Agoura Village Specific Plan

February 2024 Draft

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Chapter 1
Introduction

A. Purpose and Intent
B. Vision
C. Relationship to Other Planning Documents and Overlays
D. Document Organization

1 INTRODUCTION
Purpose and Intent

A. Purpose and Intent

The Agoura Village Specific Plan (the Plan) is the result of a long-range planning effort launched by the City of Agoura Hills that will lead to the revitalization, the appropriate uses, and the beautification of the Agoura Village (the Village).

Specific Plan Area Overview

The Specific Plan area is located about half-way between Westlake Village and Calabasas off of Highway 101 within the City of Agoura Hills. The Specific Plan area runs along both sides of Agoura Road, one block west of Kanan Road to approximately two blocks east of Cornell Road. Roadside Drive and Highway 101 border much of the area to the north and open space borders the south (refer to Figure 1.1 - Context Map.) The area encompasses about 135 acres of developed and undeveloped area and is characterized by various existing commercial uses including retail, restaurant, office, and services. About 66 acres of the total acreage is vacant. The Village area is presently characterized by a mix of land uses and parcels of various shapes and sizes with little sense of place and cohesion.

A Strategic Plan was prepared in 2008 to provide a more in-depth analysis of the Village area. The Strategic Plan consisted of an Opportunities and Constraints Analysis Report, Architectural Design Guidelines, and an Urban Design Plan. These components, along with the public outreach that was conducted during that process, provide the foundation for the development of the Plan. The approach of the Plan consisted of a "Village Concept Plan" embracing a pedestrian-friendly, vibrant, and entertainment-oriented village.

In 2022, the Plan was amended to incorporate the Affordable Housing Opportunity Sites to address the Sixth Cycle Regional Housing Needs Assessment allocation. A market analysis was prepared to guide the appropriate mix of uses to encourage a vibrant and viable village area. The Market Assessment is included as Appendix B.

Fifteen (15) Planning Principles, included on the following page, were established as a framework for a Citizens Advisory Group (CAG) to provide guidance and recommendations for revisions to the Plan. The CAG met with the project team (Staff and RRM Design Group) between February 2021 and January 2022 for a total of 11 meetings. Staff also met with property owners and summarized CAG's feedback in May 2022. Staff presented their recommendations to City Council on June 22, 2022. The presentation is included in Appendix C.

Purpose of the Specific Plan

The Agoura Village Specific Plan is a comprehensive document that clearly identifies the vision for the planning area, articulates economic goals, and provides regulations and guidelines for new development and redevelopment, streetscape beautification, and mobility improvements. It establishes a framework for development within the area, with a logical system of circulation and parking, improvements to the streetscape, and a cohesive set of public improvements that will lead to the creation of a true pedestrian-friendly sense of place in the Village.

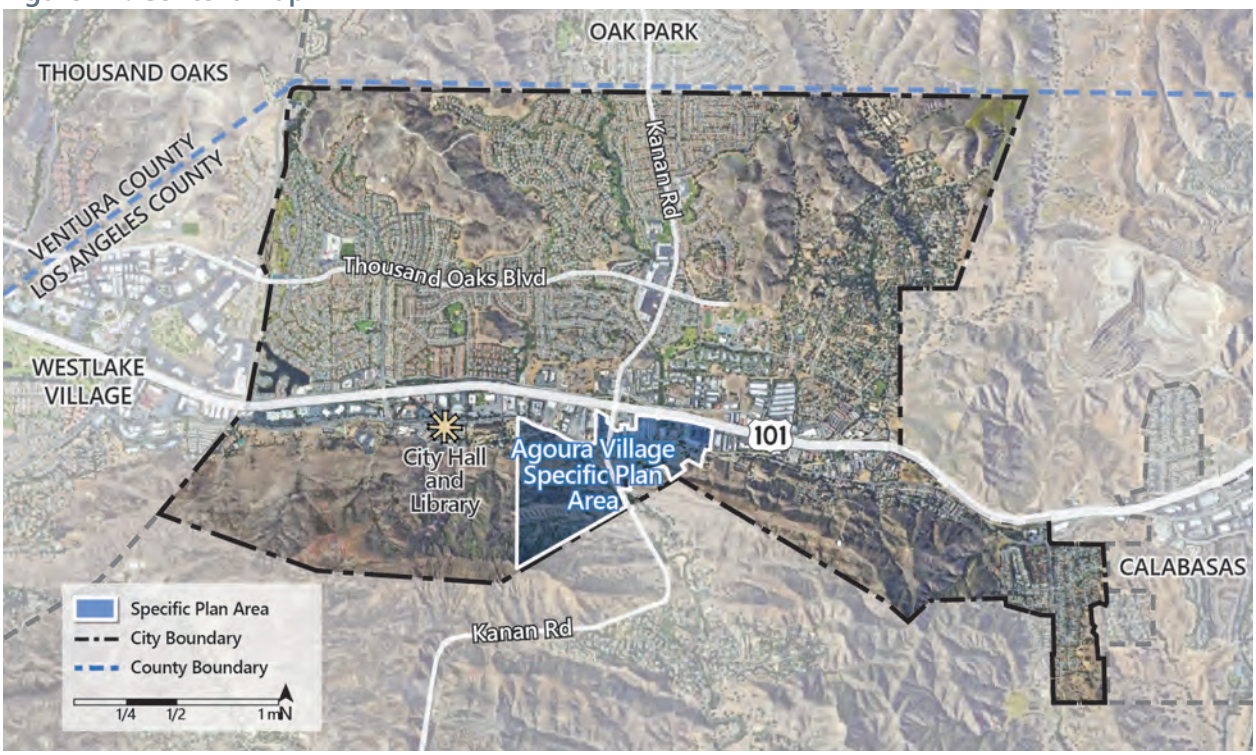
The Plan allows for more flexibility than what is presently allowed by City zoning regulations and requires more unique developments than those anticipated under existing rules and procedures. It establishes appropriate land uses, objective design standards architectural design guidelines, and sets into place regulations to implement the "vision."

Planning Principles

- **PLANNING PRINCIPLE 1:** Revisit the existing vision of the Plan to ensure it includes, among other things, primary goals of being pedestrian-friendly, bike-friendly, supportive of active transportation and alternate modes of transport, mindful of climate change impacts, COVID impacts, energy efficiency building standards, fire resiliency, and a village-concept that is connected with complimentary land uses.
- **PLANNING PRINCIPLE 2:** Use the Vision and the updated market demand study for the Agoura Village Specific Plan to guide the Plan update process.
- **PLANNING PRINCIPLE 3:** The Plan vision identifies commercial as primary and residential as secondary. With new Market demand and Economic trends, consider adjusting the overall amount of commercial and residential allowed to create a viable mixed use plan.
- **PLANNING PRINCIPLE 4:** Consider allowing mixed-use redevelopment of certain existing commercial properties, and/or relocating certain land uses and development density from the south side of Agoura Road to the north side to fulfill the vision of the Plan.
- **PLANNING PRINCIPLE 5:** Coordinate with the City's 6th Cycle Housing Element Update and ensure that the Plan provides the opportunity for the City to meet its Regional Housing Need Allocation established by the Department of HCD.
- **PLANNING PRINCIPLE 6:** Ensure that the Plan is consistent with and enables implementation of the City/County Fire and Emergency Evacuation Plan.
- **PLANNING PRINCIPLE 7:** Clarify how building height is measured and amend the Plan to follow the City zoning regulation regarding building height being measured from finished grade, instead of natural grade.
- **PLANNING PRINCIPLE 8:** Reconsider allowable building heights along Agoura Rd. and Kanan Rd. frontages to maximize and/or preserve viewsheds to the surrounding hills and open space.
- **PLANNING PRINCIPLE 9:** Eliminate or provide clarification on the "bonus density" in the residential category in all zones.
- **PLANNING PRINCIPLE 10:** Consider allocating specific number of housing units per parcel, as opposed to per zone.
- **PLANNING PRINCIPLE 11:** Ensure that the Plan supports Active Transportation and prioritizes appropriate circulation and connectivity consistent with the General Plan.
- **PLANNING PRINCIPLE 12:** Collaborate with existing development applicants to accommodate these principles to the extent feasible. Consider incentive options to encourage developers to modify current plans to align with the updated Plan.
- **PLANNING PRINCIPLE 13:** Incorporate clear and specific signage and lighting standards within the Plan update.
- **PLANNING PRINCIPLE 14:** Consistency with Climate Action and Adaptation Plan (CAAP).
- **PLANNING PRINCIPLE 15:** Consider incorporating design standards that support a sustainable wildlife urban interface.

1 INTRODUCTION
Vision

Figure 1-1: Context Map



B. Vision

The vision for the Village is to create a welcoming pedestrian friendly atmosphere that captures the character of Agoura Hills. The Plan envisions the Village will become a destination for residents and visitors. The Village is directly south of Highway 101 which provides easy access to and from the region. The Village serves as the gateway to the Santa Monica Mountains. The Plan provides standards and guidelines to shape future development to create an inviting space with an intimate streetscape lined with one- and two-story horizontal and vertical mixed-use buildings along Agoura Road and Kanan Road. The Village provides opportunities for residential development within proximity of retail, services, and entertainment uses. The Plan provides a balanced mix of uses, including retail, restaurant, hotel, and entertainment uses which will help create an attractive village atmosphere, with supportive office and residential uses that will bring housing and job opportunities to the area.

The Plan recognizes the importance of the Village's natural assets and provides a context-sensitive approach to development on the south side of Agoura Road. The vision promotes preserving natural hillsides as new development step in line with the natural grade. Through the standards in the document, development in the Village will be designed to respect and fit into the natural surroundings by protecting view corridors, retaining oak trees, preserving rock outcroppings, protecting creek and riparian habitat, and planting drought tolerant landscaping. The Plan standards guide future development to provide separation between buildings along Agoura Road to create opportunities to view Ladyface Mountain and the Santa Monica Mountains. This vision establishes a path for the Village to continue being a vibrant and walkable destination for people living, working, and visiting Agoura Hills.

C. Relationship to Other Planning Documents and Overlays

A Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. While the General Plan is the primary guide for growth and development in a community, the Plan is able to focus on the unique characteristics of a specialized area by customizing the vision, land uses, and development standards for that particular location. This Plan has been prepared pursuant to Section 65450 et seq. of the California Government Code.

The Plan document customizes the standards and regulations found in Article IX (Zoning) of the Agoura Hills Municipal Code (Zoning Ordinance) to help achieve the Village vision. With the exception of the affordable housing opportunity sites, where the Plan conflicts with the requirements of the Agoura Hills Municipal Code, the Plan provisions will take precedence. Where the Plan is silent on a topic, the Zoning Ordinance requirements remain in force.

Described below is the relationship of the Plan to other existing regulatory documents.

View along Agoura Rd, looking north-east

- ***City of Agoura Hills General Plan:*** This Plan is consistent with the Agoura Hills General Plan as it will be amended upon adoption of the Plan. It is the intent of the City Council that this Plan will lead to the systematic implementation of the General Plan goals and policies that relate to development in the Village area of the city. The General Plan goals for the Village include: Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills. In addition, the General Plan encourages the use of Specific Plans as a tool to implement general plan policies to provide for cohesive coordinated development with high profile areas of the community.
- ***Ladyface Mountain Specific Plan:*** Where this Specific Plan overlaps with the Ladyface Mountain Specific Plan, the Agoura Village Specific Plan supersedes the Ladyface Mountain Specific Plan. Village Area A (west of Kanan Road) and Village Area F of the Agoura Village Specific Plan (southwest corner of Kanan Road and Agoura Road) overlap with the Ladyface Mountain Specific Plan. The Ladyface Mountain Specific Plan has been amended to delete those territories from the Ladyface Mountain Specific Plan such that only the Agoura Village Specific Plan applies.
- ***Hillside and Significant Ecological Area provisions and the Grading Ordinance (California Building Code Appendix J):*** All provisions of Division 2 (Hillside and Significant Ecological Areas) of Part 2 of Chapter 6 of Article IX of the Agoura Hills Municipal Code (AHMC) apply, except for subsections A and B of Section 9652.13.
- ***Freeway Corridor Overlay District:*** Portions of the Plan overlap the Freeway Corridor Overlay District. The Zoning Ordinance and Map will be amended to delete the Freeway Corridor Overlay from all properties in the Village.

1 INTRODUCTION
Relationship to Other Planning Documents and Overlays

» ***Open Space Zoning:*** Any property located in the Village area that has a land use designation of Restricted Open Space (OS-R) or Restricted Open Space Deed Restricted (OS-R/DR) at the time of adoption of the Plan shall be subject to Ordinance No. 99-300. Ordinance No. 99-300 requires a 2/3 vote of residents to utilize the property for any use other than those uses listed in the Open Space Zone in the Zoning Ordinance.

» ***Affordable Housing Overlay:*** Sites shown within Figures 2-1 through 2-6, labeled as Affordable Housing Overlay, are identified in the adopted Sixth Cycle Housing Element 2021-2029 as housing opportunity sites and are within the Affordable Housing (AH) Overlay District pursuant to the City of Agoura Hills Municipal Code. A site designated with the AH Overlay District may be developed in the manner provided in Part 3 (Affordable Housing Overlay District) of Chapter 5 of Title IX of the Agoura Hills Municipal Code, or in the manner provided in the Plan. Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the Plan, unless specifically indicated in Part 3 of Chapter 5 of Title IX. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval process and permit requirements provided by Part 3 (Affordable Housing Overlay District) of Chapter 5 of Title IX of the Agoura Hills Municipal Code.

» ***Climate Action and Adaptation Plan:*** The Climate Action and Adaptation Plan (CAAP) is intended to ensure the City of Agoura Hills achieves greenhouse gas reductions through local action. The CAAP identifies goals and policies to increase energy efficiency, decrease energy demand through reducing urban heat island effect, decrease greenhouse gas emissions through reducing vehicle miles traveled, decrease greenhouse gas emissions through reducing solid waste generation, and decrease greenhouse gas emissions though increasing clean energy use. The Plan is consistent with the goals and measures in the CAAP. All projects shall demonstrate compliance with the CAAP as amended.

» ***Multi-Jurisdictional Hazard Mitigation Plan:*** The Las Virgenes-Malibu Council of Government's (COG) Multi-Jurisdictional Hazard Mitigation Plan (2018) was prepared by the Las Virgenes-Malibu COG to meet the Disaster Mitigation Act of 2000. The 2018 version updated the original 2005 Multi-Jurisdiction Hazard Mitigation Plan. The City of Agoura Hills is one of five cities in the COG, along with the cities of Malibu, Westlake Village, Calabasas and Hidden Hills. The mission of the Multi-Jurisdictional Hazard Mitigation Plan is to promote sound public policy and programs in the City of Agoura Hills and other COG member cities to protect the public, critical facilities, infrastructure, private and public properties, and the environment from natural and human generated hazards. The Hazard Mitigation Plan contains risk assessments and hazard mitigation goals and strategies. It addresses areas of earthquake, wildfire, climate change, energy disruption, landslide and debris flows, windstorm, and flood/severe winter storm, among other topics. The Las Virgenes-Malibu Council of Government's Multi-Jurisdictional Hazard Mitigation Plan is incorporated in the General Plan.

View of Agoura Road and Kanan Road intersection looking toward Ladyface Mountain

D. Document Organization

The Plan has been organized as follows:

Chapter 1 includes project background, including prior work efforts that lay the foundation for this plan. Also included in this chapter is a description of the vision for this area and the data gathering process.

Chapter 2 provides direction on the land use and development standards, depicting the overall layout of land uses within the Village, which are contained in six different Village Areas. The Land Use chapter also includes a detailed description of development standards, allowable uses, objective design standards, and design guidelines.

Chapter 3 focuses on streetscape beautification, gateways and monument signage, and streetscape furnishings to create a unified and cohesive village.

Chapter 4 focuses on mobility, illustrating the preferred circulation pattern throughout the Village. The Plan places emphasis on pedestrian circulation, consolidated parking, and a connection to surrounding open spaces via a trail system.

