouse Gas Emission Worksheet
Operational Emissions

Project: Agoura Hills GPU - Existing
Project Number: 100006439

Conversion to CO2e Units based on GWP

CH4	21
N2O	310

Indirect Emissions from Electricity Use

Total Project Annual KWh: **104,512,306** kWH/year
Project Annual MWh: **104,512** MWH/year

1 ton (short, US) = 0.90718474 metric ton.
1 metric ton = 2,204.62 pounds

Emission Factors for Electricity Use:

CO2	724.12	lbs/MWh/year
CH4	0.0302	lbs/MWh/year
N2O	0.0081	lbs/MWh/year

Annual Emissions from Electricity Use:

	Total Emissions		**Total CO2e Units**	
CO2 emissions:	34327.6623	metric tons	**34327.7**	metric tons CO2e
CH4 emissions:	1.4317	metric tons	**30.1**	metric tons CO2e
N2O emissions:	0.3840	metric tons	**119.0**	metric tons CO2e
		Project Total	***34,477***	***metric tons CO2e***

Sources:
Table C.1 Comparison of GWPs from the IPCC's 2nd and 3rd TAR, App. C of the CCAR General Reporting Protocol (GAR), Ver. 3.1, Jan. 2009
Table C.2: CO2, CH4, and N2O Electricity Emission Factors by eGRID Subregion, Subregion CAMX, App C of the CCAR GAR, Ver. 3.1, Jan. 2009.

Emissions from Natural Gas Use

Total Project Usage: **9,256,226** therms/year

1 Therm = 0.1 Million Btu (MMBtu)

Emission Factors for Natural Gas Use:

CO2	11.67	lbs/therm
CH4	0.001	lbs/therm
N2O	0.00002	lbs/therm

Annual Emissions from Natural Gas Use:

	Total Emissions		**Total CO2e Units**	
CO2 emissions:	48997.1775	metric tons	**48997.2**	metric tons CO2e
CH4 emissions:	4.1986	metric tons	**88.2**	metric tons CO2e
N2O emissions:	0.0840	metric tons	**26.0**	metric tons CO2e
		Project Total	***49,111***	***metric tons CO2e***

Sources:
Table C.7: CO2 Emission Factors for Stationary Combustion, Appendix C of the CCAR GAR, Ver. 3.1, Jan. 2009
Table C.8 CH4 and N2O Emission Factors for Stationary Combustion by Fuel Type and Sector,
Appendix C of the CCAR Protocol, 2009 (for redisential, commercial, institutional uses).

Indirect Emissions from Solid Waste

Total Solid Waste: 27,947 tons/year
Landfill Gas: 3,172 tons/year

Annual Emissions from Solid Waste:

	Total Emissions		**Total CO2e Units**	
CO2 emissions:	2018	tons	**1831**	metric tons CO2e
CH4 emissions:	1153	tons	**21974**	metric tons CO2e
		Project Total	***23,805***	***metric tons CO2e***

Sources:
State Workbook: Methodologies for Estimating Greenhouse Gas Emissions (pages 5-1 to 5-3)

Indirect Emissions from Water Use

Indoor Uses	1,530.02	MG/year
Outdoor Uses*	0.00	MG/year
Total Project Usage:	1,530.02	MG/year
Northern or Southern Ca?	Southern	

Annual Electricity Generation Associated with Water Uses

	Water Consumption (MG)	Energy Factor MWh/MG)		
Indoor Uses	1,530.02	13.022	19,924	MWh/year
Outdoor Uses	0.00	11.111	0	MWh/year
Total Project Usage			**19,924**	**MWh/year**

Emission Factors for Electricity Use:

CO2	742.12	lbs/MWh/year
CH4	0.0302	lbs/MWh/year
N2O	0.0081	lbs/MWh/year

Annual Emissions from Water Use:

	Total Emissions		**Total CO2e Units**	
CO2 emissions:	6706.8	metric tons	**6706.8**	metric tons CO2e
CH4 emissions:	0.3	metric tons	**5.7**	metric tons CO2e
N2O emissions:	0.1	metric tons	**22.7**	metric tons CO2e
		Project Total	***6,735***	***metric tons CO2e***

* - Input manually
Sources:
Table C.5: CO2 Emission Factors and Oxidation Rates for Stationary Combustion, Appendix C of the CCAR Protocol, 2009
Table C.6 Methane and Nitrous Oxide Emission Factors for Stationary Combustion by Fuel Type, Appendix C of the CCAR Protocol, 2009.
Table ES-1: Recommended Revised Water-energy Proxies, Refining Estimates of Water-Related Energy Use in California, CEC-500-2006-118.

Greenhouse Gas Emission Worksheet

Mobile Emissions

Project:
Project Number:

From URBEMIS 2007 Vehicle Fleet Mix Output:
Daily Vehicle Miles Traveled (VMT): 1,490,885
Annual VMT: 544,173,025

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)
Light Auto	47.5%	0.0147	0.0069825	0.0079	0.0037525
Light Truck < 3750 lbs	11.0%	0.0157	0.001727	0.0101	0.001111
Light Truck 3751-5750 lbs	22.2%	0.0157	0.0034854	0.0101	0.0022422
Med Truck 5751-8500 lbs	9.9%	0.0326	0.0032274	0.0177	0.0017523
Lite-Heavy Truck 8501-10,000 lbs	1.8%	0.0326	0.0005868	0.0177	0.0003186
Lite-Heavy Truck 10,001-14,000 lbs	0.7%	0.0326	0.0002282	0.0177	0.0001239
Med-Heavy Truck 14,001-33,000 lbs	1.1%	0.0326	0.0003586	0.0177	0.0001947
Heavy-Heavy Truck 33,001-60,000 lbs	0.9%	0.0326	0.0002934	0.0177	0.0001593
Other Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Urban Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Motorcycle	3.5%	0.0147	0.0005145	0.0079	0.0002765
School Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Motor Home	1.1%	0.0326	0.0003586	0.0177	0.0001947
Total			**0.0178602**		**0.0101788**

* from URBEMIS output
1 ton (short, US) = 0.90718474 metric ton.
1g = 0.000001 metric ton

Annual Mobile Emissions:

	Total Emissions		Total CO2e units	
CO2 Emissions*:	**271963.7**	tons CO2	**246,721**	metric tons CO2e
CH4 Emissions:	**9.7**	metric tons CH4	**204**	metric tons CO2e
N20 Emissions:	**5.5**	metric tons N2O	**1,717**	metric tons CO2e
		Project Total:	***248,643***	***metric tons CO2e***

* from URBEMIS output. 1 ton (short, US) = 0.90718474 metric ton.

Sources:
Table C.4: CH4 and N2O Emission Factors for Highway Vehicles by Model Year (g/mile),CCAR GAR, Version 3.1, January 2009.
Assume Model year 2005-present, gasoline fueled.
URBEMIS 2007, version 9.2.4.

Electricity Calcs

Project Area		*Electricity Generation Rate**		*Use*	*Subtotal (kWH/year)*	
5312	units	5,626.50	kWH/year/unit	Single-family Residential	29,887,968	
2298	units	5,626.50	kWH/year/unit	Multi-family Residential	12,929,697	
356065	sf	5.9	kWH/year/sf	School**	2,100,784	
250000	sf	9.95	kWH/year/sf	Hotel***	2,487,500	
1,225,113	sf	13.55	kWH/year/sf	Retail	16,600,281	
2333157	sf	12.95	kWH/year/sf	Office	30,214,383	
92011	sf	12.95	kWH/year/sf	Institutional	1,191,542	
844,681	sf	10.5	kWH/year/sf	Manufacturing	8,869,151	
22000	sf	10.5	kWH/year/sf	Miscellaneous (Comm/Rec)	231,000	
				Total	104,512,306	kWH/year

* From SCAQMD CEQA Handbook (use other rates as appropriate)
** Assumes an average of 85 sf/student
*** approximation of square footage based on 519 rooms in the city

Natural Gas Calcs

Project Area		*Natural Gas Generation Rate**		*Use*	*Subtotal (cf/year)*	
5312	units	4011.5	cf/unit/month	Single-family Residential	255,709,056	
2298	units	4011.5	cf/unit/month	Multi-family Residential	110,621,124	
356065	sf	2.9	cf/sf/month	School	12,391,062	
250000	sf	4.35	cf/sf/month	Hotel	13,050,000	
1,225,113	sf	13.55	cf/sf/month	Retail	199,203,374	
2333157	sf	10.5	cf/sf/month	Office	293,977,782	
92011	sf	3.3	cf/sf/month	Institutional	3,643,636	
844,681	sf	3.3	cf/sf/month	Manufacturing	33,449,368	
22000	sf	13.55	cf/sf/month	Comm/Rec	3,577,200	
				Total	925,622,601	cf/year
					or	
					9,256,226.01	therms/year

* From SCAQMD CEQA Handbook (use other rates as appropriate)