The final three chapters in the plan, ***Chapter 5***: Infrastructure and Public Services, ***Chapter 6:*** Implementation, and ***Chapter 7***: Plan Administration, are intended to provide a foundation from which to guide the successful implementation of the Plan and ensure its objectives are integrated effectively with the goals of existing documents, including the City's General Plan and the Ladyface Mountain Specific Plan, which is adjacent to the Village area.

View of Agoura Road and Kanan Road intersection looking west

1 INTRODUCTION

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Chapter 2

Land Use, Regulations, & Guidelines

A. Introduction
B. Village Areas
C. Land Uses
D. Development Standards
E. Objective Design Standards
F. Design Guidelines

2 LAND USE, REGULATIONS, & GUIDELINES
Introduction

A. Introduction

In concert with design guidelines, streetscape beautification, and other public improvements recommended for the Village described in Chapters 3 and 4, standards for new development are intended to reinforce the desired cohesive character of the area. These standards are also intended to improve overall aesthetic appearance and to serve as the incentive for private investment in the Village.

This chapter focuses on regulations and standards for proposed development within the Village. These standards are mandatory requirements that must be satisfied for all new buildings, renovations, or additions. Non-conforming lots, buildings, uses, and standards shall be governed by Chapter VII (Nonconforming Lots, Uses, Buildings and Land) of Article IX of the Agoura Hills Municipal Code.

Unless otherwise noted in the Plan, permit requirements are as specified in the Zoning Ordinance. Where the Plan is silent, the Zoning Ordinance requirements remain in force. With the exception of the affordable housing opportunity sites, where the Plan and the Zoning Ordinance are in conflict, the Plan shall take precedence. Application procedures and processing requirements are provided in Chapter 7, Plan Administration of this Plan.

View along Agoura Rd, east of Kanan Rd, looking west (Village Area A).

B. Village Areas

The Plan identifies six Village Areas (Areas A through F), as shown in Figure 2-1: Village Areas. Each Village Area has a unique set of applicable allowable uses and development standards. These Village Areas have been identified based on parcel configuration, existing mix-of-uses, topographic conditions, and in relation to the roadway network. All of the Village Areas have at least a portion of their frontages along Agoura Road, which traverses the area east-west, as a focal point for the Village Area, with its distinctive streetscape treatments and unique character. Kanan Road and Cornell Road represent the north-south connections. These Village Areas are adjacent to Medea, Lindero Canyon, and Chesebro Creeks. The Plan requires new development to provide connectivity to these Creeks.

View along Agoura Rd at Kanan Rd, looking west (Village Area A and Village Area E).

Figure 2-1: Village Areas

2 LAND USE, REGULATIONS, & GUIDELINES
Village Areas

Table 2.1: Specific Plan Buildout Summary

APN(s)	Total Area		Net Area		Potential Residential Development (Dwelling Units per Acre)				Full Allowable Buildout	
	Square Feet	Acres	Square Feet	Acres	6	15	20	25	Commercial (Square Feet)	Dwellling Units
Village Area A										
2061-032-021, -022	321,158	7.4	215,176	4.9	29	74	99	123	75,311	123
2061-031-020, -022	538,837	12.4	361,021	8.3	49	124	166	207	126,357	207
2061-032-010, -023, -024	98,160	2.3	65,767	1.5	9	23	-	-	23,019	23
Total - Village Area A	958,155	22	641,964	14.7	88	221	265	331	**224,687**	**353**
Village Area B										
2061-006-036, -035	216,769	5.0	145,235	3.3	20	50	-	-	50,832	83
2061-006-042, -048	77,259	1.8	51,763	1.2	7	18	24	30	18,117	30
2061-006-056	39,534	0.9	26,488	0.6	4	9	12	15	9,271	15
2061-006-047	12,001	0.3	8,041	0.2	1	3	-	-	2,814	3
2061-006-008	50,599	1.2	33,901	0.8	5	12	-	-	11,865	12
2061-006-052	40,676	0.9	27,253	0.6	4	9	-	-	9,538	9
Total - Village Area B	436,838	10.0	292,681	6.7	40	101	36	45	**102,438**	**119**
Village Area C										
2061-007-041, -052, -054, -051, -055, -031	451,327	10.361	302,389	6.9	42	104	139	174	105,836	174
2061-006-044	288,178	6.616	193,079	4.4	27	66	89	111	67,578	111
Total - Village Area C	739,505	17.0	495,468	11.4	68	171	227	284	**173,414**	**284**
Village Area D										
2061-029-007 through -016, 2061-029-023, 2061-030-002 through -013, 2061-030-017	226,966	5.2	152,068	3.5	21	52	-	-	53,224	52
2061-029-005, -006	38,485	0.9	25,785	0.6	4	9	12	15	9,025	15
2061-029-003, -004	72,464	1.7	48,551	1.1	7	17	22	28	16,993	28
Total - Village Area D	337,916	7.8	226,404	5	31	78	104	130	**79,241**	**95**
Village Area E										
2061-004-034, -032	228,188	5.2	152,886	3.51	NA	NA	NA	NA	53,510	NA
Total - Village Area E	228,188	5.2	152,886	3.51	NA	NA	NA	NA	**53,510**	NA
								Total Allowable	**633,290**	**851**

C. Land Uses

Commercial and Mixed-Use

The Plan proposes new commercial development (e.g., retail, services, hotel, and office), residential development, and visitor services in both a vertical and horizontal format to create a thriving place that remains active from morning to night.

The Plan allows for a horizontal mix in some areas (i.e., standalone residential and standalone commercial next to each other on a given site) and a vertical mix of uses in others (i.e., residential or office above retail or commercial within the same building).

Example of commercial with outdoor dining.

Residential

The Plan supports attached multifamily residential development, such as: townhouses, apartments, and condominiums. Single-family residential units are not permitted within The Village. Multi-family residential development is intended to support the need for additional housing opportunities in Agoura Hills while making commercial and mixed-use projects economically viable. The Plan envisions the possibility that multi-family residential development could serve as a transition between commercial uses and open space areas.

Example of multifamily residential.

Office

The Plan envisions small professional office spaces as part of development within the Village. These spaces would support the village concept and contribute to its vitality and economic success.

Example of office building.

2 LAND USE, REGULATIONS, & GUIDELINES
Land Uses

Permitted Uses

Table 2.2 provides a list of permitted and conditionally permitted uses for Village Areas A through E within the Specific Plan area. For Village Area F, land use regulations pursuant to sections 9481-9489.2 OS - Open Space District apply.

Table 2.2: Permitted Uses

Legend:

X - Permitted Use
X* - Permitted Use (in specific location(s) within the building, such as second floor)
CUP - Conditional Use Permit (subject to review and approval by the Planning Commission)
TUP - Temporary Use Permit - issued by the Planning and Community Development Department
"**-**" indicates the use is not permitted

Use Categories		Village Area				
		A	B	C	D	E
Residential	Apartments, condominiums, retirement homes, or living quarters (above the ground floors only)	CUP	CUP	CUP	CUP	CUP
	Standalone residential (such as apartments, townhouses, and condominiums, retirement homes, or living quarters)	CUP	CUP	-	CUP	CUP
	Affordable housing	X	X	X	X	X
Retail	Alcoholic beverage establishments, off-sale	CUP	CUP	CUP	CUP	CUP
	Game arcade	CUP	CUP	CUP	CUP	CUP
	Movie theatre	CUP	CUP	CUP	CUP	CUP
	Off sale liquor establishment	-	-	-	-	-
	Retail [as defined in Chapter I (Definitions) of Article IX of the Agoura Hills Municipal Code]	X	X	X	X	X
Restaurant	Alcoholic beverage establishments, on-sale	CUP	CUP	CUP	CUP	CUP
	Bakery / pastry	X	X	X	X	X
	Bar / tavern	CUP	CUP	CUP	CUP	CUP
	Coffee shop / coffee house	X	X	X	X	X
	Delicatessen	X	X	X	X	X
	Family restaurant	X	X	X	X	X
	Formal dining	X	X	X	X	X
	Ice cream shop	X	X	X	X	X
	Juice bar	X	X	X	X	X
	Microbrewery	CUP	CUP	CUP	CUP	CUP
	Pizza parlor	X	X	X	X	X
	On-site wine tasting / Sales	CUP	CUP	CUP	CUP	CUP
	Sidewalk café	Subject to the provisions of the AHMC				
	Specialty foods	X	X	X	X	X

Table 2.2 (Continued): Permitted Uses

Use Categories		Village Area				
		A	B	C	D	E
Professional Office/Services *(Permitted above ground level only in Village Areas A, B, and E)*	Accounting office	X*	X*	X	X*	X*
	Advertising business office	X*	X*	X	X*	X*
	Architect office	X*	X*	X	X*	X*
	Art studio	X*	X*	X	X*	X*
	Consultant office	X*	X*	X	X*	X*
	Day spa	X*	X*	X	X*	X*
	Dentist / Medical office	X*	X*	X	X*	X*
	Financial institution	X*	X*	X	X*	X*
	Health clubs / Gymnasium	CUP	CUP	CUP	CUP	CUP
	Interior decorator's office	X*	X*	X	X*	X*
	Law office	X*	X*	X	X*	X*
	Photography studio	X*	X*	X	X*	X*
	Veterinary office (no kennel)	X*	X*	X	X*	X*
Services / Miscellaneous	Art festival	TUP	TUP	TUP	TUP	TUP
	Banquet facility / Catering	-	-	CUP	CUP	CUP
	Barber Shop	X	X	X	X	X
	Beauty / nail shop	X	X	X	X	X
	Child care center	CUP	CUP	CUP	CUP	CUP
	Community / Senior center	CUP	CUP	CUP	CUP	CUP
	Dance studio / Martial arts	CUP	CUP	CUP	CUP	CUP
	Educational services / Training	X	X	X	X	X
	Farmer's market	CUP	CUP	-	CUP	CUP
	Hotel / Inn	CUP	CUP	CUP	CUP	CUP
	Library	CUP	CUP	CUP	CUP	CUP
	Mailbox services / Photocopy services	X	X	X	X	X
	Museum	X	X	X	X	X
	Live entertainment including dancing	CUP	CUP	CUP	CUP	CUP
	Office support (data processing)	X	X	X	X	X
	Performing arts center	CUP	CUP	CUP	CUP	CUP
	Sidewalk vendor	TUP	TUP	TUP	TUP	TUP
	Ticket agency	X	X	X	X	X
	Travel agency	X	X	X	X	X
	Adult book store, adult entertainment, adult theater and similar adult uses	-	-	-	-	-
	Outdoor displays	-	-	-	-	-
	Mini-storage facility or yard	-	-	-	-	-
	Truck and equipment rentals and similar uses	-	-	-	-	-
	Drive-thru facility such as restaurants, banks, and liquor stores	-	-	-	-	-

2 LAND USE, REGULATIONS, & GUIDELINES
Land Uses

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D. Development Standards

This section includes standards that will guide future development within The Village that have been tailored to reflect the desired character of The Village. This section includes areawide standards and standards specific to each village area.

Areawide Development Standards

The following standards are applicable throughout The Village.

Parking Requirements

The off-street parking requirements detailed in Part 3 (Affordable Housing Overlay District) of Chapter 5 of Title IX of the Agoura Hills Municipal Code, section 9525.6 shall apply.

Front Lot Line Designation

The Plan designates which property line shall be the front lot line for the purposes of compliance with yard and setback provisions. Figures 2-2, 2-5, 2-6, 2-7, and 2-8 illustrate which property lines and streets where the front lot line applies.

Site Grading Standards

The City of Agoura Hills is located in the foothills of the Santa Monica Mountains. The community is endowed with natural open space and values natural resources such as creeks, native vegetation, trees, and unique topographical features.

The intent of the following standards is to integrate natural resources into the planning considerations for proposed developments and to reduce the potential impacts on natural resources within the Village.

» Development South of Agoura Road shall relate to the natural surroundings and grading shall be minimized by following the natural contours.

- Graded slopes shall be rounded and contoured to blend with the existing terrain.
- The natural contours of the land shall be respected when developing on sloped properties.
- Terraced parking lots and stepped building pads shall be used to preserve the general shape of natural landforms.
- Minimize grade differentials with adjacent streets and with adjoining properties.

» All projects shall comply with the Grading Ordinance (California Building Code, Appendix J) and Division 2 (Hillside and Significant Ecological Areas) of Part 2 of Chapter 6 of Article IX of the Agoura Hills Municipal Code (AHMC) apply, except for subsections A and B of Section 9652.13.

» Retaining walls shall incorporate design features such as textured materials that simulate rocks or boulders and/or incorporate the planting of landscape vegetation.

Retaining walls in Agoura Hills provide an example of textured materials that simulate rocks.

2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Residential development minimizes impact to existing tree.

Example of enhanced trail and open space adjacent to existing trees and resources.

Natural Resource Preservation Standards

The Plan provides standards to ensure prominent and distinctive natural features of the area are preserved and integrated for the use and visual enjoyment of visitors and residents of the Village.

- Development shall be clustered on less environmentally sensitive areas of the site to maximize open space and resource protection.
- Mature trees, such as oak trees shall be preserved and incorporated into the project whenever possible.
- New developments shall preserve or improve natural conditions on or adjacent to the site such as wildlife habitats, streams, creeks, and preserve riparian habitats where appropriate, as addressed on Appendix D, Mitigation Monitoring and Reporting Program (MMRP).
- To minimize water-borne pollution into local creeks and watersheds, all projects shall adhere to National Pollutant Discharge Elimination System (NPDES) Permit requirements for both construction and ongoing operational impacts.
- Equestrian trails shall be located within 20 feet from the exterior edge of the riparian canopy, where feasible. Riparian is defined as vegetation, habitats, or ecosystems that are associated with bodies of water (i.e., the Creeks).

Village Area Development Standards

Standards that are specific to each of the village areas identified in Figure 2-1 are detailed within the following pages. These development standards include allowed residential density ranges, maximum building heights, and required setbacks that are applicable within each village area.

Affordable Housing Overlay

Each of the village areas includes a keymap (Figures 2-2 through 2-6), which denote sites where the Affordable Housing Overlay applies. A higher density range is allowed based on the provisions and regulations of the Affordable Housing Overlay District. This map shows the areas where the Affordable Housing Overlay (AHO) is applicable. Refer to the AHO District (Part 3 of Chapter 5 of the Article IX of the AHMC) for development standards and density ranges.

Building Height Measurement Standards

To support the application of the maximum building heights established for each village area, the Plan includes building height measurement standards, which explain how finished grade and natural grade are defined, and how the building height is measured from them at certain sites.

Viewshed Standards

Viewsheds within Village Area A will be provided through the separation buildings part of future development along street frontages to allow the view of Ladyface Mountain from the public right-of-way. Viewshed Standards are included below, and shown in Figures 2-3 and 2-4.

- West of Kanan Road, a minimum of two (2) viewsheds shall be incorporated between buildings along Agoura Road at a distance of no more than two-hundred and fifty (250) feet. Viewsheds can consist of driveways or paseos, and their width shall be a minimum of fifty (50) feet (see Figure 2-3).
- East of Kanan Road, a minimum of three (3) viewsheds shall be incorporated between buildings along Agoura Road at a distance of no more than two-hundred and fifty (250) feet. Viewsheds can consist of driveways or paseos, and their width shall be a minimum of fifty (50) feet (see Figure 2-4).
- A corner viewshed shall be incorporated between buildings at the southwest and southeast corners of the Kanan Road and Agoura Road intersection. The corner viewshed's width shall be a minimum of fifty (50) feet (see Figures 2-3 and 2-4).
  - Vertical elements within paseos, such as trees or shrubs over 6 feet in height, are not permitted.
  - Building elements such as awnings, trellises, outdoor dining, and/or outdoor fireplaces may encroach into the paseo for a maximum of 12 feet.
  - The portions of the buildings adjacent to the paseos shall not exceed one (1) story or twenty-four (24) feet, whichever is less for a minimum of thirty-five (35) feet.
- Viewsheds can consist of driveways or paseos. Paseos width shall be a minimum of fifty (50) feet. A minimum of two viewsheds shall be incorporated between buildings along Agoura Road at a distance of no more than two-hundred and fifty (250) feet.
- Vertical elements within paseos, such as landscaping, or structures, shall not exceed 6 feet in height. The portions of the buildings adjacent to the paseos shall not exceed one (1) story or twenty-four (24) feet, whichever is less, for a minimum of thirty-five (35) feet.

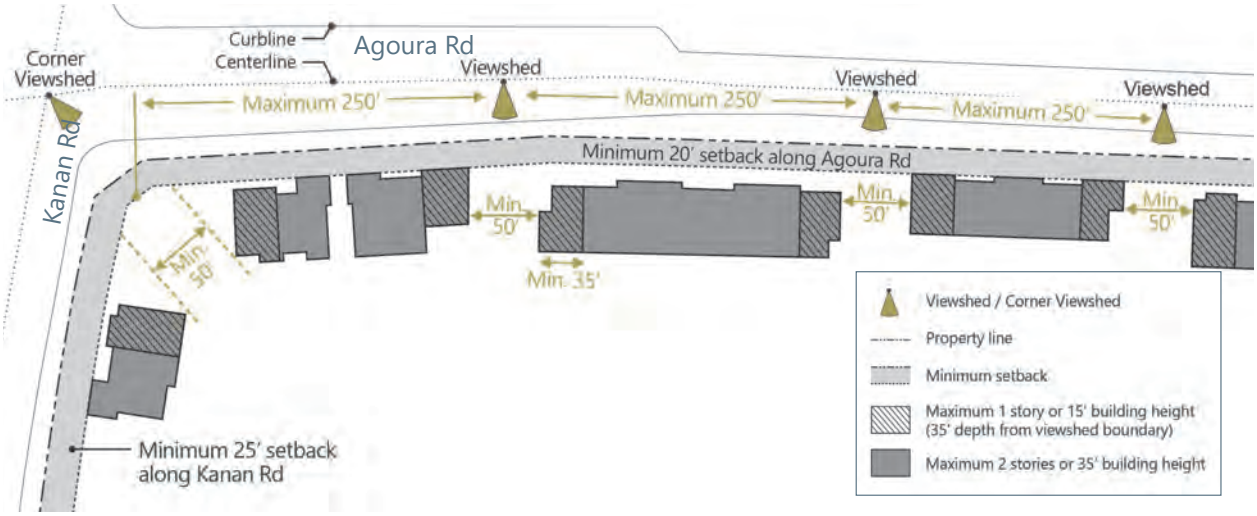
Example of corner viewshed.

Example of corner viewshed with enhanced public art and landscaping.

2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Figure 2-3: Agoura Rd Viewshed Standards - West of Kanan Rd

Figure 2-4: Agoura Road Viewshed Standards - East of Kanan Road



Village Area A

Figure 2-2: Village Area A Key Map

Table 2.3: Non-Residential and Mixed-Use Development Standards for Village Area A

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Area		30,000 SF	
Building Coverage			60% max
Side Setback	0′		
Rear Setback	0′		
Viewshed Requirements	Applies (Refer to Figures 2-10 and 2-11)		
Along Agoura Road Frontage			
Building Height/ Number of Stories		35′ (2 stories)	
Street-fronting setback	20′		
Along Kanan Road Frontage			
Building Height/ Number of Stories		35′ (2 stories)	
Street-fronting setback	25′		
Along Cornell Road Frontage			
Building Height/ Number of Stories		35′ (2 stories)	
Street-fronting setback	20′		
Beyond 150′ from Agoura Road and Kanan Road Front Setbacks			
Building Height/ Number of Stories		40′ (3 stories)	
Front yard	0′		
Parking			
Parking Reduction (mixed-use)			25%

Allowed Uses:
Mixed-Use and Standalone Residential

Non-Residential/Mixed-Use Floor Area Ratio (FAR)
0.35

Residential Density:
6-15 Dwelling Units/Acre

Table 2.4: Standalone Residential Development Standards for Village Area A

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		40′ (3 stories)	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback (to garage)	20′		
Front Setback (to front porch)	10′		
Side Setback	10′		
Rear Setback	10′		
Garage (behind building face)	5′		

2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Village Area B

Allowed Uses:
Mixed-Use, commercial services, retail, restaurants, offices (all types), standalone residential

Non-Residential/Mixed-Use Floor Area Ratio (FAR)
0.35

Residential Density:
6-15 Dwelling Units/Acre

Table 2.5: Non-Residential and Mixed-Use Development Standards for Village Area B

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Area		30,000 SF	
Building Coverage			60% max
Along Agoura Road Frontage			
Building Height/ Number of Stories		35′ 2-stories	
Beyond 150′ from Agoura Road and Kanan Road Front Setback			
Building Height/ Number of Stories		40′ 3-stories	
Along Roadside Drive Frontage			
Building Height/ Number of Stories		40′ 3-stories	
Setbacks			
Front	10′		
Side Setback	0′		
Rear Setback	0′		
Parking			
Parking Reduction (mixed-use)			25%

Figure 2-5: Village Area B Key Map

Table 2.6: Standalone Residential Development Standards for Village Area B

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		40′ 3 stories	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback (to garage)	20′		
Front Setback (to front porch)	10′		
Side Setback	10′		
Rear Setback	10′		
Garage (behind building face)	5′		

Village Area C

Allowed Uses:
Mixed-Use, commercial services, retail, restaurants, offices (all types), movie theaters, standalone residential

Non-Residential/Mixed-Use Floor Area Ratio (FAR)
0.35

Residential Density:
6-15 Dwelling Units/Acre

Table 2.7: Non-Residential and Mixed-Use Development Standards for Village Area C

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Area		30,000 SF	
Building Coverage			60% max
Front Setback	10′		
Side Setback	0′		
Rear Setback	0′		
Along Agoura Road Frontage (west of Cornell Road)			
Building Height/ Number of Stories		35′ 2 stories	
Beyond 150′ from Agoura Road Front Setback (west of Cornell Road)			
Building Height/ Number of Stories		40′ 3 stories	
Adjacent to the Ladyface Greenway (east of Cornell Road), Along Cornell Road, Along Roadside Drive			
Building Height/ Number of Stories		40′ 3 stories	
Parking			
Parking Reduction (mixed-use)			25%

Figure 2-6: Village Area C Key Map

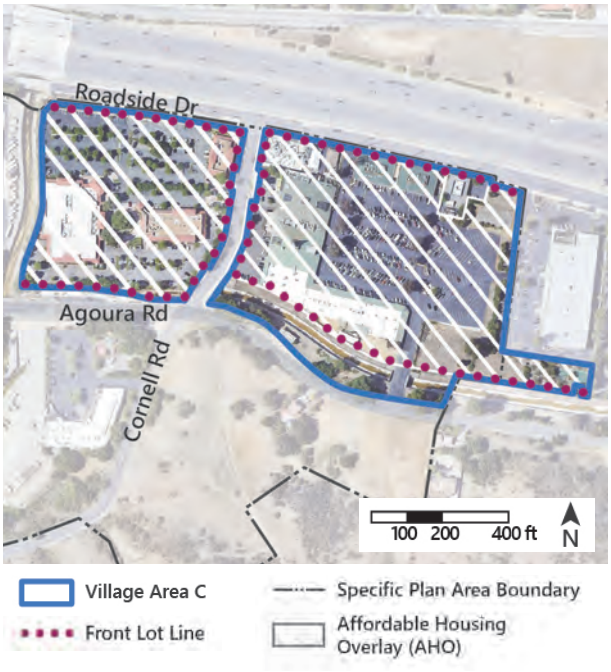


Table 2.8: Standalone Residential Development Standards for Village Area C

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		40′ 3 stories	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback (to garage)	20′		
Front Setback (to front porch)	10′		
Side Setback	10′		
Rear Setback	10′		
Garage (behind building face)	5′		

2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Village Area D

Allowed Uses:
Mixed-Use Retail, offices (all types), lodging, standalone residential

Non-Residential/Mixed-Use Floor Area Ratio (FAR)
0.35

Residential Density:
6-15 Dwelling Units/Acre

Figure 2-7: Village Area D Key Map

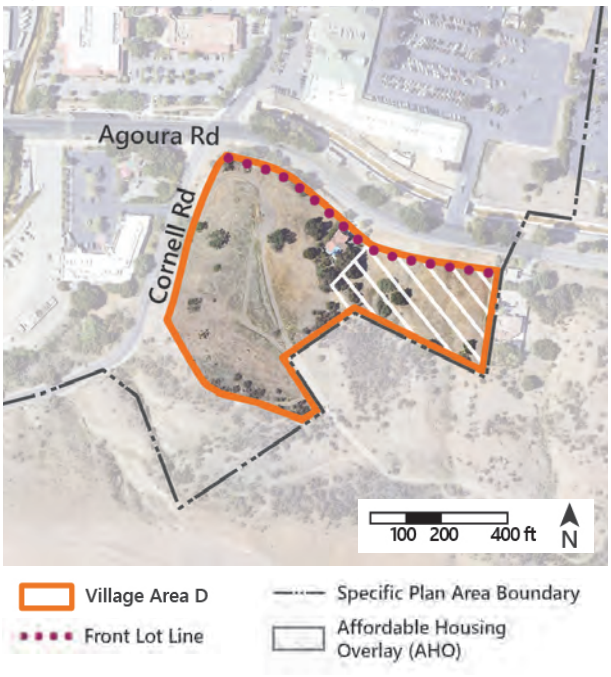


Table 2.9: Non-Residential and Mixed-Use Development Standards for Village Area D

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		35′ (3 stories)	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback	20′		
Side Setback	0′		
Rear Setback	0′		
Parking			
Parking Reduction (mixed-use)			25%

Table 2.10: Standalone Residential Development Standards for Village Area D

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		35′ (3 stories)	
Building Area			
Building Coverage			60% max
Setbacks			
Front Setback (to garage)	20′		
Front Setback (to front porch)	10′		
Side Setback	10′		
Rear Setback	10′		
Garage (behind building face)	5′		

Village Area E

Allowed Uses:
Commercial services, retail, restaurants, offices (all types), and movie theatre

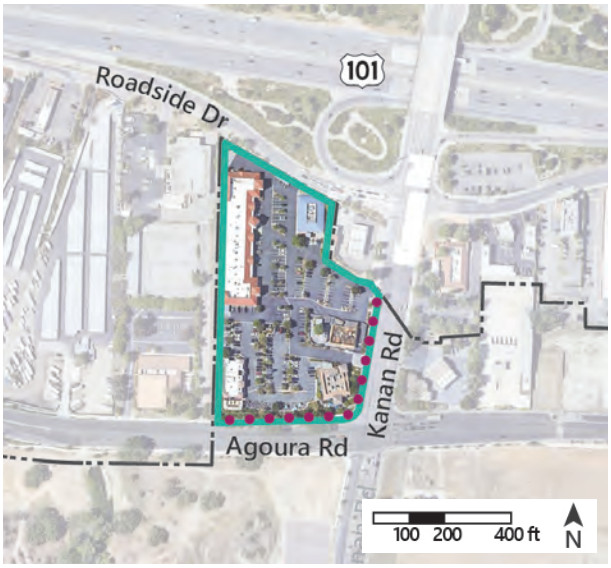
Non-Residential/Mixed-Use Floor Area Ratio (FAR)
0.35

Residential:
Not Allowed

Table 2.11: Non-Residential Development Standards for Village Area E

Standard	Minimum	Maximum	Percentage
Village Areawide Standards			
Minimum Lot Size	20,000 SF		
Building Height/ Number of Stories		35′ (2 stories)	
Building Area		30,000 SF	
Building Coverage			60% max
Setbacks			
Front Setback	10′		
Side Setback	0′		
Rear Setback	0′		
Parking			
Off-Street Parking Requirements	All requirements of section 9525.6 shall apply.		
Parking Reduction (shared parking)			25%

Figure 2-8: Village Area E Key Map



2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Maximum Building Height Measurement

The Plan establishes standards for measuring building heights that are specific to properties north and south of Agoura Road due to existing development on the north side of Agoura Road and undisturbed natural topography on the south side of Agoura Road.

With the exception of affordable housing opportunity sites, development along Agoura Road and Kanan Road is intended to include one- and two-story horizontal and vertical mixed-use buildings along their frontages, while internal development will be allowed to incorporate buildings of up to 3 stories. The following standards and Figures 2-9 through 2-12 describe how building height shall be measured. Figure 2-13 includes a plan view of the Plan area indicating the maximum allowed height within each village area. For the purposes of this Plan, the definitions for existing grade, finished grade and natural grade included on page 31 apply.

North of Agoura Road

» For properties north of Agoura Road, the maximum building height shall be measured as follows:

Calculation of Finished Grade Average Elevation

- For the purposes of this standard, the property line along Agoura Road shall be considered the front lot line.
- The average elevation of the finished grade along the front lot line shall be calculated by adding up the elevations (obtained every 10 feet) and dividing the result by the number of elevations included in the sum.
- The average elevation of the finished grade along the rear lot line shall be calculated by adding up the elevations (obtained every 10 feet) and dividing the result by the number of elevations included in the sum.

Building Height Measurement

- Structures shall not exceed thirty-five (35) feet above the average elevation of the finished grade along the front lot line for the first one hundred and fifty (150) feet from the front setback along Agoura Road.

» Structures shall not exceed forty (40) feet above the average elevation of the finished grade along the front lot line beyond one hundred and fifty (150) feet from the front setback along Agoura Road.

- If the average elevation of the finished grade along the rear lot line is below the average elevation of the finished grade along the front lot line, applicants may utilize the grade differential to accomplish the following:
  - Applicants may propose buildings taller than thirty-five (35) feet, provided that all structures remain within the height limit projection measured as thirty-five (35) feet above the average elevation of the front lot line finished grade.

South of Agoura Road

» For properties south of Agoura Road, the maximum building height shall be measured as follows:

- For the purposes of this standard, the property lines along Agoura Road and Kanan Road shall be considered the front lot lines.
- Structures shall not exceed thirty-five (35) feet above the natural grade for one hundred and fifty (150) feet from the front setback along Agoura Road and Kanan Road.

» Structures shall not exceed forty (40) feet above the natural grade beyond one hundred and fifty (150) feet from the front setback along Agoura Road and Kanan Road.

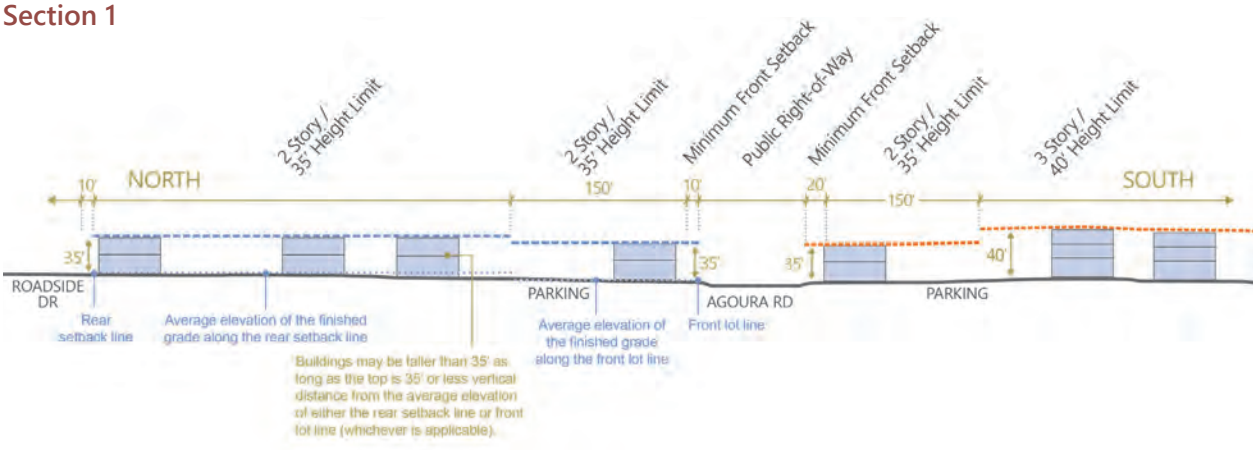
» Applicants may utilize the grade differential to incorporate buildings taller than thirty-five (35) feet or forty (40) feet in height, provided that all structures remain within the height limit projection measured from the natural grade.