Solid Waste Calcs

Project Area		*Solid Waste Generation Rate**		*Use*	*Subtotal (tons/year)*	
5312	unit	10	lbs/unit/day	Single-family Residential	9,694	
2298	unit	4	lbs/unit/day	Multi-family Residential	1,678	
356065	sf	0.007	lbs/sf/day	School	455	
250000	sf	0.059	lbs/sf/day	Hotel	2,692	
1,225,113	sf	0.005	lbs/sf/day	Shopping Center	1,118	
2333157	sf	0.006	lbs/sf/day	Office	2,555	
92011	sf	0.006	lbs/sf/day	Institutional	101	
844,681	sf	0.0625	lbs/sf/day	Manufacturing	9,635	
22000	unit	0.005	lbs/sf/day	Comm/Rec	20	
				Total	27,947	tons/year

* City of Los Angeles, Bureau of Sanitation 1981

Water Calcs

Project	*Units*	*Water (gals/day/unit)*	*Water Usage (gals/day)*	*Type Description*	*Annual Water Usage (Million Gallons)*	
				Residential		
5312	Unit	532	2825984	Single-family Residential	1031.48416	
2298	Unit	532	1222536	Multi-family Residential	446.22564	
8	Acres	870	7111.491047	School	2.595694232	
6	Acres	870	4993.112948	Hotel	1.822486226	
28	Acres	870	24447	Retail/Service	8.923155	
54	Acres	870	46719	Office/Business Park	17.052435	
2	Acres	870	1837.685262	Institutional	0.670755121	
19	Acres	870	16878	Manufacturing	6.16047	
1	Acres	870	439.3939394	Commercial Recreation	0.160378788	
47	Acres	870	40890	Park	14.92485	
	Total		*0*		**1,530.02**	MG water (annual)

CAPCOA GHG Reduction Measures							
Measure	**Name**	**Recommended Reduction**	**Description**	**Notes**	**Project Feature/Equivalent**	**Project Reduction**	
						Low End	**High End**
MM T-1	Bike Parking	1%	Nonresidential projects provide plentiful short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces.	Range 1-5% for T-1 through T-4 combined			
MM T-2	End of Trip Facilities	1%	Nonresidential projects provide “end-of-trip” facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).				
MM T-3	Bike Parking at Multi-Unit Residential	1%	Long-term bicycle parking is provided at apartment complexes or condominiums without garages (e.g., one long-term bicycle parking space for each unit without a garage). Long-term facilities shall consist of one of the following: a bicycle locker, a locked room with standard racks and access limited to bicyclists only, or a standard rack in a location that is staffed and/or monitored by video surveillance 24 hours per day.				
MM T-4	Proximity to Bike Path/Bike Lanes	1%	Entire project is located within one-half mile of an existing/planned Class I or Class II bike lane and project design includes a comparable network that connects the project uses to the existing offsite facility. Project design includes a designated bicycle route connecting all units, onsite bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one half mile. Bicycle route connects to all streets contiguous with project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-5	Pedestrian Network	1-10%	The project provides a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design includes a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets (with the exception of alleys) within the project have sidewalks on both sides. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs.	Range 1-5% for T-5 through T-6 combined			
			Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.				
MM T-6	Pedestrian Barriers Minimized	1-10%	Site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated.				
MM T-7	Bus Shelter for Existing/Planned Transit Service	1-2%	Bus or streetcar service provides headways of one hour or less for stops within one-quarter mile; project provides safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-8	Traffic Calming	1-10%	Project design includes pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid “skewed intersections;” which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as on-street parking, planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).				
MM T-9	Paid Parking (Parking Cash Out)	1-30%	Project provides employee and/or customer paid parking system. Project must have a permanent and enforceable method of maintaining user fees for all parking facilities. The facility may not provide customer or employee validations. Daily charge for parking must be equal to or greater than the cost of a transit day/monthly pass plus 20 percent.				
MM T-10	Minimum Parking	1-30%	Provide minimum amount of parking required. Once land uses are determined, the trip reduction factor associated with this measure can be determined by utilizing the ITE parking generation publication. The reduction in trips can be computed as shown below by the ratio of the difference of minimum parking required by code and ITE peak parking demand to ITE peak parking demand for the land uses multiplied by 50%. Percent Trip Reduction = 50 * [(min parking required by code – ITE peak parking demand)/ (ITE peak parking demand)]				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-11	Parking Reduction Beyond Code/Shared Parking	1-30%	Provide parking reduction less than code. This measure can be readily implemented through a shared parking strategy, wherein parking is utilized jointly among different land uses, buildings, and facilities in an area that experience peak parking needs at different times of day and day of the week.				
MM T-12	Pedestrian Pathway Through Parking	1-4%	Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.				
MM T-13	Off-Street Parking	1-4%	Parking facilities are not adjacent to street frontage.				
MM T-14	Parking Area Tree Cover	Reduction of 3.1 kg/m2 canopy	Provide parking lot areas with 50 percent tree cover within 10 years of construction, in particular low emitting, low maintenance, native drought resistant trees. Reduces urban heat island effect and requirement for air conditioning, effective when combined with other measures (e.g., electrical maintenance equipment and reflective paving material).				
MM T-15	Valet Bicycle Parking	n/a, low	Provide spaces for the operation of valet bicycle parking at community event “centers” such as amphitheaters, theaters, and stadiums.				
MM T-16	Garage Bicycle Storage	n/a, low	Provide storage space in one-car garages for bicycles and bicycle trailers.				
MM T-17	Preferential Parking for EVs/CNG Vehicles	n/a, low	Provide preferential parking space locations for Electric Vehicles (EV) or Compressed Natural Gas (CNG) vehicles.				
MM T-18	Reduced/No Parking Fee for EVs/CNG Vehicles	n/a, low	Provide a reduced/no parking fee for EVs/CNG vehicles.				
MM T-19	TMA Membership	1-28%	Include permanent TMA membership and funding requirement. Funding to be provided by Community Facilities District or County Service Area or other nonrevocable funding mechanism. TDMs have been shown to reduce employee vehicle trips up to 28% with the largest reductions achieved through parking pricing and transit passes. The impact depends on the travel alternatives.				
MM T-20	ULEV	n/a, low	Use of and/or provide ULEV that are 50% cleaner than average new model cars (e.g., natural gas, ethanol, electric).				
MM T-21	Flex Fuel Vehicles	5466 lb GHG/year	Use of and/or provide vehicles that utilize gasoline/ethanol blends (e.g., E85).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-1	Office/Mixed Use Density	0.05%-2%	Project provides high density office or mixed-use proximate to transit. Project must provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.				
MM D-2	Orientation to Existing/Planned Transit, Bikeway, or Pedestrian Corridor	0.4-1%	Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses is minimized or nonexistent. Setback distance between different buildings on project site is minimized. Setbacks between project buildings and planned or existing sidewalks are minimized. Buildings are oriented towards existing or planned street frontage. Primary entrances to buildings are located along planned or existing public street frontage. Project provides bicycle access to any planned bicycle corridor(s). Project provides pedestrian access to any planned pedestrian corridor(s).				
MM D-3	Services Operational	0.5-5%	Project provides on-site shops and services for employees.				
MM D-4	Residential Density (Employ Sufficient Density for New Residential Development to Support the Use of Public Transit)	1-40%	Project provides high-density residential development. Transit facilities must be within one quarter mile of project border. Project provides safe and convenient bicycle/pedestrian access to all transit stop(s) within one-quarter mile of project border.	See report for VMT reduction formula	See report for VMT reduction formula		