Definitions

- ***Existing Grade*** refers to the grade level of a site before any site improvements, as established to the satisfaction of the Community Development Department.
- ***Finished Grade*** refers to the current grade level of a site that was created by previous site improvements or is proposed to be created as part of a development proposal.
- ***Natural Grade*** refers to the original grade level of a site as it historically existed prior to any site improvements, as established to the satisfaction of the Community Development Department. If the natural grade of a site cannot be determined, then the "existing grade" shall be used.

Figure 2-9: Building Height Measurement Standards – Agoura Rd West of Kanan Rd

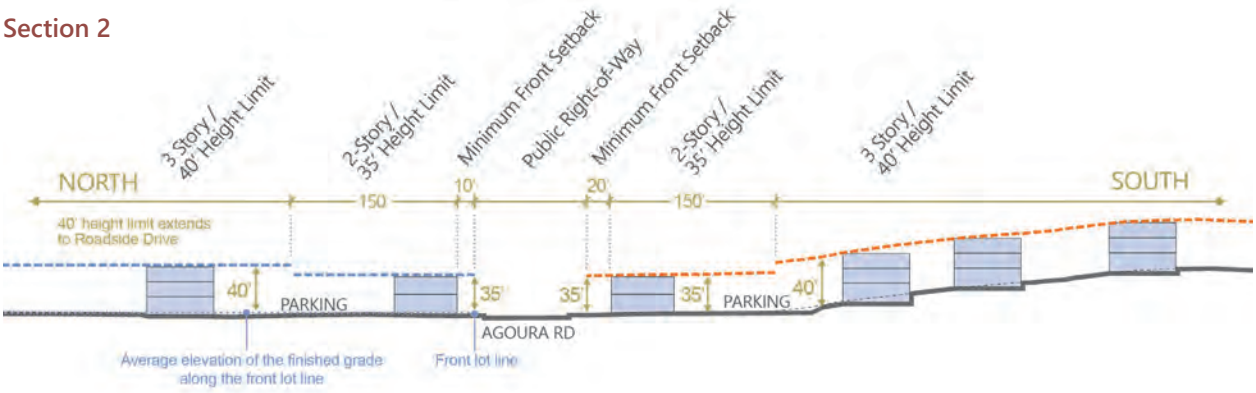
Section 1



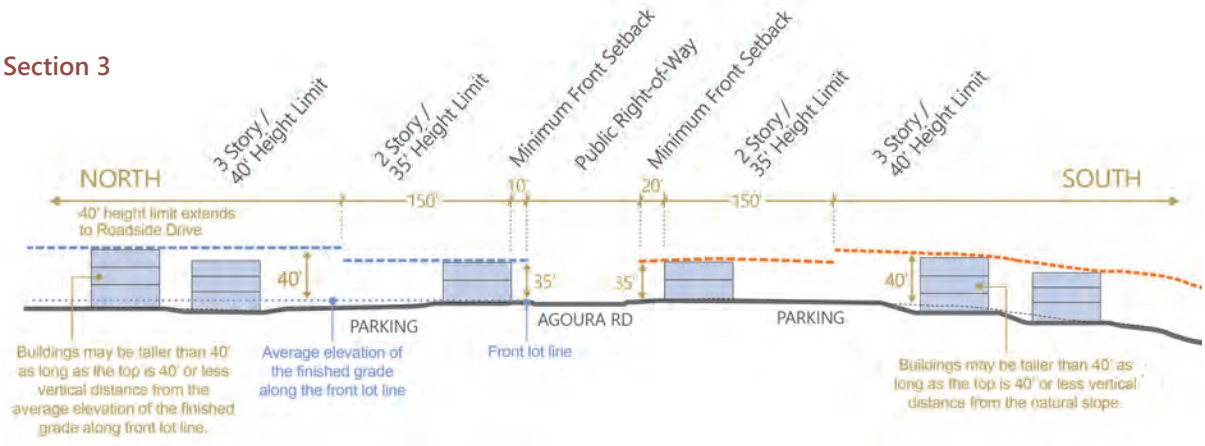
2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Figure 2-10: Building Height Measurement Standards – Agoura Rd East of Kanan Rd

Section 2



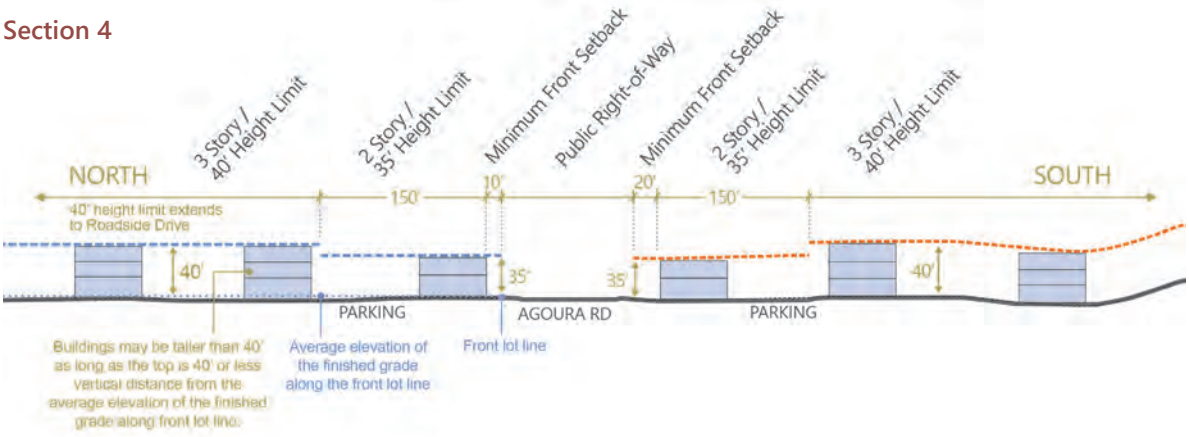
Section 3



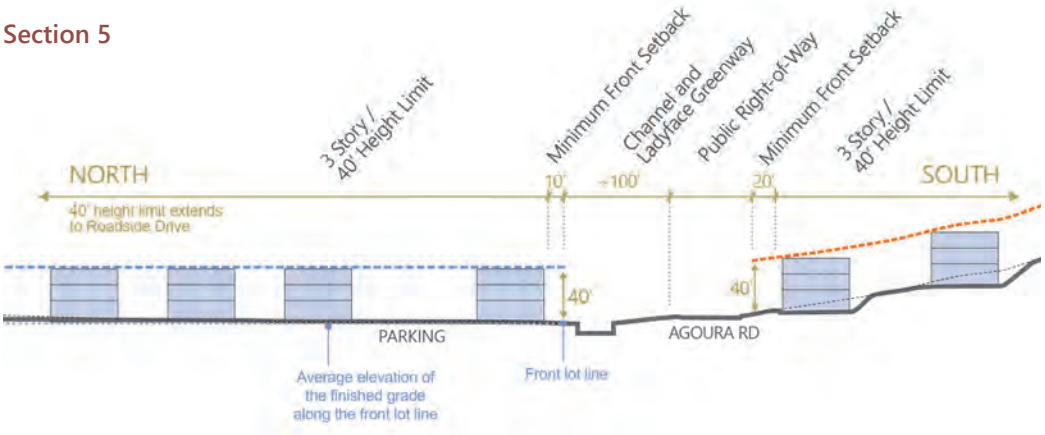
Section Locations

Figure 2-11: Building Height Measurement Standards – Agoura Rd West/East of Cornell Rd

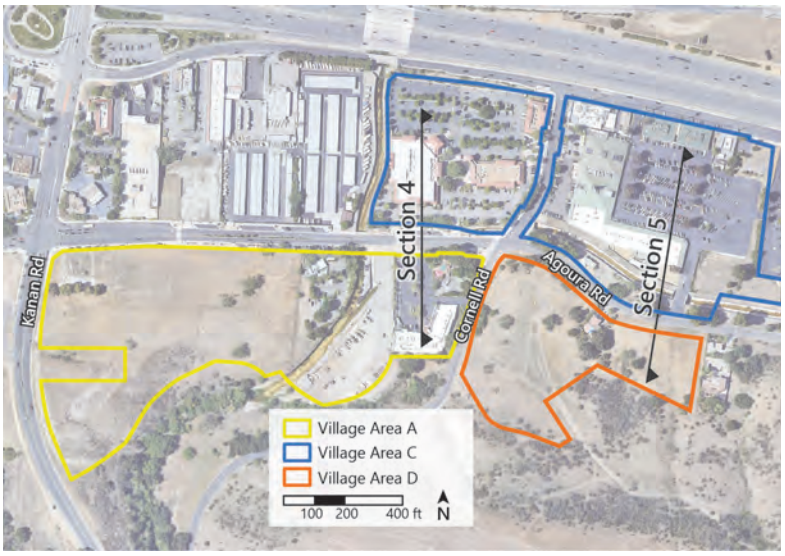
Section 4



Section 5



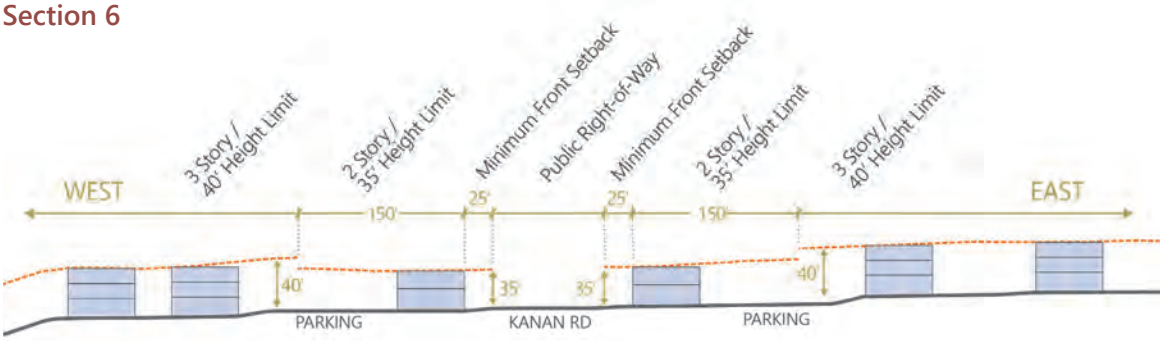
Section Locations



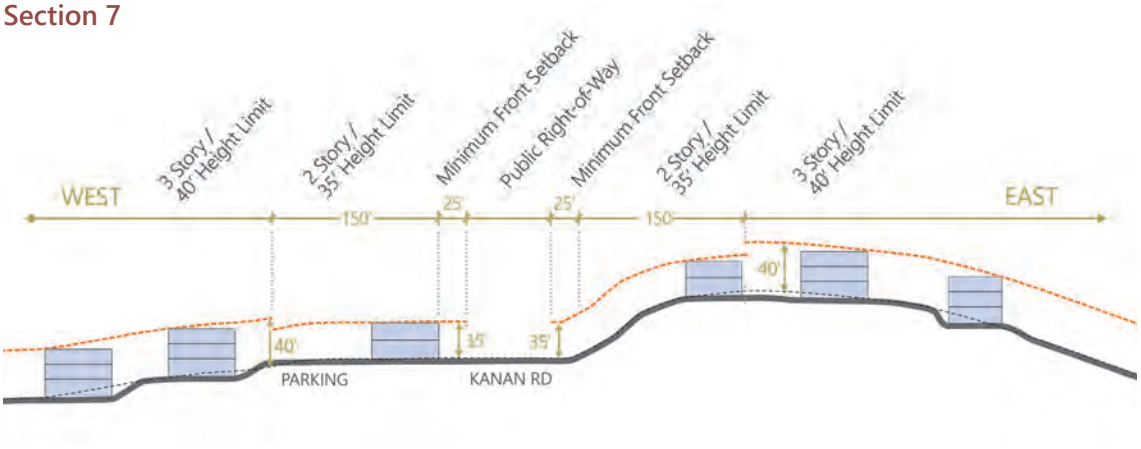
2 LAND USE, REGULATIONS, & GUIDELINES
Development Standards

Figure 2-12: Building Height Measurement Standards – Kanan Rd South of Agoura Rd

Section 6



Section 7



Section Locations

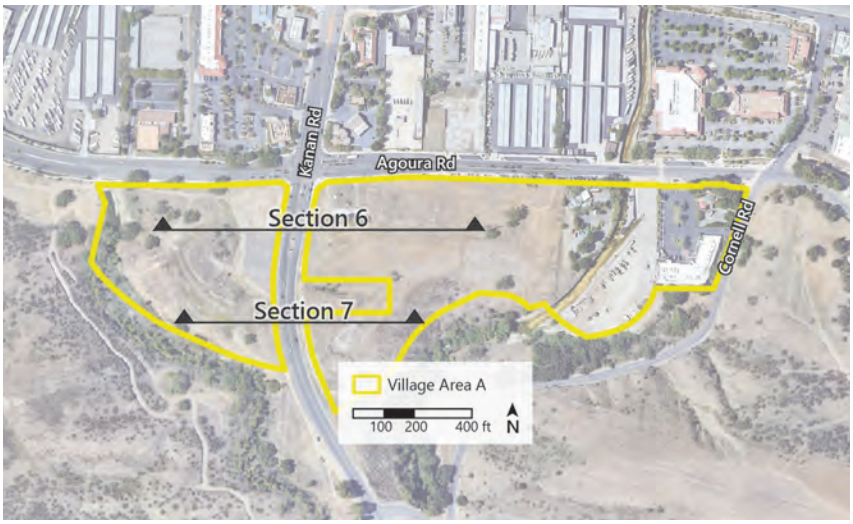


Figure 2-13: Building Height Standards – Areawide Overview

35' Height Limit
40' Height Limit

Approximate Property Line
Minimum Setback*
150' Distance From Front Setback

*Note: See Development Standards (Tables 2.3 through 2.11) for specific minimum setbacks applicable to each Village Area

E. Objective Design Standards

The Plan includes the following set of objective design standards with the intent to provide the public, building and design professionals, and decision-makers with objective criteria for future development within the area. These standards provide clear design direction consistent with the vision that the Plan establishes for the Village, with a focus on pedestrian orientation, context sensitive design, and a built environment that embraces the natural assets of the area.

Site Planning and Design

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another.

Pedestrian Circulation and Access

A. Pedestrian walkways of a minimum width of 4 feet shall connect individual buildings within the project area and, where applicable, to neighboring properties.

B. Pedestrian walkways of a minimum width of 4 feet shall connect building entrances to public sidewalks and all transit stops directly adjacent to the site.

C. Pedestrian walkways of a minimum width of 4 feet shall connect building entrances to other site uses such as vehicle parking areas, bicycle parking areas, common outdoor open spaces, waste and recycling enclosures, and other amenities.

D. To ensure that the vision of Agoura Road as a main street is realized, buildings along Agoura Road shall provide the main pedestrian entrance along the street.

E. *Materials.* Walkways shall be constructed in adherence with the most-recent ADA standards.

F. *Enhanced Paving for Pedestrian Crossings.* Where a pedestrian walkway or multi-use trail intersects with a vehicle accessway, there shall be enhanced paving treatment using high contrast patterned and/or colored pavers, brick, or decorative colored and scored concrete. Crossings shall feature enhanced paving a minimum width of 5 feet and span the width of the intersecting drive area.

Seating, landscaping, and lighting help enhance internal pedestrian walkways.

Vehicular Parking and Access

Location and Access

A. Off-street parking is not permitted between a building and a public street anywhere in the Village.

B. Primary vehicular access shall be from side streets, alleys, access easements, or via reciprocal access agreements. Only if there is no feasible side or rear access, then the primary street may serve vehicular access.