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-5	Street Grid	1%	Multiple and direct street routing (grid style). This measure only applies to projects with an internal CF >/= 0.80, and average of one-quarter mile or less between external connections along perimeter of project. [CF= # of intersections / (# of cul-de-sacs + intersections)]. Cul-de-sacs with bicycle/pedestrian through access may be considered “complete intersections” when calculating the project’s internal connectivity factor. External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. If project site is adjacent to undeveloped land; streets, pathways, access points, and right-of-ways that provide for future access to adjacent uses may count for up to 50% of the external connections. Block perimeter (the sum of the measurement of the length of all block sides) is limited to no more than 1,350 feet. Streets internal to the project should connect to streets external to the project whenever possible.				
MM D-6	NEV Access	0.5-1.5%	Make physical development consistent with requirements for neighborhood electric vehicles. Current studies show that for most trips, NEVs do not replace gas-fueled vehicles as the primary vehicle.				
MM D-7	Affordable Housing Component	0.4-6%	Residential development projects of five or more dwelling units provide a deed restricted low-income housing component on-site (or as defined in the code). Developers who pay into In-Lieu Fee Programs are not considered eligible to receive credit for this measure. The award of emission reduction credit shall be based only on the proportion of affordable housing developed on-site because in-lieu programs simply induce a net increase in development. Percentage reduction shall be calculated according to the following formula: % reduction = % units deedrestricted below market rate housing * 0.04				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-8	Recharging Area	n/a, low	Provide residential buildings with a “utility” room or space for recharging batteries, whether for use in a car, electric lawnmower, other electric landscaping equipment, or even batteries for small items such as flashlights.				
MM D-9	Urban Mixed-Use	3-9%	Development of projects predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with functional interrelationships and a coherent physical design.				
MM D-10	Suburban Mixed-use	3%	Have at least three of the following on site and/or offsite within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office.				
MM D-11	Other Mixed-Use	1%	All residential units are within one-quarter mile of parks, schools or other civic uses.				
MM D-12	Infill Development	3-30%	Project site is on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, where the destinations rating of the development site (measured as the weighted average travel time to all other regional destinations) is improved by 100% when compared to an alternate greenfield site.				
MM D-13	Electric Lawnmower	1%	Provide a complimentary electric lawnmower to each residential buyer.				
MM D-14	Enhanced Recycling/Waste Reduction, Reuse, Composing	n/a, low	Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.				
MM D-15	LEED Certification	n/a, moderate	LEED promotes a wholebuilding approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.				
MM D-16	Retro-Commissioning	8-10% (energy usage)	The process ensures that all building systems perform interactively according to the contract documents, the design intent and the owner’s operational needs to optimize energy performance.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-17	Landscaping	n/a, low	Project shall use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCR's not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.				
MM D-18	Local Farmer's Market	n/a, low	Project shall dedicate space in a centralized, accessible location for a weekly farmers' market.				
MM D-19	Community Gardens	n/a, low	Project shall dedicate space for community gardens.				
MM E-1	High-Efficiency Pumps	n/a, low	Project shall use high-efficiency pumps.				
MM E-2	Wood Burning Fireplaces/Stoves	n/a, low	Project does not feature fireplaces or wood burning stoves.				
MM E-3	Natural Gas Stove	n/a, low	Project features only natural gas or electric stoves in residences.				
MM E-4	Energy Star Roof	0.5-1%	Project installs Energy Star labeled roof materials.				
MM E-5	On-site Renewable Energy System	1-3%	Project provides onsite renewable energy system(s). Nonpolluting and renewable energy potential includes solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. When applying these strategies, projects may take advantage of net metering with the local utility.				
MM E-6	Exceed Title 24	1%	Project exceeds title 24 requirements by 20%.				
MM E-7	Solar Orientation	1%	Project orients 75 percent or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM E-8	Nonroof Surfaces	1%	Provide shade (within 5 years) and/or use light-colored/highalbedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's nonroof impervious surfaces, including parking lots, walkways, plazas, etc.; OR place a minimum of 50% of parking spaces underground or covered by structured parking; OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. The mitigation measure reduces heat islands (thermal gradient differences between developed and undeveloped areas to minimize impact on microclimate and human and wildlife habitats. This measure requires the use of patented or copyright protected methodologies created by the ATSM.				
MM E-9	Low Energy Cooling	1-10%	Project optimizes building's thermal distribution by separating ventilation and thermal conditioning systems.				
MM E-10	Green Roof	1%	Install a vegetated roof that covers at least 50% of roof area. The reduction assumes that a vegetated roof is installed on a least 50% of the roof area or that a combination high albedo and vegetated roof surface is installed that meets the following standard: (Area of SRI Roof/0.75) + (Area of vegetated roof/0.5) >= Total Roof Area. Water consumption reduction measures shall be considered in the design of the green roof.				
MM E-11	EV Charging Facilities	n/a, low	Project installs EV charging facilities.				
MM E-12	Light Colored Paving	n/a, low	Project provides light-colored paving (e.g., increased albedo pavement).				
MM E-13	Cool Roofs	n/a, low	Project provides cool roofs. Highly reflective, highly emissive roofing materials that stay 50 60°F cooler than a normal roof under a hot summer sun. CA's Cool Savings Program provided rebates to building owners for installing roofing materials with high solar reflectance and thermal emittance.				
MM E-14	Solar Water Heaters	20-70% (energy)	Project provides solar water heaters.				
MM E-15	Electric Yard Equipment Compatibility	n/a, low	Project provides electrical outlets at building exterior areas.				
MM E-16	Energy Efficient Appliance Standards	n/a, low	Project uses energy efficient appliances (e.g., Energy Star).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM E-17	Green Building Materials	n/a, low	Project uses materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.				
MM E-18	Shading Mechanisms	n/a, low	Install energy-reducing shading mechanisms for windows, porch, patio and walkway overhangs.				
MM E-19	Ceiling/Whole House Fans	n/a, low	Install energy-reducing ceiling/whole-house fans.				
MM E-20	Programmable Thermostats	n/a, low	Install energy-reducing programmable thermostats that automatically adjust temperature settings.				
MM E-21	Passive Heating and Cooling Systems	n/a, low	Install energy-reducing passive heating and cooling systems				
MM E-22	Day Lighting Systems	n/a, low	Install energy-reducing day lighting systems (e.g., skylights, light shelves and interior transom windows), (e.g., insulation and ventilation).				
MM E-23	Water Use Appliances	n/a, low	Require the installation of low-water use appliances.				
MM E-24	Goods Transport by Rail	n/a, moderate	Provide a spur at nonresidential projects to use nearby rail for goods movement.				
MM S-1	GHG Emissions Reductions Education	n/a, low	Provide local governments, businesses, and residents with guidance/protocols/information on how to reduce GHG emissions (e.g., energy saving, food miles).				
MM S-2	School Curriculum	n/a, low	Include how to reduce GHG emissions (e.g., energy saving, food miles) in the school curriculum.				
MM C-1	ARB Certified Diesel Construction Equipment	n/a, low	Use ARB-certified diesel construction equipment. Increases CO2 emissions when trapped CO and carbon particles are oxidized (Catalyst Products 2007, ETC 2007).				
MM C-2	Alternative Fuel Construction Equipment	n/a, low	Use alternative fuel types for construction equipment. At the tailpipe biodiesel emits 10% more CO2 than petroleum diesel. Overall lifecycle emissions of CO2 from 100% biodiesel are 78% lower than hose of petroleum diesel (NREL 1998, EPA 2007b).				
MM C-3	Local Building Materials	n/a, low	Use locally made building materials for construction of the project and associated infrastructure.				
MM C-4	Recycle Demolished Construction Material	n/a, low	Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM M-1	Off-Site Mitigation Fee Program	n/a, low	Provide/Pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings through retro-fit (e.g., increased insulation).				
MM M-2	Offset Purchase	n/a, low	Provide/purchase offsets for additional emissions by acquiring carbon credits or engaging in other market "cap and trade" systems.				
ate Change, CAPCOA, January 2008			**TOTAL**	Low-end		**0.0%**	
				High-end			**0.0%**

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: Agoura Hills - Existing

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	239.39	335.40	2,781.16	2.72	470.25	91.65	271,963.70

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	239.39	335.40	2,781.16	2.72	470.25	91.65	271,963.70

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	68.07	93.00	787.61	0.76	130.37	25.43	75,750.04
Apartments low rise	15.37	19.23	162.84	0.16	26.95	5.26	15,661.45
Elementary school	12.18	11.69	96.23	0.09	16.41	3.20	9,475.45
City park	0.15	0.15	1.25	0.00	0.21	0.04	123.33
Hotel	6.22	8.68	70.70	0.07	12.15	2.37	6,998.09
Regnl shop. center	69.14	104.23	846.89	0.84	145.70	28.37	83,920.08
Office park	45.07	64.39	538.83	0.53	90.86	17.71	52,619.16
Government (civic center)	3.60	5.36	43.81	0.04	7.51	1.46	4,328.02
Business Park/Manufacturing	19.50	28.57	232.15	0.23	39.94	7.78	23,003.82
Multipurpose Recreation Facility	0.09	0.10	0.85	0.00	0.15	0.03	84.26
TOTALS (tons/year, unmitigated)	239.39	335.40	2,781.16	2.72	470.25	91.65	271,963.70

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2010 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	1,770.67	7.70	dwelling units	5,312.00	40,902.40	413,228.76

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments low rise	143.62	3.68	dwelling units	2,298.00	8,456.64	85,435.74
Elementary school		1.29	students	4,189.00	5,403.81	52,038.69
City park		1.59	acres	47.00	74.73	678.74
Hotel		8.17	rooms	519.00	4,240.23	38,511.89
Regnl shop. center		42.03	1000 sq ft	1,225.11	51,491.37	462,032.05
Office park		11.59	1000 sq ft	2,333.16	27,041.32	288,044.18
Government (civic center)		27.92	1000 sq ft	92.01	2,568.92	23,801.04
Business Park/Manufacturing		16.71	1000 sq ft	844.68	14,114.60	126,650.32
Multipurpose Recreation Facility		2.35	1000 sq ft	22.00	51.70	463.90
					154,345.72	1,490,885.31

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.7	1.2	98.6	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7
Light Truck 3751-5750 lbs	22.9	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	67.9	32.1	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Elementary school				20.0	10.0	70.0
City park				5.0	2.5	92.5
Hotel				5.0	2.5	92.5
Regnl shop. center				2.0	1.0	97.0
Office park				48.0	24.0	28.0
Government (civic center)				10.0	5.0	85.0
Business Park/Manufacturing				2.0	1.0	97.0
Multipurpose Recreation Facility				2.0	1.0	97.0

Greenhouse Gas Emission Worksheet

Project Summary

Project:	Agoura Hills GPU - Net
Project Number:	100006439

Project Totals	**Tonnage**		**Percent of total**
Construction			
Total	0	metric tons CO2	100%
Operation			
Vehicular Use	74,220	metric tons CO2e	80%
Electricity	9,418	metric tons CO2e	10%
Natural Gas	4,480	metric tons CO2e	5%
Solid Waste	4,496	metric tons CO2e	5%
Water Use	516	metric tons CO2e	1%
Total	**93,130**	**metric tons CO2e**	**100%**

	Low End	High End
Mitigated Emissions	84189.74	39114.7
% Reduction	10%	58%

Operation		Existing	Net	Gross	
Vehicular Use	metric tons CO2e	253723	74,220	327,943	71%
Electricity	metric tons CO2e	34477	9,418	43,895	10%
Natural Gas	metric tons CO2e	49111	4,480	53,591	12%
Solid Waste	metric tons CO2e	23805	4,496	28,301	6%
Water Use	metric tons CO2e	6735	516	7,251	2%
Total	**metric tons CO2e**	**367851**	**93,130**	**460,981**	**100%**

Note: Vehicular emissions reflect 2009-2035 adjustment. Will not match existing emissions levels sheet

Greenhouse Gas Emission Worksheet

Construction Emissions

Project: Agoura Hills GPU - Net
Project Number: 100006439

1 ton (short, US) = 0.90718474 metric ton.

Off-Road Construction Equipment

Year	Phase	tons CO2	metric tons CO2
2009			0
2010			0
2011			0
2012			0
2013			0
2014			0
2015			0
2016			0
2017			0
2018			0
2019			0
2020			0
2021			0
2022			0
Total		**0**	**0**

Source: URBEMIS 2007, version 9.2.4

Greenhouse Gas Emission Worksheet
Operational Emissions

Project: Agoura Hills GPU - Net
Project Number: 100006439

Conversion to CO2e Units based on GWP

CH4	21
N2O	310

Indirect Emissions from Electricity Use

Total Project Annual KWh: **28,549,968** kWH/year
Project Annual MWh: **28,550** MWH/year

1 ton (short, US) = 0.90718474 metric ton.
1 metric ton = 2,204.62 pounds

Emission Factors for Electricity Use:

CO2	724.12	lbs/MWh/year
CH4	0.0302	lbs/MWh/year
N2O	0.0081	lbs/MWh/year

Annual Emissions from Electricity Use:

	Total Emissions		Total CO2e Units	
CO2 emissions:	9377.3997	metric tons	**9377.4**	metric tons CO2e
CH4 emissions:	0.3911	metric tons	**8.2**	metric tons CO2e
N2O emissions:	0.1049	metric tons	**32.5**	metric tons CO2e
		Project Total	***9,418***	***metric tons CO2e***

Sources:
Table C.1 Comparison of GWPs from the IPCC's 2nd and 3rd TAR, App. C of the CCAR General Reporting Protocol (GAR), Ver. 3.1, Jan. 2009
Table C.2: CO2, CH4, and N2O Electricity Emission Factors by eGRID Subregion, Subregion CAMX, App C of the CCAR GAR, Ver. 3.1, Jan. 2009.

Emissions from Natural Gas Use

Total Project Usage: **844,300** therms/year

1 Therm = 0.1 Million Btu (MMBtu)

Emission Factors for Natural Gas Use:

CO2	11.67	lbs/therm
CH4	0.001	lbs/therm
N2O	0.00002	lbs/therm

Annual Emissions from Natural Gas Use:

	Total Emissions		Total CO2e Units	
CO2 emissions:	4469.2444	metric tons	**4469.2**	metric tons CO2e
CH4 emissions:	0.3830	metric tons	**8.0**	metric tons CO2e
N2O emissions:	0.0077	metric tons	**2.4**	metric tons CO2e
		Project Total	***4,480***	***metric tons CO2e***

Sources:
Table C.7: CO2 Emission Factors for Stationary Combustion, Appendix C of the CCAR GAR, Ver. 3.1, Jan. 2009
Table C.8 CH4 and N2O Emission Factors for Stationary Combustion by Fuel Type and Sector,
Appendix C of the CCAR Protocol, 2009 (for redisential, commercial, institutional uses).

Indirect Emissions from Solid Waste

Total Solid Waste: 5,279 tons/year
Landfill Gas: 599 tons/year

Annual Emissions from Solid Waste:

	Total Emissions		Total CO2e Units	
CO2 emissions:	381	tons	**346**	metric tons CO2e
CH4 emissions:	218	tons	**4151**	metric tons CO2e
		Project Total	***4,496***	***metric tons CO2e***

Sources:
State Workbook: Methodologies for Estimating Greenhouse Gas Emissions (pages 5-1 to 5-3)

Indirect Emissions from Water Use

Indoor Uses	117.28	MG/year
Outdoor Uses*	0.00	MG/year
Total Project Usage:	117.28	MG/year
Northern or Southern Ca?	Southern	

Annual Electricity Generation Associated with Water Uses

	Water Consumption (MG)	Energy Factor MWh/MG)		
Indoor Uses	117.28	13.022	1,527	MWh/year
Outdoor Uses	0.00	11.111	0	MWh/year
Total Project Usage			**1,527**	**MWh/year**

Emission Factors for Electricity Use:

CO2	742.12	lbs/MWh/year
CH4	0.0302	lbs/MWh/year
N2O	0.0081	lbs/MWh/year

Annual Emissions from Water Use:

	Total Emissions		Total CO2e Units	
CO2 emissions:	514.1	metric tons	**514.1**	metric tons CO2e
CH4 emissions:	0.0	metric tons	**0.4**	metric tons CO2e
N2O emissions:	0.0	metric tons	**1.7**	metric tons CO2e
		Project Total	***516***	***metric tons CO2e***

* - Input manually
Sources:
Table C.5: CO2 Emission Factors and Oxidation Rates for Stationary Combustion, Appendix C of the CCAR Protocol, 2009
Table C.6 Methane and Nitrous Oxide Emission Factors for Stationary Combustion by Fuel Type, Appendix C of the CCAR Protocol, 2009.
Table ES-1: Recommended Revised Water-energy Proxies, Refining Estimates of Water-Related Energy Use in California, CEC-500-2006-118.

Greenhouse Gas Emission Worksheet

Mobile Emissions

Project: Agoura Hills GPU - Net
Project Number: 100006439

From URBEMIS 2007 Vehicle Fleet Mix Output:
Daily Vehicle Miles Traveled (VMT): 436,976
Annual VMT: 159,496,379

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)
Light Auto	47.5%	0.0147	0.0069825	0.0079	0.0037525
Light Truck < 3750 lbs	11.0%	0.0157	0.001727	0.0101	0.001111
Light Truck 3751-5750 lbs	22.2%	0.0157	0.0034854	0.0101	0.0022422
Med Truck 5751-8500 lbs	9.9%	0.0326	0.0032274	0.0177	0.0017523
Lite-Heavy Truck 8501-10,000 lbs	1.8%	0.0326	0.0005868	0.0177	0.0003186
Lite-Heavy Truck 10,001-14,000 lbs	0.7%	0.0326	0.0002282	0.0177	0.0001239
Med-Heavy Truck 14,001-33,000 lbs	1.1%	0.0326	0.0003586	0.0177	0.0001947
Heavy-Heavy Truck 33,001-60,000 lbs	0.9%	0.0326	0.0002934	0.0177	0.0001593
Other Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Urban Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Motorcycle	3.5%	0.0147	0.0005145	0.0079	0.0002765
School Bus	0.1%	0.0326	0.0000326	0.0177	0.0000177
Motor Home	1.1%	0.0326	0.0003586	0.0177	0.0001947
Total			**0.0178602**		**0.0101788**

* from URBEMIS output
1 ton (short, US) = 0.90718474 metric ton.
1g = 0.000001 metric ton

Annual Mobile Emissions:

	Total Emissions		Total CO2e units	
CO2 Emissions*:	**81192.5**	tons CO2	**73,657**	metric tons CO2e
CH4 Emissions:	**2.8**	metric tons CH4	**60**	metric tons CO2e
N20 Emissions:	**1.6**	metric tons N2O	**503**	metric tons CO2e
		Project Total:	***74,220***	***metric tons CO2e***

* from URBEMIS output. 1 ton (short, US) = 0.90718474 metric ton.

Sources:
Table C.4: CH4 and N2O Emission Factors for Highway Vehicles by Model Year (g/mile),CCAR GAR, Version 3.1, January 2009.
Assume Model year 2005-present, gasoline fueled.
URBEMIS 2007, version 9.2.4.