C. There shall be a maximum of one (1) access point per 100 feet of side or primary street frontage.

D. Corner properties shall provide reciprocal access to interior block properties to provide parking at the rear of the lot, where feasible.

E. Access easements across adjacent lots to the rear of a property shall be arranged on a voluntary basis between individual property owners.

F. Driveways connecting to public streets shall be a minimum distance of 100 feet from a street intersection and maintain a clear line of sight so that safe and adequate stacking room along the street is maintained. If not feasible, then the driveway location is subject to approval by the Public Works Director.

G. Principal vehicular access shall be through an entry drive rather than a parking aisle.

H. Parking areas for multifamily residential uses shall be located below or not more than two hundred feet away from the unit to be served.

I. Reciprocal access shall be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site and where feasible on adjacent sites.

Pick-up/Drop-off Parking - Projects of More than 50 Units

A. Projects of more than 50 multi-family residential units shall provide an off-street pick-up and drop-off location within 100 feet of a common entrance to a primary building. The location shall be clearly visible from the primary vehicular access from the side street, alley, or primary street, where feasible, or signage providing directions to the locations shall be clearly visible from the side street, alley, or primary street. The pick-up and drop-off location shall provide a passenger loading area to avoid passenger loading within vehicular aisles.

B. Off-street pick-up and drop-off locations shall incorporate a pedestrian waiting area located within 50 feet of the pick-up/drop-off location, with a minimum of one bench and one waste/recycling receptacle. A waiting area may be located within a building lobby or common building where the pick-up and drop-off location is visible.

Loading and Service Areas

A. All required loading and service areas shall not be located on a façade along the primary building frontage, and shall be located at the rear or side of the site.

B. Loading and service areas shall be located to not disrupt or block the flow of onsite and offsite vehicular traffic.

C. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.

D. Loading and service areas shall be screened from view from the public right-of-way with decorative walls, solid fencing, and/or dense evergreen vegetation.

Parking aisles connect to a principal vehicular access drive aisle.

Pick-up and drop-off is enhanced with architectural treatment that complements the building character.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

Parking Lot Design and Treatment

Parking within the Plan area – including vehicular and bicycle parking – shall comply with the standards set forth in Chapter 6, Division 4 of the City of Agoura Hills Zoning Ordinance, in addition to the following:

A. Parking areas shall include pedestrian pathways that are physically separated from vehicular circulation. For parking facilities with more than 75 vehicular spaces, pathways running parallel to the parking rows shall be provided for every four rows, and pathways running perpendicular to the parking rows shall be no further than 20 parking stalls apart.

B. Parking areas shall include landscaping, lighting, and pedestrian circulation in addition to vehicular parking and circulation areas.

C. Parking facilities with over 75 parking spaces shall be broken into a series of connected smaller parking areas separated by landscape islands of a minimum width of 6 feet, and/or pedestrian paths with landscaped buffers of a minimum width of 10 feet.

Example of a separated pedestrian pathway within a parking lot incorporates landscaping, lighting, and architectural features.

D. Parking lots shall provide areas for bicycle and motorcycle parking, as regulated in the City of Agoura Hills Zoning Ordinance.

E. Enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 12 feet in length, and spanning the width of the entrance driveway.

F. Entrance driveways that connect to public streets with dedicated bicycle facilities shall incorporate conflict striping along the bicycle path of travel for a minimum of the width of the driveway apron.

F. Principal vehicular access shall be through an entry drive rather than a parking aisle.

G. Trellises, bollards, and other decorative pedestrian amenities shall be provided within parking lots to create pedestrian atmosphere and reduce vehicular visual dominance.

H. Light poles and light fixtures shall be a maximum of 15 feet in height, and any protruding fixtures shall be a minimum of 7-foot' high over paths of travel by vehicles, pedestrians, or cyclists.

Parking Lot Area Planting

A. A minimum of one tree for every four parking spaces shall be provided. Trees shall be sized at 24-inch box or larger at the time of installation.

B. Parking lot landscaping shall include trees with minimum 30-foot-diameter canopies (achieved within 15 years) to shade parked cars.

C. Landscaping within parking areas shall be protected from encroaching vehicles by concrete curbing or raised planting areas.

D. The height of landscaping adjacent to parking stalls shall accommodate the opening of side doors and to allow for vehicle overhang.

E. Landscape islands shall be a minimum of 8 feet in width to allow for tree growth and to avoid tree trunks from being damaged by cars.

F. Any portion of the parking area not paved or designated as a path of travel shall be landscaped.

Project Landscape/Hardscape

General Standards

A. Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space.

Plant Materials and Placement

A. Plantings shall utilize native California and drought-tolerant plants in conjunction with efficient and long-term water systems.

B. Accent planting shall be used at building entries and vehicular entries.

C. Planting and/or decorative walls shall be used to screen or separate the following from public view: trash enclosures, parking areas, storage areas, loading areas, and public utilities.

D. Plants shall be grouped in high and low maintenance and traffic zones and coordinated with irrigation plans.

E. Landscaping planted directly below the eaves or at a rain gutter outlet shall have a subsurface matrix of roots to tolerate heavy sheet flow and periodic saturation.

Example of a landscape buffer along arterial road.

F. Use of window boxes is encouraged to provide color-spots, but plants must be accessible for maintenance and shall be attached safely and securely.

G. Pedestrian walkways shall be flanked on both sides with landscaping, with a combination including a mix of turf, groundcover, and/or shrubs a maximum four feet in height. Both sides of walkways shall provide trees spaced to shade at least 50% of the overall walkway length within 15 years.

H. Artificial or synthetic plants, except for turf, are prohibited. Artificial turf is not permitted in front or street side setbacks.

I. Residential and/or mixed-use development shall comply with the City of Agoura Hills Oak Tree Preservation provisions contained in the City of Agoura Hills Municipal Code, as amended.

J. Highly flammable species of plant material is prohibited for use within proposed landscape palettes as published and amended by the County of Los Angeles Fire Department in their Plant Selection Guidelines.

K. Landscaping shall be provided as a buffer between adjacent individual units. Landscaping shall obscure direct sight lines into adjacent units and may be used in combination with walls, fencing, and/ or trellises to screen views. Landscape privacy screening shall include large trees and shrubs located to quickly grow to at least the height of the window or door. Plant selection and landscape screening container size shall be selected to achieve at least 50% of this height within no more than two years from time of installation.

L. A landscape buffer of minimum width of 5 feet shall be located between all ground-level private open spaces and pedestrian walkways to provide additional privacy and security for residents. The buffer shall be planted with dense evergreen shrubs and vines which grow to, or are maintained at a minimum height of 4 feet.

M. *Landscaping along public roads.* Landscaping along public roads shall be consistent with the City of Agoura Hills Arterial Streetscape Master Plan, as amended.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

Lighting

Effective lighting provides safety and direction for vehicles and pedestrians, visibility and security for businesses, and enhances architectural building and landscape details. These standards apply to on-site lighting for private development projects in parking areas, and lights associated with the building and landscaping. Light types could include pole lights, spotlight,s wall mounted sconces, parking, and landscape lighting.

A. Outdoor light fixtures, including pole lights, wall-mounted lights and bollards shall be fully shielded and downward-facing in order to minimize glare and light trespass within and beyond the project site.

B. Spotlighting or glare from any site lighting shall not intrude on adjacent properties or be directed at a specific object or target area. Exposed bulbs shall not be used.

C. Accent lighting that is downlit and focused on key architectural elements and trees can be effective and attractive, however, light sources shall be screened from view.

Decorative lighting enhances private development projects.

D. Low-voltage lighting conserves energy and shall be used in the landscape. The use of energy-efficient fixtures incorporating light emitting diode (LED) lamps is encouraged.

E. Pedestrian light poles along sidewalks or pathways and parking lot light standards shall be 10 to 15' feet high unless bollards are used.

F. Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as use of low reflectivity glass, use of plant material along the perimeter of structures, brush-polishing metal surfaces, etc.

G. Outdoor bulbs shall provide soft white to warm white lighting in the evenings (temperatures shall be less than 3000 Kelvin).

Open Space

Creek Trails

A. Residential and/or mixed-use development shall provide a buffer at least 50 foot setback from the edge of riparian vegetation on either side of Medea, Lindero, Canyon, and Chesebro Creeks.

- Trails and bicycle paths may be allowed to encroach 25 foot (measured from the 50 foot buffer boundary adjacent to development)
- Equestrian trails are not allowed within 20 foot from the edge of the exterior riparian canopy.

B. Residential and/or mixed-use development projects abutting Medea, Lindero Canyon, and Chesebro Creeks shall dedicate and construct the segment of the recreational greenbelt and trail that traverses their property and shall provide connections for adjacent property owners to construct their segments. Trail shall be constructed as a Neighborhood Trail and Pathway per the Agoura Hills Citywide Trails and Pathways Master Plan, as amended.

Publicly Accessible Open Space – Projects of Five or More Units

A Projects with five or more multi-family residential units shall provide publicly accessible open/ recreational space of minimum 15% of the net site area (whichever is greater), through at least one of the following amenities:

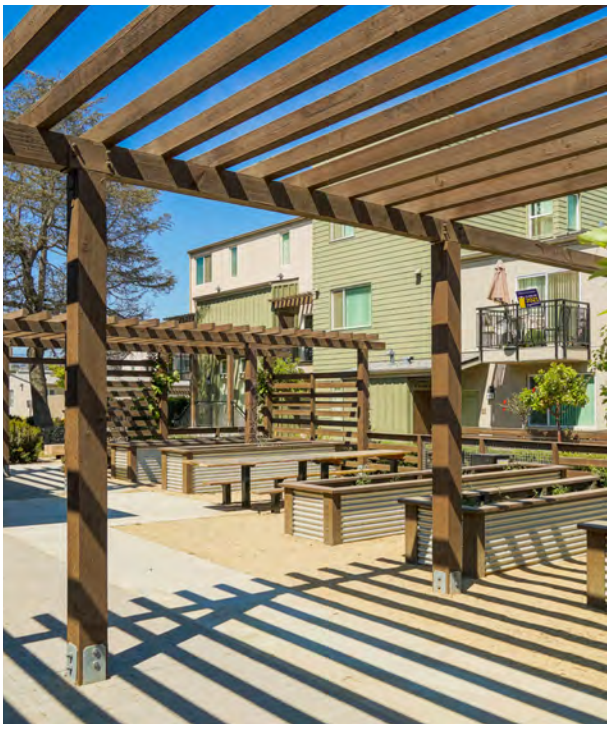
- play areas
- courtyards
- gathering and picnic spaces
- multi-use paths/trails
- athletic/recreational courts
- dog runs and enclosures with dog waste stations
- community gardens

An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

Common Recreational Amenities – Projects of Five or More Multi-Family Residential Units

A. Common Recreational Amenities. Recreational amenities accessible by tenants – not necessarily publicly accessible – shall be provided proportionate to the number of dwelling units as established below. Publicly accessible open space amenities may count towards satisfying this requirement as well as the publicly accessible open space requirement.

- *5 to 25 dwelling units.* At least one common open space amenity shall be provided.
- *26 to 50 dwelling units.* At least two common open space amenity shall be provided.
- *51 to 75 dwelling units.* At least three common open space amenities shall be provided.
- *76 or more dwelling units.* At least four common open space amenities shall be provided.



Example of common recreation areas incorporating shade, garden beds, and sitting areas.

Example of common recreational amenities including community center and pool.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

Picnic areas and playground provide open space recreational opportunities for residents.

Balconies provide private recreational space.

Example of common recreational amenities in a multi-family residential project.

Common recreational amenities may include:

- play areas
- courtyards
- gathering and picnic spaces
- multiuse paths/trails
- athletic/recreational courts
- dog runs and enclosures with dog waste stations
- community gardens
- community center
- fitness center
- pools and spas

An applicant may provide common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

B. Minimum Dimensions. Common recreational spaces shall have a minimum dimension in every direction of 15 feet.

C. *Visibility.* Common recreational space shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.

D. Dog waste stations shall be provided at open space areas, trailheads, and along pathways (with one required within 50 feet of each primary residential building entry).

Private Outdoor Space

A. *General Requirement.* Private recreational space shall be provided for each dwelling unit. More than one private recreational space area may be provided.

B. *Minimum Dimensions.* Private outdoor spaces shall be a minimum of six feet in any direction.

C. *Upper Floor Units.* For units on upper floors, this requirement may be satisfied by decks and balconies.

D. *Screening with Structural Elements*. Where private open space (such as a balcony or ground floor patio) is located directly opposing a window of an adjacent dwelling unit, balcony and patio walls or fencing shall be constructed of opaque materials with limited openings to provide a minimum of 85% surface area screening (measured from the finished floor of the restricted open space to the top of the railing, fencing, or walls).

E. *Wall/Fencing Heights*. Walls or fencing used as screening shall be minimum 48 inches in height. Balcony railings shall be minimum 42 inches in height.

Building Design

Building forms and facades influence cohesiveness, comfort, and aesthetic pride, and at the same time contribute to a special sense of place, increase a sense of security, and generate pedestrian activity. Where commercial buildings are neighbors to residential buildings, consideration of scale, detail, and materials is very important. Any good design must take into consideration some fundamental design principals including continuity, proportion, mass, scale, and facade articulation.

Building Form, Massing and Façade Articulation

Building Form and Vertical Hierarchy

A. Retail spaces should have a 12 foot minimum plate height at the first-floor level to expand the interior volume.

Example of facade and wall plane variation and articulation.

B. New buildings shall be no more than one story higher or lower than their neighboring building, for a distance of 30 feet, after which the building may step up to heights allowed by development standards provided in this chapter of the Plan.

C. Buildings greater than two stories shall be designed to differentiate a defined base, a middle or body, and a defined roof line. Buildings two stories or less shall include a defined base and top. This effect shall be achieved through at least two of the following for all buildings:

- Color, texture, or material changes.
- Variations, projections, or reveals in the wall plane.
- Variations in fenestration size or pattern.
- Decorative architectural details such as cornices, columns, or arcades.

Wall Plane Variation

A. Building facades visible from a public right-of-way shall not run in a continuous horizontal plane for more than 50 feet without a minimum 4-foot variation in depth in the wall plane extending the full height of the building façade, for a minimum horizontal distance of 20 feet.

B. In addition, building facades visible from a public right-of-way shall not run in a continuous horizontal plane for more than 50 feet without one of more of the following:

- Architectural features such as overhangs, canopies, columns, pilasters, trellises, or arches.
- A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
- A change in height of at least 5 feet greater or less than the height of the abutting façade.
- Other projecting or recessed architectural elements such as bays and balconies.

C. The floor area for upper floors shall be a maximum of 90% of the ground floor area.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

Roof Line Variation

A. Roof lines shall not extend more than a length of 50 feet without one or more of the following:

- Variation in roof form, such as hip, gable, shed, and flat with parapet.
- Variation in architectural elements, such as parapets, varying cornices, dormers, and reveals.
- Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

Flat Roofs and Parapets

A. Parapets shall be provided around the perimeter of a flat roof and shall comply with the following:

- Parapets shall be capped with precast treatment, continuous banding, or projecting cornices, dentils, or similar edge treatment.
- Rooftop equipment on flat roofs shall be screened from public view. Where rooftop equipment is located within 15 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment.
- Interior side of parapet walls shall not be visible from a common or public open space or public right-of-way.
- Flat roofs shall be light in color to reduce solar heat gain.

Corner Variation

A. Buildings located on the corner of two streets, and greater than one story, shall include one or more of the following features on both of the intersecting facades, located within 25 feet of the corner of the building:

- An entry to ground-floor use or a primary building entrance.
- A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
- Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

Building form, massing, and facade is articulated with a variety of variations.

Wall planes provide variation in materials and architectural features.

Human Scale

A. Architectural details and materials that relate to human scale such as arches, trellises, or awnings shall be utilized on ground floor facades facing and within 20 feet of public right-of-ways, internal walkways, and public or common open space areas.