Electricity Calcs

Project Area		*Electricity Generation Rate**	*Use*	*Subtotal (kWH/year)*	
116	units	5,626.50 kWH/year/unit	Single-family Residential	652,674	
413	units	5,626.50 kWH/year/unit	Multi-family Residential	2,323,745	
	sf	5.9 kWH/year/sf	School	-	
	sf	9.95 kWH/year/sf	Hotel	-	
625,794	sf	13.55 kWH/year/sf	Retail	8,479,509	
1098291	sf	12.95 kWH/year/sf	Office	14,222,868	
	sf	12.95 kWH/year/sf	Institutional	-	
273,445	sf	10.5 kWH/year/sf	Manufacturing	2,871,173	
	sf	10.5 kWH/year/sf	Miscellaneous (Comm/Rec)	-	
			Total	28,549,968	kWH/year

* From SCAQMD CEQA Handbook (use other rates as appropriate)

Natural Gas Calcs

Project Area		*Natural Gas Generation Rate**	*Use*	*Subtotal (cf/year)*	
116	units	4011.5 cf/unit/month	Single-family Residential	5,584,008	
413	units	4011.5 cf/unit/month	Multi-family Residential	19,880,994	
	sf	2.9 cf/sf/month	School	-	
	sf	4.35 cf/sf/month	Hotel	-	
625,794	sf	2.9 cf/sf/month	Retail	21,777,631	
1098291	sf	2 cf/sf/month	Office	26,358,984	
	sf	3.3 cf/sf/month	Institutional	-	
273,445	sf	3.3 cf/sf/month	Manufacturing	10,828,422	
	sf	13.55 cf/sf/month	Comm/Rec	-	
			Total	84,430,039	cf/year
				or	
				844,300.39	therms/year

* From SCAQMD CEQA Handbook (use other rates as appropriate)

Solid Waste Calcs

Project Area		*Solid Waste Generation Rate**	*Use*	*Subtotal (tons/year)*	
116	unit	4 lbs/unit/day	Single-family Residential	85	
413	unit	4 lbs/unit/day	Multi-family Residential	301	
	sf	0.007 lbs/sf/day	School	-	
	sf	0.059 lbs/sf/day	Hotel	-	
625,794	sf	0.005 lbs/sf/day	Shopping Center	571	
1098291	sf	0.006 lbs/sf/day	Office	1,203	
		0.006 lbs/sf/day	Institutional	-	
273,445	sf	0.0625 lbs/sf/day	Manufacturing	3,119	
	unit	0.005 lbs/sf/day	Comm/Rec	-	
			Total	5,279	tons/year

* City of Los Angeles, Bureau of Sanitation 1981

Water Calcs

Project	*Units*	*Water (gals/day/unit)*	*Water Usage (gals/day)*	*Type Description*	*Annual Water Usage (Million Gallons)*	
				Residential		
116	Unit	532	61712	Single-family Residential	22.52488	
413	Unit	532	219716	Multi-family Residential	80.19634	
	Acres	870	0	School	0	
	Acres	870	0	Hotel	0	
14	Acres	870	12498.6405	Retail/Service	4.562003781	
25	Acres	870	21935.56405	Office/Business Park	8.006480878	
	Acres	870	0	Institutional	0	
6	Acres	870	5461.36708	Manufacturing	1.993398984	
	Acres	870	0	Commercial Recreation	0	
	Acres	870	0	Park	0	
	Total		*0*		**117.28**	MG water (annual)

CAPCOA GHG Reduction Measures							
Measure	**Name**	**Recommended Reduction**	**Description**	**Notes**	**Project Feature/Equivalent**	**Project Reduction**	
						Low End	**High End**
MM T-1	Bike Parking	1%	Nonresidential projects provide plentiful short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces.	Range 1-5% for T-1 through T-4 combined		1.0%	1.0%
MM T-2	End of Trip Facilities	1%	Nonresidential projects provide “end-of-trip” facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).			1.0%	1.0%
MM T-3	Bike Parking at Multi-Unit Residential	1%	Long-term bicycle parking is provided at apartment complexes or condominiums without garages (e.g., one long-term bicycle parking space for each unit without a garage). Long-term facilities shall consist of one of the following: a bicycle locker, a locked room with standard racks and access limited to bicyclists only, or a standard rack in a location that is staffed and/or monitored by video surveillance 24 hours per day.				
MM T-4	Proximity to Bike Path/Bike Lanes	1%	Entire project is located within one-half mile of an existing/planned Class I or Class II bike lane and project design includes a comparable network that connects the project uses to the existing offsite facility. Project design includes a designated bicycle route connecting all units, onsite bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one half mile. Bicycle route connects to all streets contiguous with project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.			1.0%	1.0%

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-5	Pedestrian Network	1-10%	The project provides a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design includes a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets (with the exception of alleys) within the project have sidewalks on both sides. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs.	Range 1-5% for T-5 through T-6 combined		1.0%	5.0%
			Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.				
MM T-6	Pedestrian Barriers Minimized	1-10%	Site design and building placement minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and nonresidential uses that impede bicycle or pedestrian circulation are eliminated.				
MM T-7	Bus Shelter for Existing/Planned Transit Service	1-2%	Bus or streetcar service provides headways of one hour or less for stops within one-quarter mile; project provides safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-8	Traffic Calming	1-10%	Project design includes pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid “skewed intersections;” which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as on-street parking, planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).			1.0%	10.0%
MM T-9	Paid Parking (Parking Cash Out)	1-30%	Project provides employee and/or customer paid parking system. Project must have a permanent and enforceable method of maintaining user fees for all parking facilities. The facility may not provide customer or employee validations. Daily charge for parking must be equal to or greater than the cost of a transit day/monthly pass plus 20 percent.				
MM T-10	Minimum Parking	1-30%	Provide minimum amount of parking required. Once land uses are determined, the trip reduction factor associated with this measure can be determined by utilizing the ITE parking generation publication. The reduction in trips can be computed as shown below by the ratio of the difference of minimum parking required by code and ITE peak parking demand to ITE peak parking demand for the land uses multiplied by 50%. Percent Trip Reduction = 50 * [(min parking required by code – ITE peak parking demand)/ (ITE peak parking demand)]				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM T-11	Parking Reduction Beyond Code/Shared Parking	1-30%	Provide parking reduction less than code. This measure can be readily implemented through a shared parking strategy, wherein parking is utilized jointly among different land uses, buildings, and facilities in an area that experience peak parking needs at different times of day and day of the week.				
MM T-12	Pedestrian Pathway Through Parking	1-4%	Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.			1.0%	4.0%
MM T-13	Off-Street Parking	1-4%	Parking facilities are not adjacent to street frontage.				
MM T-14	Parking Area Tree Cover	Reduction of 3.1 kg/m2 canopy	Provide parking lot areas with 50 percent tree cover within 10 years of construction, in particular low emitting, low maintenance, native drought resistant trees. Reduces urban heat island effect and requirement for air conditioning, effective when combined with other measures (e.g., electrical maintenance equipment and reflective paving material).				
MM T-15	Valet Bicycle Parking	n/a, low	Provide spaces for the operation of valet bicycle parking at community event “centers” such as amphitheaters, theaters, and stadiums.				
MM T-16	Garage Bicycle Storage	n/a, low	Provide storage space in one-car garages for bicycles and bicycle trailers.				
MM T-17	Preferential Parking for EVs/CNG Vehicles	n/a, low	Provide preferential parking space locations for Electric Vehicles (EV) or Compressed Natural Gas (CNG) vehicles.				
MM T-18	Reduced/No Parking Fee for EVs/CNG Vehicles	n/a, low	Provide a reduced/no parking fee for EVs/CNG vehicles.				
MM T-19	TMA Membership	1-28%	Include permanent TMA membership and funding requirement. Funding to be provided by Community Facilities District or County Service Area or other nonrevocable funding mechanism. TDMs have been shown to reduce employee vehicle trips up to 28% with the largest reductions achieved through parking pricing and transit passes. The impact depends on the travel alternatives.				
MM T-20	ULEV	n/a, low	Use of and/or provide ULEV that are 50% cleaner than average new model cars (e.g., natural gas, ethanol, electric).				
MM T-21	Flex Fuel Vehicles	5466 lb GHG/year	Use of and/or provide vehicles that utilize gasoline/ethanol blends (e.g., E85).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-1	Office/Mixed Use Density	0.05%-2%	Project provides high density office or mixed-use proximate to transit. Project must provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.			0.1%	2.0%
MM D-2	Orientation to Existing/Planned Transit, Bikeway, or Pedestrian Corridor	0.4-1%	Project is oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses is minimized or nonexistent. Setback distance between different buildings on project site is minimized. Setbacks between project buildings and planned or existing sidewalks are minimized. Buildings are oriented towards existing or planned street frontage. Primary entrances to buildings are located along planned or existing public street frontage. Project provides bicycle access to any planned bicycle corridor(s). Project provides pedestrian access to any planned pedestrian corridor(s).			0.4%	1.0%
MM D-3	Services Operational	0.5-5%	Project provides on-site shops and services for employees.				
MM D-4	Residential Density (Employ Sufficient Density for New Residential Development to Support the Use of Public Transit)	1-40%	Project provides high-density residential development. Transit facilities must be within one quarter mile of project border. Project provides safe and convenient bicycle/pedestrian access to all transit stop(s) within one-quarter mile of project border.	See report for VMT reduction formula	See report for VMT reduction formula		

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-5	Street Grid	1%	Multiple and direct street routing (grid style). This measure only applies to projects with an internal CF >/= 0.80, and average of one-quarter mile or less between external connections along perimeter of project. [CF= # of intersections / (# of cul-de-sacs + intersections)]. Cul-de-sacs with bicycle/pedestrian through access may be considered “complete intersections” when calculating the project’s internal connectivity factor. External connections are bike/pedestrian pathways and access points, or streets with safe and convenient bicycle and pedestrian access that connect the project to adjacent streets, sidewalks, and uses. If project site is adjacent to undeveloped land; streets, pathways, access points, and right-of-ways that provide for future access to adjacent uses may count for up to 50% of the external connections. Block perimeter (the sum of the measurement of the length of all block sides) is limited to no more than 1,350 feet. Streets internal to the project should connect to streets external to the project whenever possible.				
MM D-6	NEV Access	0.5-1.5%	Make physical development consistent with requirements for neighborhood electric vehicles. Current studies show that for most trips, NEVs do not replace gas-fueled vehicles as the primary vehicle.				
MM D-7	Affordable Housing Component	0.4-6%	Residential development projects of five or more dwelling units provide a deed restricted low-income housing component on-site (or as defined in the code). Developers who pay into In-Lieu Fee Programs are not considered eligible to receive credit for this measure. The award of emission reduction credit shall be based only on the proportion of affordable housing developed on-site because in-lieu programs simply induce a net increase in development. Percentage reduction shall be calculated according to the following formula: % reduction = % units deedrestricted below market rate housing * 0.04				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-8	Recharging Area	n/a, low	Provide residential buildings with a “utility” room or space for recharging batteries, whether for use in a car, electric lawnmower, other electric landscaping equipment, or even batteries for small items such as flashlights.				
MM D-9	Urban Mixed-Use	3-9%	Development of projects predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with functional interrelationships and a coherent physical design.				
MM D-10	Suburban Mixed-use	3%	Have at least three of the following on site and/or offsite within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office.				
MM D-11	Other Mixed-Use	1%	All residential units are within one-quarter mile of parks, schools or other civic uses.				
MM D-12	Infill Development	3-30%	Project site is on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, where the destinations rating of the development site (measured as the weighted average travel time to all other regional destinations) is improved by 100% when compared to an alternate greenfield site.			3.0%	30.0%
MM D-13	Electric Lawnmower	1%	Provide a complimentary electric lawnmower to each residential buyer.				
MM D-14	Enhanced Recycling/Waste Reduction, Reuse, Composing	n/a, low	Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.				
MM D-15	LEED Certification	n/a, moderate	LEED promotes a wholebuilding approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.				
MM D-16	Retro-Commissioning	8-10% (energy usage)	The process ensures that all building systems perform interactively according to the contract documents, the design intent and the owner’s operational needs to optimize energy performance.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM D-17	Landscaping	n/a, low	Project shall use drought resistant native trees, trees with low emissions and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will admit summer sun; evergreen plantings on the north side will slow cold winter winds; constructing a natural planted channel to funnel summer cooling breezes into the house. Neighborhood CCR's not requiring that front and side yards of single family homes be planted with turf grass. Vegetable gardens, bunch grass, and low-water landscaping shall also be permitted, or even encouraged.			0.1%	1.0%
MM D-18	Local Farmer's Market	n/a, low	Project shall dedicate space in a centralized, accessible location for a weekly farmers' market.				
MM D-19	Community Gardens	n/a, low	Project shall dedicate space for community gardens.				
MM E-1	High-Efficiency Pumps	n/a, low	Project shall use high-efficiency pumps.				
MM E-2	Wood Burning Fireplaces/Stoves	n/a, low	Project does not feature fireplaces or wood burning stoves.				
MM E-3	Natural Gas Stove	n/a, low	Project features only natural gas or electric stoves in residences.				
MM E-4	Energy Star Roof	0.5-1%	Project installs Energy Star labeled roof materials.				
MM E-5	On-site Renewable Energy System	1-3%	Project provides onsite renewable energy system(s). Nonpolluting and renewable energy potential includes solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. When applying these strategies, projects may take advantage of net metering with the local utility.				
MM E-6	Exceed Title 24	1%	Project exceeds title 24 requirements by 20%.				
MM E-7	Solar Orientation	1%	Project orients 75 percent or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM E-8	Nonroof Surfaces	1%	Provide shade (within 5 years) and/or use light-colored/highalbedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's nonroof impervious surfaces, including parking lots, walkways, plazas, etc.; OR place a minimum of 50% of parking spaces underground or covered by structured parking; OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. The mitigation measure reduces heat islands (thermal gradient differences between developed and undeveloped areas to minimize impact on microclimate and human and wildlife habitats. This measure requires the use of patented or copyright protected methodologies created by the ATSM.				
MM E-9	Low Energy Cooling	1-10%	Project optimizes building's thermal distribution by separating ventilation and thermal conditioning systems.				
MM E-10	Green Roof	1%	Install a vegetated roof that covers at least 50% of roof area. The reduction assumes that a vegetated roof is installed on a least 50% of the roof area or that a combination high albedo and vegetated roof surface is installed that meets the following standard: (Area of SRI Roof/0.75) + (Area of vegetated roof/0.5) >= Total Roof Area. Water consumption reduction measures shall be considered in the design of the green roof.				
MM E-11	EV Charging Facilities	n/a, low	Project installs EV charging facilities.				
MM E-12	Light Colored Paving	n/a, low	Project provides light-colored paving (e.g., increased albedo pavement).				
MM E-13	Cool Roofs	n/a, low	Project provides cool roofs. Highly reflective, highly emissive roofing materials that stay 50 60°F cooler than a normal roof under a hot summer sun. CA's Cool Savings Program provided rebates to building owners for installing roofing materials with high solar reflectance and thermal emittance.			0.1%	1.0%
MM E-14	Solar Water Heaters	20-70% (energy)	Project provides solar water heaters.				
MM E-15	Electric Yard Equipment Compatibility	n/a, low	Project provides electrical outlets at building exterior areas.				
MM E-16	Energy Efficient Appliance Standards	n/a, low	Project uses energy efficient appliances (e.g., Energy Star).				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM E-17	Green Building Materials	n/a, low	Project uses materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.				
MM E-18	Shading Mechanisms	n/a, low	Install energy-reducing shading mechanisms for windows, porch, patio and walkway overhangs.				
MM E-19	Ceiling/Whole House Fans	n/a, low	Install energy-reducing ceiling/whole-house fans.				
MM E-20	Programmable Thermostats	n/a, low	Install energy-reducing programmable thermostats that automatically adjust temperature settings.				
MM E-21	Passive Heating and Cooling Systems	n/a, low	Install energy-reducing passive heating and cooling systems				
MM E-22	Day Lighting Systems	n/a, low	Install energy-reducing day lighting systems (e.g., skylights, light shelves and interior transom windows), (e.g., insulation and ventilation).				
MM E-23	Water Use Appliances	n/a, low	Require the installation of low-water use appliances.			0.1%	1.0%
MM E-24	Goods Transport by Rail	n/a, moderate	Provide a spur at nonresidential projects to use nearby rail for goods movement.				
MM S-1	GHG Emissions Reductions Education	n/a, low	Provide local governments, businesses, and residents with guidance/protocols/information on how to reduce GHG emissions (e.g., energy saving, food miles).				
MM S-2	School Curriculum	n/a, low	Include how to reduce GHG emissions (e.g., energy saving, food miles) in the school curriculum.				
MM C-1	ARB Certified Diesel Construction Equipment	n/a, low	Use ARB-certified diesel construction equipment. Increases CO2 emissions when trapped CO and carbon particles are oxidized (Catalyst Products 2007, ETC 2007).				
MM C-2	Alternative Fuel Construction Equipment	n/a, low	Use alternative fuel types for construction equipment. At the tailpipe biodiesel emits 10% more CO2 than petroleum diesel. Overall lifecycle emissions of CO2 from 100% biodiesel are 78% lower than hose of petroleum diesel (NREL 1998, EPA 2007b).				
MM C-3	Local Building Materials	n/a, low	Use locally made building materials for construction of the project and associated infrastructure.				
MM C-4	Recycle Demolished Construction Material	n/a, low	Recycle/Reuse demolished construction material. Use locally made building materials for construction of the project and associated infrastructure.				