360-Degree Architecture

The concept of 360-degree architecture is to design a building where all sides of the building have been detailed to be complementary in architecture, massing, and materials to the primary street elevation. In other words, the building should be aesthetically pleasing from all angles. This is most important for buildings or corner lots and on elevations that have high visibility.

A Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.

B. Buildings located on the corner of two streets shall include architectural feature(s) such as towers, enhanced materials, or roof projections to create a sense of hierarchy.

C. Wall mounted lighting shall be provided between buildings to ensure security.

Building and Dwelling Unit Entrances

Primary Building Entries

It is important that the main entrance to a building is clearly identifiable and unique. It is the primary point of arrival and should be treated as such.

A. Street-Facing Entry. Multiple-unit buildings located adjacent to the street shall have a minimum of one common ground-level entrance facing the primary street. For corner buildings adjacent to the street, there shall be either one common entry at the corner or a minimum of one entryway facing each street. For mixed-use buildings, see the Mixed-Use Standards section below.

B. Non-Street-Facing Entry. Buildings not located adjacent to a street shall have entryways oriented to face common open space areas such as landscaped courtyards, plazas, greens, or paseos.

C. Entrance Design. One or more of the following methods shall be incorporated in the primary building entrance design:

- A change in wall/window plane.
- Wall articulation around the door and projecting beyond the door.
- Placement of art or decorative detailing at the entry.
- A projecting element above the entrance.
- A change in material or detailing.
- Implementation of architectural elements such as flanked columns or decorative fixtures.
- Recessed doors, archways, or cased openings.
- A portico or formal porch projecting from or set into the surface.
- Changes in the roofline, a tower, or a break in the surface to the subject wall.

D. Enhanced Paving for Primary Building Entrances. Primary common building entryways shall provide decorative and accent paving that contrasts in color and texture from the adjacent walkway paving.

Individual Dwelling Unit Entries

A. *Weather Protection.* All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.

B. *Entry Features.* All ground-floor exterior unit entries shall be differentiated from the main facade by the use of a porch, stoop, patio, terrace, or courtyard.

C. *Street-Facing Unit Entryways.* Each dwelling unit located within 20 feet of a primary street shall include at least one street-facing porch, balcony, or patio.

D. *Ground-Floor Unit Entry.* Ground-floor units shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable ground floor spaces.

E. *Upper Floor Unit Entry.* Exterior entrances to individual units on upper floors are permitted; however, no exterior access corridor located above the ground floor may provide access to more than four upper-floor units.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

Windows and Doors

A. *Architectural Treatment.* Windows facing a public street shall feature enhanced articulating treatments such as decorative architectural brackets, sills, shutters, awnings, and/or trellises.

B. *Transparency.* Windows shall be clear and non-tinted on street level.

C. *Window Treatment.* Windows shall either be recessed at least two inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth provided.

D. *Windows Facing a Public Street.* Windows facing a public street shall feature enhanced window treatments such as decorative trim, windowsills, lintels, shutters, and awnings.

E. *Window Shutters.* Functional and decorative shutters shall be half the width of associated window glazing (for paired shutters) or matching width for a single shutter.

Arcades, Porches and Covered Walkways

A. Covered walkways associated with buildings shall utilize the materials and colors of that building. For walkways that are "enclosed" by buildings, pedestrian-scale wall treatments such as murals, alcoves, and vines are encouraged in addition to fenestration.

Awnings and Umbrellas

Awnings add color, forms, relief, shadows, and pedestrian protection from the elements. They may also create a space for identification signage. They shall not, however, be used as a substitute for genuine building massing and articulation.

A. Awnings and umbrellas shall be made of cloth (not plastic or vinyl) and shall provide a minimum 7-foot head clearance.

B. Awnings shall not be wrapped around buildings in continuous bands. Awnings shall be placed over doors or windows or placed within vertical elements when the facade of a building is divided into distinct structural bays.

Exterior Building Materials

The selection and placement of building materials provides visual interest at the pedestrian level.

A. Changes in material shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

Mixed-Use Development

The following standards have been developed specifically for mixed-use development within the Village. They are to be adhered to in conjunction with the remaining standards and guidelines in this document.

A. *Separate Entrances.* When multiple uses are both proposed in the same building, they shall have separate and convenient entrances for each use.

Ground floor transparency and overhead canopy create an inviting entry.

Covered walkway creates a comfortable shopping experience for pedestrians.

B. *Street-Facing Setbacks.* Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structure, or other design element (e.g., public art, planters, kiosks, etc.).

C. *Street-Facing Entrance.* Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly accessed from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

D. *Ground Floor Transparency.* Mixed-use buildings located adjacent to Agoura Road, Kanan Road, Cornell Road, Roadside Drive, or an internal primary street shall include windows and doors for a minimum of 50% of the area of the street-facing wall area located between three and seven feet above the elevation of the sidewalk. Windows shall be clear and non-tinted.

Utilitarian Aspects of the Buildings

Utility service areas are integral to the early building design process, rather than an afterthought at the construction document phase.

Screening of Utilitarian Equipment

A. Service, utility, and loading areas shall not impinge on an identified public viewshed.

B. Roof access shall be provided from the interior of the building.

C. Roof mounted mechanical equipment shall be screened from public view.

D. Walls used as screening shall incorporate the materials and colors of the primary building design.

E. Landscape screening with evergreen plants may be planted to completely conceal the equipment or utility element.

Primary building entry is enhanced with building form and articulation.

Buildings along internal streets provide ground floor transparency and amenities within setbacks.

Roof mounted equipment on parking structure are screened from public view.

2 LAND USE, REGULATIONS, & GUIDELINES
Objective Design Standards

F. Utility service areas, such as electrical panels, shall be placed within enclosures that are architecturally integrated into the building design and incorporate the materials and colors of the primary building design.

G. All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from public view. All flashing, sheet metal vents, exhaust fans/ventilators, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

Trash and Recycling Enclosures

A. Enclosures shall be located at the rear or side of the building and outside of view from a public right-of-way.

B. The enclosure shall include a solid wall a minimum of six feet in height and a roof structure that fully shields the top of the containers from precipitation.

C. For trash enclosures with large access gates, a separate pedestrian entrance to the trash enclosure shall be provided.

D. Trash and recycling enclosures shall incorporate the materials and colors of the primary building.

E. Trash and recycling enclosures provided in parking areas must be screened with landscaping or wall materials for a minimum 6′ height..

F. Trash and recycling enclosures shall be separated from adjacent parking stalls by minimum 6-foot wide landscape planter with low-growing groundcover or plants no higher than 1′ at maturity to ensure adequate space for passengers to access a vehicle in an adjacent parking space.

G. Trash and recycling enclosures shall ensure runoff is directed to a sewer drain with appropriate back flow prevention.

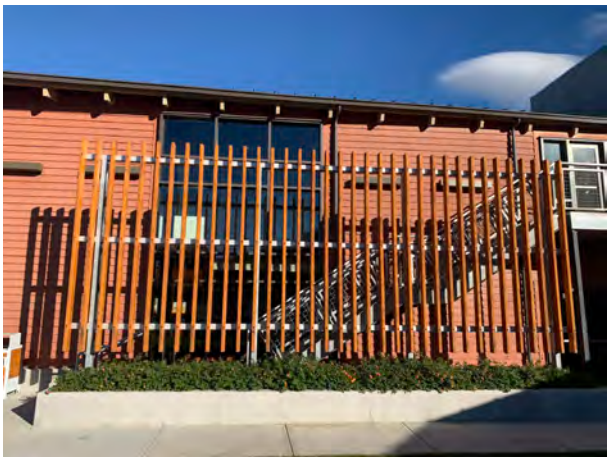
Accessible Ramps and Railing

A. Ramps and guardrails used as a means of egress must conform to the criteria listed in the Uniform Building Code.

Exterior Stairs

A. Open metal, prefabricated stairs are not allowed.

B. Stairways shall be complementary with the overall architecture, massing, and form of the building.



Stairway incorporates screening that complements building architecture.

Roof Drainage

A. Gutters and downspouts on the exterior of the building shall be painted or constructed of materials that match other building accents.

B. Elements used to capture rainwater for on-site landscaping, such as rain barrels or cisterns, shall be consistent with building architecture and/or be screened with landscaping or decorative walls integrated into the building architecture.

C. Roof scuppers shall not be used in areas that are visible to the street or public spaces.

Mailboxes

A. Common exterior mailboxes shall be designed to match the materials and colors of the surrounding building(s).

Fences

A. Solid barrier fencing shall be prohibited around open space adjacent to the riparian areas.

B. Fencing shall provide at least one foot of clearance above the ground to permit wildlife movement.

C. Fences shall be constructed of long-lasting materials such as solid wood (treated or of natural resistance to decay), masonry, steel, or solid vinyl. Chain link is prohibited.

D. Where fences and walls of different materials or finishes touch or intersect, a natural transition or break (such as a column or pilaster) shall be provided.

Noise

A. Interior noise levels within residential dwelling units shall be constructed to not exceed 45 Community Noise Equivalent Level (CNEL). Prior to approval of development within the Plan area, the applicant shall submit a noise study which, with the use of noise attenuation best management practices if necessary, demonstrates this objective standard is met.

B. Exterior noise levels within residential and mixed-use developments shall be developed not to exceed 55 CNEL. Prior to approval of development within the Plan area, the applicant shall submit a noise study which, with the use of noise attenuation best management practices if necessary, demonstrates this objective standard has been met.

Building Signage

Building Signage shall comply with regulations set forth in Division 5 of Part 2 of Chapter 6 of Article IX of the Agoura Hills Municipal Code, in addition to the following standards.

A. A single development with multiple users shall incorporate a unifying sign program.

B. Lighting of all exterior signs shall be directional to illuminate the sign without producing glare on pedestrians, autos, or adjacent residential units.

C. Flush mounted signs shall be positioned within architectural features, such as the panel above the storefront on the transom or flanking doorways.

D. Hanging signs attached to buildings that project perpendicular to the building shall be a minimum of 8' from ground level to the bottom of the sign.

E. Signs shall be placed in locations that do not conflict with street or parking lot trees.

Freestanding Monument Signs

A. Monument signs shall be accented with landscaping.

B. Monument signs shall incorporate complementary colors, materials, and lettering fonts used on the buildings. More than one material is recommended.

C. Monument signs shall be a maximum of 50 square feet in size and not more than 5 feet in height.

D. Monument signs shall utilize a combination of sandstone, flagstone, wood, and/or steel.

E. Appropriate lighting shall be incorporated into the design and placement of monument signage.

F. Monument signs shall use Village colors and fonts as described in Chapter 3, Streetscape Beautification and Public Improvements.

Deep Green
CMYK: 56/22/98/72

Bronze
CMYK: 7/50/100/34

Hillside Green
CMYK: 49/38/100/15

Adobe Beige
CMYK: 0/14/39/23

Sky Blue
CMYK: 84/54/27/6

Oak Leaf
CMYK: 19/11/100/0

F. Design Guidelines

The Plan includes the following set of design guidelines that complement the Objective Design Standards applicable to this area. These design guidelines should be incorporated and provide considerations that should be incorporated to the site planning and building design of future development consistent with the vision of the Plan. The guidelines are encouraged. These guidelines will only apply to discretionary projects; AHO projects are not subject to these standards.

Site Planning and Design

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another.

Pedestrian Circulation and Access

A. Where a park-like setting exists adjacent to the creek, meandering paths are encouraged to create a pleasant experience.

B. Consider paths made from permeable materials such as decomposed granite.

C. Pedestrian walkways should incorporate seating areas.

D. Pedestrian walkways should incorporate meandering curves to add visual interest, where possible.

Several smaller buildings help break up building massing and help create plazas and outdoor spaces.

Site Layout

A. Significant buildings with prominent architectural features should be located near corners and intersections whenever possible.

B. Buildings should be sited close to, and oriented toward, the street. Building design should incorporate covered pedestrian walkways, outdoor seating, and landscape areas where possible.

C. Several small plazas should be located within the Village. Portions of buildings may be set back from the street and alcoves may be provided to include such plazas, entry nooks, and outdoor cafe seating.

D. Outdoor spaces should have clear purpose that reflects careful planning and are not simply "left over" areas between structures. Such spaces should provide pedestrian amenities such as shade, benches, fountains, landscaping, public art, etc. Site furniture and light fixtures should reflect the architectural character of the project.

E. Focal points should be developed to create a definite sense of identification. Plazas, landscape, fountains, artwork, textured pavement, universally accessible changes in pavement levels, and vertical building features may be combined to create focal points and identity.

F. Whenever possible, new structures should be clustered. This creates plazas or pedestrian malls and prevents long "barrack-like" or continuous rows of structures.

G. Property lines should not be treated as walls and barriers. Buildings should be sited and designed so that there are no barriers or other elements emphasizing property boundaries.

H. Interface between two or more properties should be considered, i.e., fences should align, landscaping concepts should be complemented, and improvements to the public right-of-way should be seamless.

I. Where possible, utilize courtyards or other methods to break up the building mass and provide natural ventilation.

J. Site layout should take advantage of the natural environmental setting with the following:

- provide viewsheds from public places.
- orient outdoor/indoor dining and other uses to the creeks and Ladyface Mountain and the Santa Monica Mountains.
- use natural materials indigenous to the area.
- maintain natural topography in site layout.

Parking Lot Design, Treatment, and Access

A. Parking should be broken into smaller lots and interspersed around a site.

B. Subterranean parking or at grade parking garages that are "lined" with shops to conceal the parking from public view are highly encouraged.

C. Above ground parking structures should be designed to contribute positively to the aesthetic quality of the Village and shall be consistent with the architecture of the surrounding buildings.

D. Parking stalls oriented at 90° generally provide the most efficient parking design. However, angled parking is encouraged for large parking lots if it helps to accommodate more landscaping between rows of stalls and at the ends of rows.

E. Shared parking between adjacent businesses and/or developments is encouraged.

F. Long rows of parking spaces should be avoided. Instead, parking areas should be broken up with landscaping islands and buildings where feasible.

G. Large parking areas that service over 100 cars should be designed with a clear hierarchy of circulation: major access drives with no parking, major circulation drives with little or no parking, and parking aisles for direct access to parking spaces.

H. Decorative lighting and landscaping will enhance parking areas and reduce their visual impact on the Village. Shade trees and lamp posts reflecting a craftsman style should be provided.

I. Reciprocal access should be provided so that vehicles are not required to enter the street in order to move from one area to another on the same site and where feasible on adjacent sites.

Covered parking incorporated into the project.

Parking provides clear heirarchy of circulation with primary access drive.

2 LAND USE, REGULATIONS, & GUIDELINES
Design Guidelines

Project Landscape/Hardscape

General Guidelines

A. Landscaping should be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space.

B. All private landscaped areas should strive to establish a rural character, including native, local trees (e.g., oaks and sycamores).

C. Careful maintenance practices should be implemented to achieve a natural appearance. An artificially manicured look is inconsistent with the vision for the Village.

D. Shade trees should be planted to shade onsite structures to the greatest extent possible in the summer to reduce indoor temperatures and to reduce energy demand.

Plant Materials and Placement

A. Plant material such as evergreens should be used to soften structural edges, but they should not be used to conceal poor architecture.

B. Water features may be used with planting and natural materials in courtyards and plazas as part of landscaping.

C. Trees and shrubs should be located and spaced to allow for mature and long-term growth.

D. Formal planting designs and color-spots are encouraged in courtyards and plazas.

E. Trees should be used to create an intimate scale, enclose spaces, and frame views, but their placement should respect the long-range views of surrounding neighbors.

F. Trees should be selected on a performance basis with the objective of minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast.

G. Seasonal shading from trees and shrubs should be considered when developing planting schemes for courtyards and streetscapes.

H. Due to challenging soil conditions found in the Village, extra care should be given to prepare and apply soil amendments prior to planting.