Measure	Name	Recommended Reduction	Description	Notes	Project Feature/Equivalent	Project Reduction	
						Low End	High End
MM M-1	Off-Site Mitigation Fee Program	n/a, low	Provide/Pay into an off-site mitigation fee program, which focuses primarily on reducing emissions from existing development and buildings through retro-fit (e.g., increased insulation).				
MM M-2	Offset Purchase	n/a, low	Provide/purchase offsets for additional emissions by acquiring carbon credits or engaging in other market "cap and trade" systems.				
ate Change, CAPCOA, January 2008			**TOTAL**	Low-end		**9.6%**	
				High-end			**58.0%**

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Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\21502\Desktop\Agoura Hills\AQ Stuff\Net Increase - Mobile Emissions - Annual.urb924

Project Name: Agoura Hills - Net Development

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	22.05	22.76	239.28	0.81	137.61	26.66	81,192.52

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	22.05	22.76	239.28	0.81	137.61	26.66	81,192.52

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	0.49	0.47	5.09	0.02	2.84	0.55	1,688.12
Apartments low rise	0.93	0.80	8.67	0.03	4.84	0.94	2,872.46
Regnl shop. center	11.57	12.34	128.07	0.43	74.31	14.39	43,751.31
Office park	6.97	7.01	75.20	0.25	42.71	8.28	25,280.14
Business Park/Manufacturing	2.09	2.14	22.25	0.08	12.91	2.50	7,600.49
TOTALS (tons/year, unmitigated)	22.05	22.76	239.28	0.81	137.61	26.66	81,192.52

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2035 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	38.67	7.70	dwelling units	116.00	893.20	9,023.82
Apartments low rise	25.81	3.68	dwelling units	413.00	1,519.84	15,354.64
Regnl shop. center		42.03	1000 sq ft	625.79	26,301.95	236,007.41
Office park		11.59	1000 sq ft	1,098.29	12,729.18	135,591.24
Business Park/Manufacturing		16.71	1000 sq ft	273.44	4,569.18	40,999.27
					46,013.35	436,976.38

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	48.0	0.0	100.0	0.0
Light Truck < 3750 lbs	7.4	0.0	100.0	0.0
Light Truck 3751-5750 lbs	24.4	0.0	100.0	0.0
Med Truck 5751-8500 lbs	11.8	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	66.7	33.3
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.7	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.4	0.0	92.9	7.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

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Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
% of Trips - Commercial (by land use)						
Regnl shop. center				2.0	1.0	97.0
Office park				48.0	24.0	28.0
Business Park/Manufacturing				2.0	1.0	97.0

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\21502\Desktop\Agoura Hills\AQ Stuff\Existing Uses - Mobile Emissions - Annual.urb924

Project Name: Agoura Hills - Existing

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	79.29	77.64	823.70	2.74	469.53	91.01	277,564.48

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	79.29	77.64	823.70	2.74	469.53	91.01	277,564.48

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	22.47	21.50	233.24	0.76	130.18	25.26	77,304.41
Apartments low rise	5.19	4.44	48.22	0.16	26.91	5.22	15,982.82
Elementary school	4.39	2.71	28.51	0.10	16.39	3.18	9,670.92
City park	0.05	0.04	0.37	0.00	0.21	0.04	125.88
Hotel	2.08	2.01	20.93	0.07	12.13	2.35	7,142.51
Regnl shop. center	22.65	24.16	250.73	0.85	145.47	28.17	85,652.01
Office park	14.81	14.90	159.75	0.53	90.72	17.59	53,704.03
Government (civic center)	1.18	1.24	12.97	0.04	7.49	1.45	4,417.32
Business Park/Manufacturing	6.44	6.62	68.73	0.23	39.88	7.72	23,478.58
Multipurpose Recreation Facility	0.03	0.02	0.25	0.00	0.15	0.03	86.00
TOTALS (tons/year, unmitigated)	79.29	77.64	823.70	2.74	469.53	91.01	277,564.48

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2035 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	1,770.67	7.70	dwelling units	5,312.00	40,902.40	413,228.76

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Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments low rise	143.62	3.68	dwelling units	2,298.00	8,456.64	85,435.74
Elementary school		1.29	students	4,189.00	5,403.81	52,038.69
City park		1.59	acres	47.00	74.73	678.74
Hotel		8.17	rooms	519.00	4,240.23	38,511.89
Regnl shop. center		42.03	1000 sq ft	1,225.11	51,491.37	462,032.05
Office park		11.59	1000 sq ft	2,333.16	27,041.32	288,044.18
Government (civic center)		27.92	1000 sq ft	92.01	2,568.92	23,801.04
Business Park/Manufacturing		16.71	1000 sq ft	844.68	14,114.60	126,650.32
Multipurpose Recreation Facility		2.35	1000 sq ft	22.00	51.70	463.90
					154,345.72	1,490,885.31

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	48.0	0.0	100.0	0.0
Light Truck < 3750 lbs	7.4	0.0	100.0	0.0
Light Truck 3751-5750 lbs	24.4	0.0	100.0	0.0
Med Truck 5751-8500 lbs	11.8	0.0	100.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.9	0.0	78.9	21.1
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	66.7	33.3
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.7	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0

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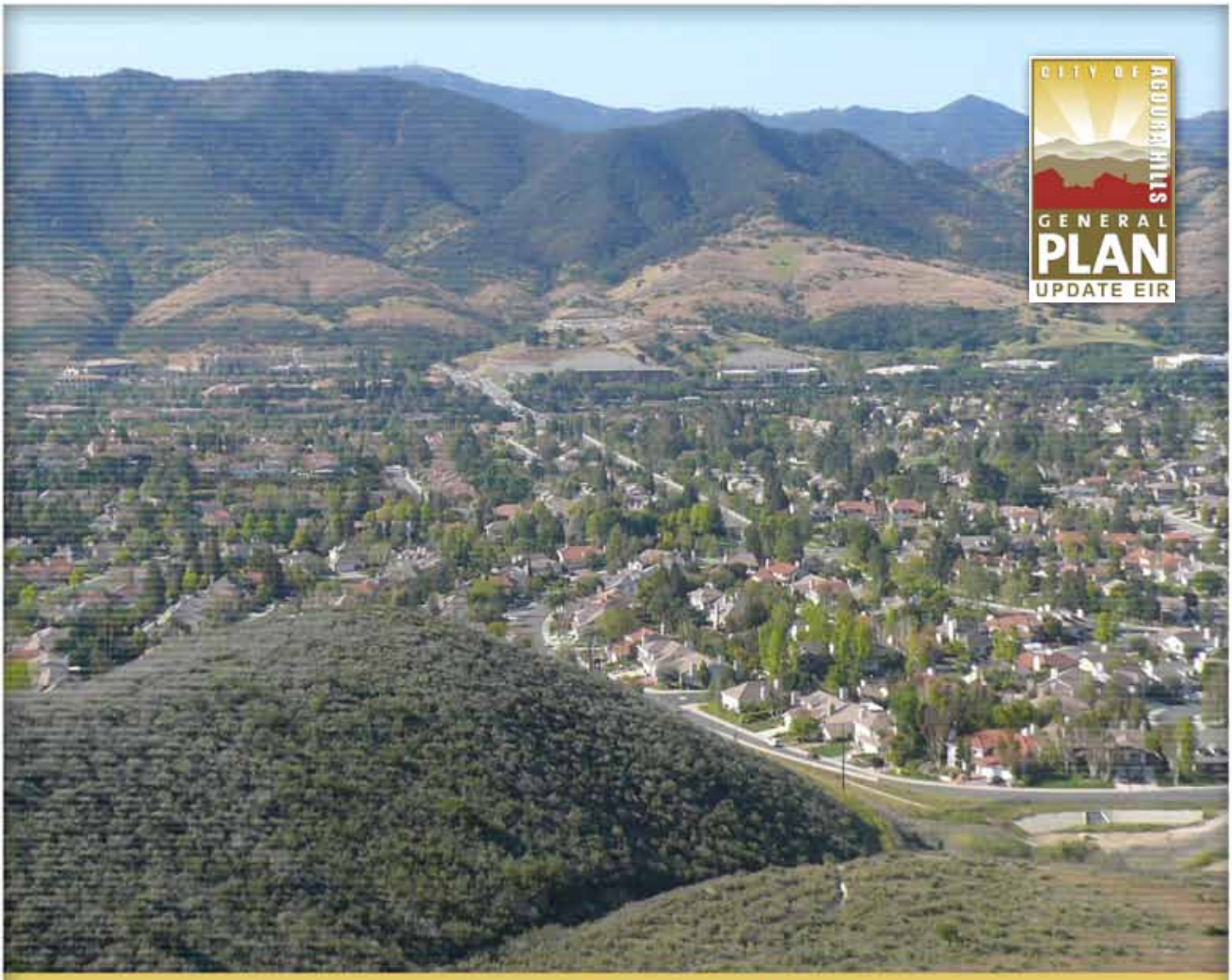
Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.5	32.0	68.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.4	0.0	92.9	7.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Elementary school				20.0	10.0	70.0
City park				5.0	2.5	92.5
Hotel				5.0	2.5	92.5
Regnl shop. center				2.0	1.0	97.0
Office park				48.0	24.0	28.0
Government (civic center)				10.0	5.0	85.0
Business Park/Manufacturing				2.0	1.0	97.0
Multipurpose Recreation Facility				2.0	1.0	97.0



CITY OF AGOURA HILLS
GENERAL PLAN
UPDATE EIR

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

Contents

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Appendix A Notice of Preparation (NOP) and NOP Comment Letters

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

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

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
e-mail: 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)) 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,

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
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(818) 581-9293 Cell
Fernandeno
Tataviam

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

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

Coastal Band of the Chumash Nation
Janet Garcia,Chairperson
P.O. Box 4464
Santa Barbara , CA 93140
805-964-3447
Chumash

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.

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

ARNOLD SCHWARZENEGGER
GOVERNOR

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

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Los Angeles

SCH# 2009031018

Resources Agency

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

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Jeff Drongesen
- [ ] **Fish & Game Region 3**
  Robert Floerke
- [ ] **Fish & Game Region 4**
  Julie Vance
- [x] **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 Getchel
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [x] **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
- [x] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **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
- [x] **California Highway Patrol**
  Scott Loetscher
  Office of Special Projects
- [x] **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
- [x] **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
- [x] **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 Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

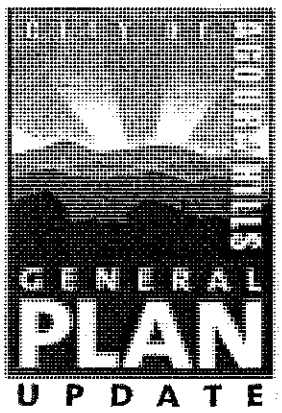
Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **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** ______________

Last Updated on 03/24/2009

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

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

  - 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

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • 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 aualysis aud 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.

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 PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: 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. 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 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 sitting 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

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 he 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

M E M O R A N D U M

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 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

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

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. Thank you.

Sincerely,

Jacob Lieb, Manager
Assessment, Housing & EIR

DOCS# 151937

COMMENTS ON THE NOTICE OF PREPARTION 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[1]

	2010	2015	2020	2025	2030	2035
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[1]

	2010	2015	2020	2025	2030	2035
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[1]

	2010	2015	2020	2025	2030	2035
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

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.	***Consistent:*** *Statement as to why* ***Not-Consistent:*** *Statement as to why* *or* ***Not Applicable:*** *Statement as to why*
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	***Consistent:*** *Statement as to why* ***Not-Consistent:*** *Statement as to why* *or* ***Not Applicable:*** *Statement as to why*
RTP G3	Preserve and ensure a sustainable regional transportation system.	***Consistent:*** *Statement as to why* ***Not-Consistent:*** *Statement as to why* *or* ***Not Applicable:*** *Statement as to why*
Etc.	Etc.	Etc.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Rodriguez
Director

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

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

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.

Sincerely,

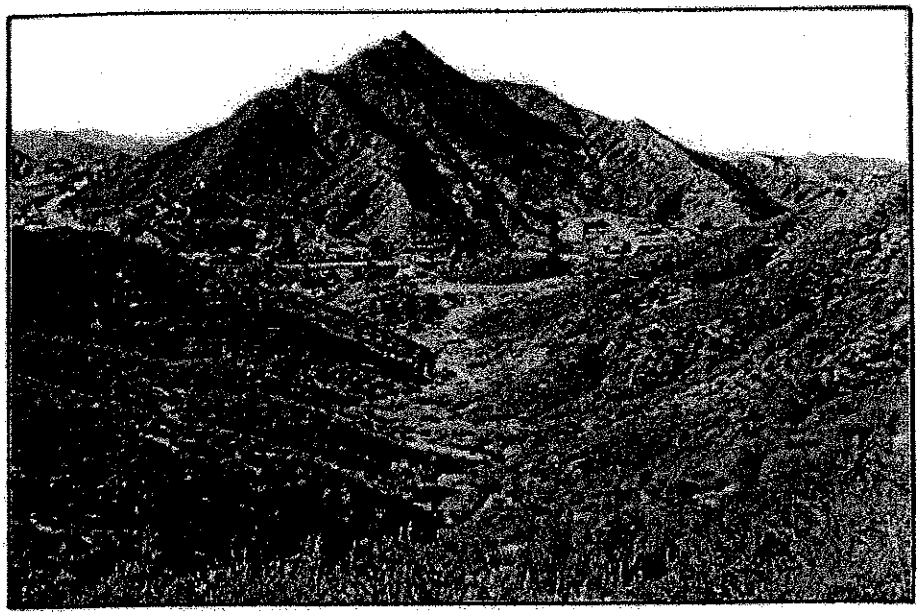
Julie Yom
Park Planner

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

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.

Ventura Freeway Corridor Areawide Plan Policy Committee

County of Los Angeles
Third Supervisorial District
Ed Edelman
Zev Yaroslavsky
Ginny Kruger
David Michaelson

City of Agoura Hills
Ed Kurtz
Darlene McBane
Joan Yacavone

City of Calabasas
Charles Cate
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Ken Rufener

Las Virgenes Unified School District
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National Park Service
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Ventura Freeway Corridor Areawide Plan Technical Advisory Committee

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Nancy Arkin
Melanie Beck
Scott Erickson
Tedra Fox

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 consist 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."*[1]

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.

---

[1]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.

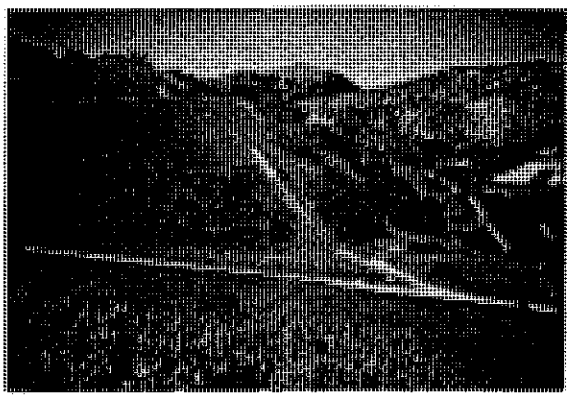
The 2550-mile long Pacific Crest Trail (a National Scenic Trail) passes through northern Los Angeles County mostly in the San Gabriel Mountains, Sierra Pelona Range, and mountains northeast of Pyramid Lake (Angeles National Forest), as well as through intervening private lands,

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

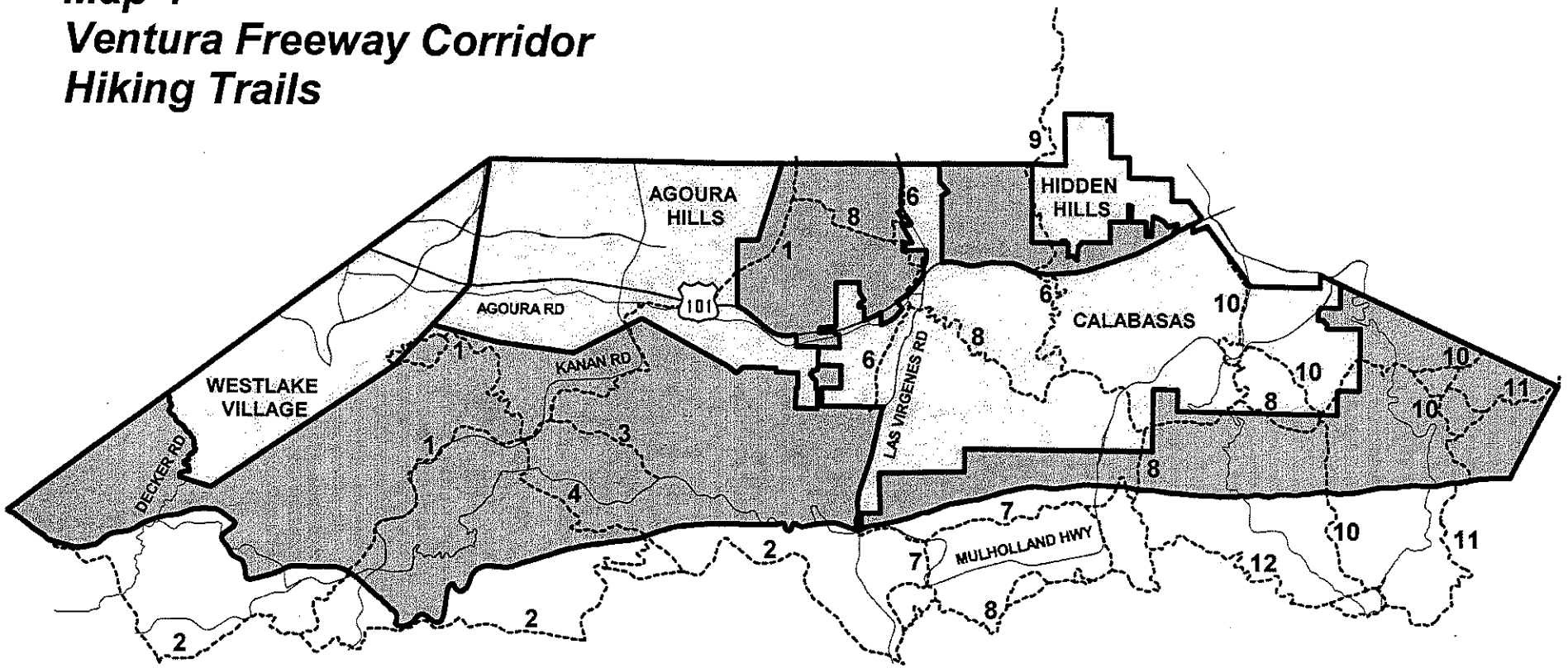
d. Locate and design parking for recreation areas in a manner compatible with the need for preservation of natural resources, including scenic values, wildlife habitats and corridors, and water and groundwater quality.

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

N *W* *E* *S*

0 *4* *8* *12 Miles*

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.

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