I. Site design should use low impact development (LID) best practices to manage stormwater runoff.

J. Implementing measures to reuse rainwater and/or grey water for irrigation is strongly encouraged.

K. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as accentuating entry ways, courtyards and sidewalks.

Existing trees are maintained to provide shade and respite along bike path.

Landscaping enhances urban plazas.

Paving Treatment

A. Durable, smooth and even surfaces should be used in well-traveled areas while other materials that have more texture can be used in less traveled areas.

B. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings and parking features (i.e., handicap spaces, pedestrian loading, etc.).

C. Utility vaults, such as water meters, gas, and electric should be architecturally treated to blend with surrounding paving pattern by incorporating consistent colors, textures, and/or decorative covers.

Lighting

Effective lighting provides safety and direction for vehicles and pedestrians, visibility and security for businesses, and enhances architectural building and landscape details.

A. Sensitivity to the mix of residential/commercial uses, as well as the surrounding hillside areas, should be considered in choosing light sources.

B. Building light fixtures should be designed or selected to be architecturally compatible with the main structure, which should complement the streetscape lighting specified in Chapter 3 - Streetscape Beautification and Public Infrastructure.

C. The height of a light pole should be appropriately scaled to the building or complex and the surrounding area.

D. Landscape lighting can be used to accent walkways and entries and/or seating areas and specimen plants/trees. Landscape lighting should be done with low-level, unobtrusive fixtures and limited to areas of significant landscape resources, such as oak trees and mature trees.

Special treatment to paving provides texture and interest.

Open Space

Additional open space is an important amenity to make the Village a pleasant and inviting environment for residents, workers, shoppers, and visitors. Parkland and trails are also an essential element to providing an enhanced environment and recreational amenities for the Village. Where applicable, pedestrian links such as hiking trails, bicycle paths, and equestrian trails should be provided or improved.

A. The design and orientation of recreation and open space areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets and incompatible uses.

Creative gathering space is provided along pathway.

2 LAND USE, REGULATIONS, & GUIDELINES
Design Guidelines

Variety of materials and architectural treatment helps reduce building form and massing.

Architectural elements, recessed balconies, and changes in materials contribute to facade articulation.

Varying setbacks and wall planes provide interesting form and massing.

Building Design

Building forms and facades influence cohesiveness, comfort, and aesthetic pride, and at the same time can encourage shopping, contribute to a special sense of place, increase a sense of security, and generate pedestrian activity. Where commercial buildings are neighbors to residential buildings, consideration of scale, detail, and materials is very important. Any good design must take into consideration some fundamental design principals, including continuity, proportion, mass, scale and rhythm/ facade articulation. Where commercial buildings are neighbors to residential buildings, consideration of scale, detail, and materials is very important. Any good design must take into consideration some fundamental design principles, including continuity, proportion, mass, scale, and rhythm.

The following guidelines complement the Objective Design Standards presented in the previous section, and are intended to provide an additional general framework for design. Then do not mandate specific architectural styles, themes or details. The City will be open to considering innovative, alternative design concepts that were not envisioned at the time that these guidelines were written, yet support the intent of this document.

Building Form, Massing and Façade Articulation

A. One and two-story development and massing are strongly encouraged along Agoura Road to bring a comfortable scale to the street.

B. Several smaller buildings, rather than one large building, should be used to provide an intimate scale and support the Village character.

C. Surface detailing should not serve as a substitute for distinctive massing.

D. New development should express its own uniqueness of location, tenant, or structure, designed especially for the particular building site, and not as a copy of a generic building type that might be used anywhere.

E. The use of corporate "chain" architecture detracts from the unique character of the Village and is strongly discouraged. Corporate tenants should design their buildings to fit the scale and character of the Village.

F. Varying setbacks on upper floors to accommodate balconies, seating and other architectural treatments should be considered.

G. Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in one continuous direction for long distances without a significant offset.

H. Long, unbroken facades and box-like forms should be avoided. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest.

I. Tall dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, or other ornamentation, and by using a combination of complementary colors or materials.

J. Recessed or projecting entries and articulation in the storefront mass is encouraged.

K. Consider the use of narrow floor plan depths to maximize daylight, exterior views, and natural ventilation. Courtyards and atria can also be used to bring light and air into interior spaces.

Balconies and exterior patios front onto internal pedestrian courtyard.

L. Consider using several smaller compact building footprints rather than one large footprint to provide an intimate scale and a more efficient envelope to optimize daylight and passive solar heating/cooling functions.

M. Combinations of one, one and one half, and two story units should be used to create visual interest and variation in the massing and building height.

N. Vertical elements, such as towers, should be used to accent horizontal massing and provide visual interest.

O. Architectural elements that add visual interest, scale, and character to the neighborhood, such as balconies, verandas, porches, etc. should be incorporated.

P. To the extent possible, each housing unit should be individually recognizable. The following methods could be used to break up building massing:

- Vary front setbacks within same structure
- Stagger and jog unit planes
- Design a maximum of two (2) adjacent units with identical wall and roof lines

Roof Forms.

A. Multi-form roofs, gables, and shed roof combinations are encouraged to create an interesting and varying roof form that will lessen the mass of the building and add visual appeal.

B. Roof materials and colors are important aspects of the overall building design. They should be consistent with the desired architecture and complement adjacent structures.

C. Deep roof overhangs are encouraged to create pedestrian arcades, verandas, and passive solar benefits.

2 LAND USE, REGULATIONS, & GUIDELINES
Design Guidelines

Human Scale

Scale is the proportion of one object to another. "Human" or "intimate" scale incorporates building and landscape elements that are modest in size. "Monumental" scale incorporates large or grand building elements. Buildings within the Village should incorporate human scale elements.

The individual components of the building also have a relationship to each other and the building as a whole, which is the overall scale of building.

A. Architectural details and materials on lower walls that relate to human scale such as arches, trellises, or awnings should be utilized.

B. Articulated storefronts with carefully arranged doors, windows, arches, trellises, or awnings, rather than blank walls, should face onto pedestrian spaces and streets.

C. Structures with greater height should include additional setbacks and steps within the massing so as to transition heights from adjacent properties and to avoid dominating the character of the neighborhood.

D. Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, pilasters, fixtures, and other details.

360-Degree Architecture

The concept of 360-degree architecture is to design a building where all sides of the building have been detailed to be complementary in architecture, massing, and materials the primary street elevation. In other words, the building should be aesthetically pleasing from all angles. This is most important for buildings or corner lots and on elevations that have high visibility.

A. Buildings located at key intersections should incorporate special architectural elements that create an emphasis on the importance of that location.

B. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften and create interest.

C. Marquis display cases may be provided between buildings in pedestrian linkage areas to eliminate large blank wall surfaces. Such display cases may include theater movie posters, upcoming civic events, retail events (such as sidewalk sales, book signing, etc.), art displays or shows.

Building Entries

A. Upper floor entries at the street frontage should have their own distinct design that complements the main building frontage.

Windows and Doors

A. At the street level, windows should have pedestrian scale and detail. The framing provides opportunity for color variation and detail.

B. Clear glass is recommended on street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied UV film. Reflective, mirrored or tinted glass is strongly discouraged.

C. Storefront windows and doors should be of the same style. The line established by uniform storefront heights helps to establish a sense of scale for pedestrians.

D. Windows on upper floors should relate to the window pattern established on the ground floor.

E. Windows and doors should be in scale with the building elevation on which they appear.

F. Recessed openings, windows, and doors provide depth and should be used to break up the apparent mass of a large wall.

G. Windows may be combined with wall planters at their base or use a base material that has color and texture such as ceramic tiles, brick, stone, or raised wood panels.

H. Well-designed storefronts, including windows, doors, wall composition, colors, and materials are very important to create a sense of entry and pedestrian scale.

I. Awnings, landscaping, spectrally selective glass, and controllable blinds should be considered to reduce heat gain through windows.

J. Window type, material, shape, and proportion should complement the architectural style of the building entry.

K. Retail storefronts with display windows are encouraged within the creatively designed façade. Large expanses of glass, glass curtain walls, or glass buildings are discouraged.

L. Windows and doors should be designed as accent elements with details such as shutters, moldings, and divided lights.

M. Windows should be located to maximize daylighting and views.

N. The addition of window articulation such as sills, trim, kickers, shutters, or awnings should be included to improve the building facades where consistent with the desired architectural style.

Arcades, Porches and Covered Walkways

A. Covered walkways provide a visual, as well as protective linkage between uses. These walkways may occur at building street frontages, between buildings, from buildings to parking lots, and within a parking lot.

B. Archways and columns may also be used to accent store entries and courtyard entries. Materials used should complement the building(s) it is associated with.

C. Walkways that are "enclosed" by buildings provide an opportunity for pedestrian scale wall treatments such as murals, alcoves, or vines.

Awnings and Umbrellas

Awnings add color, forms, relief, shadows, and pedestrian protection from the elements. They may also create a space for identification signage. They should not, however, be used as a substitute for genuine building massing and articulation.

A. Awnings or signage, should be used to help clearly demarcate building entries and help orient pedestrians.

B. Awning maintenance should be in accordance with the awning manufacturer's care instructions. The life of the awning is generally not expected to exceed eight to ten years. Property owners should not propose installing awnings unless they are prepared to replace the awnings every eight to ten years.

C. Awnings should not dominate the facade, but should be in scale with the rest of the building.

D. Awnings, if lighted, should be lit with direct, architecturally interesting and appropriate fixtures such as goosenecks.

E. Consider incorporating permanent shading devices such as awnings and canopies on south-facing facades to add aesthetic quality and assist in cooling the building during the summer months.

Exterior Building Materials

The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Architectural details should be used to enhance the buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

A. Different parts of a building's façade should be articulated by the use of color, arrangement of façade elements, or change in materials to help break up the massing and create an image of a project that has been developed over time.

B. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.

C. Materials should occur at a change in plane where they tend to appear substantial and integral to the structure, preferably at an inside corner.

D. Material changes not occurring at a change in wall plane appear "tacked-on" and should be avoided.

E. Materials selected for multifamily residential projects should be very durable and require low maintenance.

F. Textures, colors, and materials should be unifying elements in the building's design.

G. Stone, wood timbers, trellises, and other natural materials are encouraged within the Village.

H. Natural materials such as brick, stone, copper, etc. should be left their natural color.

I. Materials should be utilized that reduce the transfer of heat into and/or out of the building.

J. Recycled content and non-toxic materials should be used wherever possible.

Colors

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

A. Buildings should keep a balanced palette between colors used on primary wall surfaces and "vibrant" or "darker" accent colors on each building.

B. Colors should be used that reduce sun glare on wall planes by using flatter, muted colors, i.e. avoiding bright whites.

C. Door and window trims, awnings, and wall tiles provide opportunity for color that adds interest and texture to storefronts or building bases. Color of trim should be coordinated with the wall colors.

D. Colors should coordinate with natural unpainted materials used on the facades, such as pressure treated wood, terra cotta, tile, brick, and stone.

Utilitarian Aspects of the Buildings

Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase.

Screening of Utilitarian Equipment

A. Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan. These critical functional elements should not detract from the public viewshed area.

B. Siting of noise and odor generating functions on any site that may create a nuisance for the adjacent properties should be avoided.

C. Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design.

Building Signage

A sign program should be submitted with design review applications for new buildings.

A. Signs reflecting the type of business through design, shape, or graphic form are encouraged.

B. The method of sign attachment to the building should be integrated into the overall sign design chosen.

C. Signs should coordinate with the building design, materials, color, size, and placement.

D. Signs should not cover up windows or important architectural features.

E. Sign variety is encouraged among different users.

F. Signs should align with others on the block so as to maintain the existing pattern.

G. Internally illuminated sign cabinets are strongly discouraged.

Monument Signs

A. Monument signs should be well articulated and well proportioned.

Chapter 3

Streetscape Beautification & Public Improvements

A. Introduction
B. Village Branding
C. Gateways and Signage
D. Street Furnishings
E. Landscape Elements

3 STREETSCAPE BEAUTIFICATION & PUBLIC IMPROVEMENTS
Introduction

A. Introduction

As the City of Agoura Hills moves forward to revitalize the Village, it is important to understand, recognize, and incorporate good street design. Public streets are truly the public's domain; places where business is conducted, people meet, and where the image of a city is shaped. Streets provide an intrinsic opportunity to shape and add character to our communities. By embracing the street as an important public place, the City can create an environment rather than simply a means to get from point A to point B.

This Chapter of the Plan provides recommendations on street beautification amenities and gateways. These standards provide detailed guidance on specific design treatment and materials selections. As all street improvements will be carried out largely by the development community concurrent with new projects and redevelopment projects it is critical that these standards are used.

Street trees, tree grates, flagstone paving, lighting, benches, and trash cans enhance Agoura Road.

B. Village Branding

Village Logo

Visual cues, such as signage and markers, create virtual borders and inform pedestrians and drivers they have arrived at a special destination. Branding, or how a municipality represents its character through visual cues, adds to the overall "sense of place" that a community shares. The City of Agoura Hills logo and branding elements were thoughtfully developed to highlight Agoura Hill's unique blend of history, rural roots, natural beauty, small-town charm, and vibrant community in the heart of the scenic Conejo Valley. The City's motto is the "Gateway to the Santa Monica Mountains" and currently uses an oak leaf and hills in the logo, referencing the hills and Ladyface Mountain nearby.

The Village utilizes a similar oak leaf in addition to the silhouette of Ladyface Mountain in branding and logo design. Wayfinding monuments and signage can use one or both logos. These can be incorporated into the design of the monuments using the standard colors and materials identified below.

Village Colors

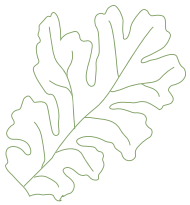
The Village color palette will complement the City's branding guidelines and pull the primary Deep Green, Bronze, and Hillside Green color palette, as well as a secondary Adobe Beige, Sky Blue, and Oak Leaf color for the Village palette. These colors represent the brand identity of the City. Colors can be used for typography or other signage components.

Village Fonts

Typology also enhances identity and unifies wayfinding, signage, and marketing materials. Adelle is currently used for "Agoura Hills" and shall be used on any signage with the City's name. "Agoura Village" shall use Garamond. Secondary fonts in Agoura Village shall also use Garamond.

Proposed Ladyface Mountain Branding

Proposed Oak Leaf Branding



Proposed Colors

Deep Green
CMYK: 56/22/98/72

Bronze
CMYK: 7/50/100/34

Hillside Green
CMYK: 49/38/100/15

Adobe Beige
CMYK: 0/14/39/23

Sky Blue
CMYK: 84/54/27/6

Oak Leaf
CMYK: 19/11/100/0

Proposed Font Styles

Adelle
AGOURA HILLS
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Garamond
AGOURA VILLAGE
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Agoura Village Gateway Monument



Sandstone, flagstone, and steel

Village materials include sandstone, flagstone, steel, metal, and wood to complement streetscape improvements on Agoura Road.

C. Gateways and Signage

Village Materials

The materials selected for gateways and signage complements the streetscape materials, such as sandstone, flagstone, and steel, to unify the gateways with the streetscape elements. Natural materials, such as sandstone and flagstone, as well as wood and steel, complement one another and provide a timeless standard for gateways in the Village. Each material is not required for each sign, however a consistent font and color shall be incorporated into the sign. The oak leaf logo may stand out from the other graphics, such as an aluminum or vinyl box that can be internally lit, or simply laser cut into steel.

City Gateway Entry Monument and Village Gateway Monuments

Figure 3-1 identifies potential locations of gateways and signage within the Village. These locations will be further defined based on visibility, grading, and landscaping considerations. A City Gateway Entry Monument is proposed at the Village southern boundary to signify entry into the City. Village Gateway Monuments are proposed at primary entrances into the Village. Their purpose is to signify the boundaries of the area and to enhance the identity of the Village.

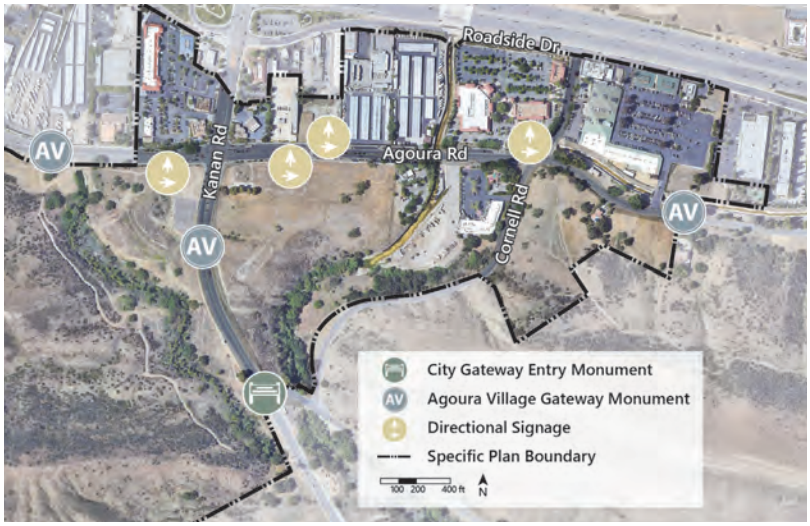


Figure 3-1: Gateway Signage Locations

- Village Gateway Monuments shall be smaller (8' wide x 4' tall maximum) and include the oak leaf logo and silhouette of Ladyface Mountain.
- Monument features shall be significant in scale to clearly identify the area as an important place and shall be easily legible to motorists.
- Village Gateway Monuments shall be located at the east and west entry points along Agoura Road heading into the Village, and approximately 300-feet south of Agoura Road on Kanan Road.
- Directional signage shall be provided along Agoura Road in the eastbound and westbound direction. Eastbound signage shall be located near the Kanan Road intersection along Agoura Road and at the mid-block crossing along Agoura Road between Kanan Road and Cornell Road. Westbound signage shall be located along Agoura Road west of Cornell Road, and at the mid-block crossing between Kanan Road and Cornell Road.
- Directional signage shall be vertical (6' tall x 4' wide maximum) and shall use the oak leaf logo.
- Designs shall reflect natural elements and materials utilizing a combination of sandstone, flagstone, and/or steel.
- Appropriate lighting shall be incorporated into the design and placement of monument and directory signage.

Village Gateway Monument - Concept 1 - sandstone wall with corten steel silhouette of Ladyface Mountain and laser cut logo and typology.

Village Gateway Monument - Concept 2 - flagstone wall with corten steel silhouette of Ladyface Mountain with lit-vinyl box logo and typology.

Directional Signage Options - signage on corten steel or wood panels

D. Street Furnishings

Streetscape furnishings are essential elements that are incorporated into the public right-of-way to complement and enhance surrounding development and enhance the pedestrian experience.

Within the Plan area it will be the responsibility of developers to provide and maintain all on-site improvements as well as all streetscape improvements. This chapter defines the streetscape improvements that shall be implemented within the public spaces of the project and at street edge.

The following furniture palette (lighting, benches, waste receptacles, bicycle racks, and tree grates) and wall/hardscape design elements will be used to enhance the Village.

Lighting

The street and pedestrian lighting allows for one type of light fixture for the Village. One lighting standard should be used for the roadways and the sidewalk areas.

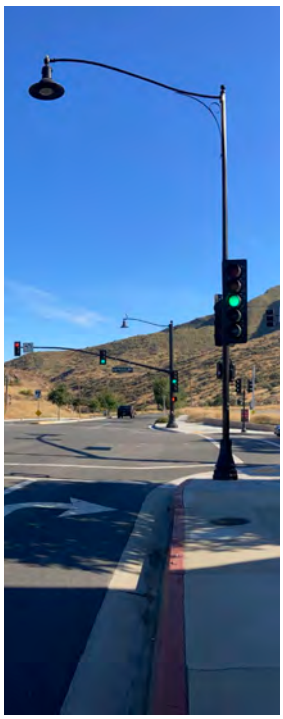
- Lighting fixtures shall incorporate the latest energy-efficient technology for directing light and reducing glare.
- Consider the following factors to reduce light pollution:
  - The wattage or brightness of the light
  - The installation of the fixture and use of shields to minimize light spill and glare

Street and Pedestrian Lighting

Street and pedestrian lights between Kanan and Cornell Road shall incorporate a decorative light pole and luminare that is consistent in design to help unify the streetscape within the Village.

- Street lighting shall be South Coast Lighting & Design, Catalog #BCSUN1630/SNTS155-11/CA-WCO-62/LED (decorative street light, 15-ft Height Pole, 4-ft Mast arm, Dual Lantern with decorative base cover) located pursuant to engineering recommendations.
- Lights shall be approximately 15 feet in height and placed approximately 100 feet apart.
- The Dual Lanterns shall include SCL Interior and Exterior Lenses and 2700K, 45W TGS Universal Lights.

Street and Pedestrian lights



Intersection lights

Benches and Trash Receptacles

New benches and trash receptacles shall be installed within the Village.

- Typical placement of the benches and trash receptacles shall be approximately every 100' to provide seating and amenities for pedestrians.
- Freestanding wood benches shall be Teak Bench – Meridian 6-ft bench, Model #6503 Country Casual.
- In areas where benches are integrated into landscaped pockets and planters, glass fiber reinforced concrete supports that replicate natural boulders should support wood or concrete benches.
- Refuse receptacles shall be Dumor Site Furnishing Model #152.311 with bronze metal trim.

Bench and Trash Receptacles

Tree Grates

Although the majority of the streetscape landscaping will be designed in a clustered, free-flowing style, opportunities for trees in tree grates exist along Agoura Road and in plaza areas and interior courtyards. The installation of tree grates provides room for safer sidewalks, increased opportunities for outdoor benches and seating, and increased permeable area along sidewalks and can help the health of trees and reduce sidewalk maintenance.

- Tree grates shall be a Neenah Foundry Company - 'Boulevard', 8-foot cast-iron square tree grate with removable light cover and frame, Model #R-9811. Natural Patina Finish.

Tree Grates

3 STREETSCAPE BEAUTIFICATION & PUBLIC IMPROVEMENTS
Street Furnishings

Bicycle Racks

Bicycle racks are important amenities that will encourage bicycle ridership in the Village. The 'Inverted U' style rack provides the greatest functionality while being attractive and space efficient.

- Bicycle racks shall be installed at convenient locations along Agoura Road, at any future bus stop, and conveniently located near building entries that are centrally located within development and not facing Agoura Road.
- Bicycle racks are required as a part of all private development projects in the Village.
- Bicycle racks shall be Dumor Site Furnishings - 'Loop Bicycle Rack', Model #83-00 with Bronze powder coat finish.

Bicycle Racks

Paving Materials

Enhanced paving materials improve the pedestrian experience, both in visual appeal and safety. Colored pavers in the street are helpful to raise awareness through increased visibility, noise, and vibration. Their use can often increase the effectiveness of other measures, such as curb extensions and medians.

New concrete sidewalks with a simple scoring pattern should be used along all Village streets and shall be constructed with a combination of flagstone pavers, exposed aggregate concrete, and scored colored concrete with natural sandstone boulders placed in accent locations. Additional materials may be used according to the Arterial Streetscape Master Plan (ASMP), as amended. The following are example paving materials used along Agoura Road:

- Flagstone Pavers. Set stones on 4 inch thick concrete slab and mortar in place.
- Cut Flagstone Paver Banding at tree grates and pedestrian lighting.
- Exposed aggregate concrete. Color concrete integrally with Davis 'Sandstone' color #5237. Select pea gravel material in warm, earthy tones, as shown.
- Scored-colored concrete. Color concrete integrally with Davis 'Sandstone' color #5237. Provide a 4'x4' score pattern.
- Natural sandstone boulders. Stones shall reflect material native to the Santa Monica Mountains. Set boulders on 6" minimum gravel bed allowing 1/3 of boulder height to remain below finish grade.

Flagstone Pavers with integral color concrete sidewalk

Bollards

Bollards are often used to delineate between vehicle and pedestrian zones to help create a safe walking environment. Bollards can help define public plazas, expanded sidewalk areas at intersections and walkways in the Village.

- Bollards shall be placed at plaza and bulbout locations.
- 18 in. x 18 in. x 36 in. cut sandstone bollard with natural, rough-hewn finish. Stone should reflect material native to the Santa Monica Mountains. Core drill and secure bollard to ground with 2 in. galvanized steel pipe and sleeve. Epoxy in place.

Sandstone Bollard

E. Landscape Elements

Landscape Recommendations

The landscape design for the Plan area is reflective of the natural setting and creates an identity for the Village. In addition, plants have been selected to provide opportunity for shade, ease of maintenance, and climate compatible planting. The landscaping will establish a visual integrity for the area and promote pedestrian and vehicular safety by clearly distinguishing walkways and access points.

For landscaping in the public right-of-way not specified herein, plant material shall be used from the proposed tree and shrub palettes specified below. New median and parkway landscaping shall be planted in alternating blocks of species with various color, form, texture, and scale.

Due to the nature of living material and climate adaptation, there may be species of trees and shrubs listed that become undesirable in the medians or parkways. Therefore, the City's Landscape architect will advise City landscape improvement projects over time which may include additional species.

Agoura Road - Proposed Plant Palette

Street trees are large trees generally selected for their ability to form dense, round canopies, grow well under paving areas, and produce limited litter. The following is a list of street trees and shrubs to select from.

- These trees shall be spaced unevenly in order to reinforce a natural feeling within the landscape.
- Street trees shall be carefully located to not obstruct visibility of the storefronts and signage nor negatively impact pedestrian and vehicular safety.
- All street trees should be installed in a manner that allows for the electrification of holiday lighting and timers.
- Due to the utility poles along Roadside Drive, not all of these species may be appropriate. Therefore, along Roadside Drive, selection of street trees shall be made in consultation with and after approval by the City's Landscape Consultant.

Trees (Medians)

- Cercis canadensis, Eastern Redbud
- Cercis occidentalis, Western Redbud
- Platanus racemosa, California Sycamore
- Quercus agrifolia, Coast Live Oak

3 STREETSCAPE BEAUTIFICATION & PUBLIC IMPROVEMENTS
Landscape Elements

Trees (Parkways)

- Cercis occidentalis, Western Redbud
- Pistacia chinensis, Chinese pistache
- Platanus racemosa, California Sycamore
- Quercus agrifolia, Coast Live Oak

Shrubs

- Arctostaphylos 'Emerald Carpet', Emerald Carpet Manzanita
- Convolvulus sabatius, Ground Morning Glory
- Iris douglasiana, Douglas Iris
- Mahonia aquifolium, 'Compacta' Oregon Grape
- Muhlenbergia rigens, Deer Grass
- Penstemon 'Margarita BOP', Margarita Foothill Penstemon
- Salvia clevelandii, California Blue Sage

Kanan Road - Proposed Plant Palette

Street trees are large trees generally selected for their ability to form dense, round canopies, grow well under paving areas, and produce limited litter. The following is a list of street trees and shrubs to select from.

» These trees shall be spaced unevenly in order to reinforce a natural feeling within the landscape.

» Street trees shall be carefully located to not obstruct visibility of the storefronts and signage nor negatively impact pedestrian and vehicular safety.

Trees (Medians)

- Chitalpa tashkentensis, Chitalpa
- Lagerstroemia indica, Crape Myrtle
- Liquidambar styraciflua, Sweet Gum
- Platanus racemosa, California Sycamore
- Quercus agrifolia, Coast Live Oak

Trees (Parkways)

- Fraxinus oxycarpa 'Raywood', Raywood Ash
- Lagerstroemia indica, Crape Myrtle

Shrubs (Medians)

- Baccharis pilularis 'Twin Peaks', Dwarf Coyote Brush
- Carex praegracilis, California Field Sedge
- Iris douglasiana, Douglas Iris
- Lavandula species, Lavender
- Salvia leucantha, Mexican Sage
- Stipa tenuissima, Mexican Feathergrass
- Zauschneria californica ,California Fuchsia

Chapter 4
Mobility

A. Introduction
B. Pedestrian Network
C. Bicycle Circulation
D. Public Transit
E. Traffic Calming Elements
F. Vehicular Circulation
G. Parking Strategies

4 MOBILITY
Introduction

A. Introduction

This chapter of the Plan discusses the role of mobility to support the vision and goals for the Village. This chapter presents descriptions of pedestrian, bicycle, and transit opportunities; traffic calming concepts; the existing circulation network; and improvement opportunities for Agoura Road, Kanan Road, and other streets in the Village. More detail on the street furnishings and street signs is outlined in Chapter 3 (Streetscape Beautification and Public Improvements).

The Plan strives to create a pedestrian- friendly destination. The Mobility chapter is intended to create a village environment with an active, engaged, human-oriented streetscape where the car is not viewed as the only mode of travel for the people who live, work, shop, and play in the village.

View along Agoura Rd, looking south along Kanan Road at Ladyface Mountain.

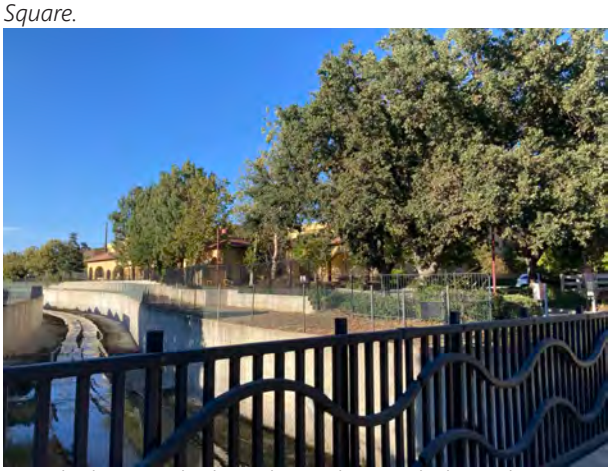
B. Pedestrian Network

Trail Access

One of the unique attributes of the Village is the proximity of the Santa Monica Mountains. Convenient and enjoyable access to this national recreation area is an important element of the Plan. There are several opportunities to provide future trail connections between the Village and the mountains, described below:

- The Ladyface Greenway Project is located along the north side of Agoura Road between Cornell Road and the entrance to Whizin Market Square. The greenway will be constructed on top of an existing concrete runoff channel, which is owned and maintained by the Los Angeles County Flood Control District (LACFCD). The greenway will provide active recreational opportunities, connect regional equestrian trails, provide bicycle connectivity, provide safe off-street pedestrian walking trails, expand green space and tree canopy coverage, and increase water conservation and quality through planting hyper-local landscaping and use of Bioswales, vegetated filter strips and modular wetlands throughout the greenway.
- The Medea Creek channel runs north-south between Highway 101 and Agoura Road, east of Kanan Road. Development shall plan for, facilitate, and improve pedestrian access by incorporating public trails and landscaping, and potentially capping the channel with a linear park. In addition to trail amenities within the Village, future studies may determine the feasibility of constructing a multi-use trail under Highway 101 to connect the Village to areas on the north side and whether the channel can be potentially capped.
- South of Agoura Road, Medea Creek is channelized near the roadway but naturalizes approximately 600 feet to the southwest. Development abutting the creek shall dedicate and construct the segment of recreational greenbelt and trail that traverses their property.
- Lindero Canyon Creek daylights south of Agoura Road approximately 650 feet west of Kanan Road, continuing southward through the Village and beyond City boundaries. Development abutting the creek shall dedicate and construct the segment of recreational greenbelt and trail that traverses their property.
- The property at the corner of Agoura Road and Cornell Road provides access to a future ridgetop trail heading eastward connecting to existing Santa Monica Mountains Conservancy trails. Development abutting the trail shall dedicate and construct the segment of recreational trail that traverses their property.

Concrete channel along Agoura Road at the Whizin Market Square.



View looking north along the Medea Creek channel.

C. Bicycle Circulation

Agoura Road currently has Class II Bike Lanes throughout the Village. Most are curbside lanes running adjacent to vehicular travel lanes. Between Agoura Road and Cornell Road, the bike lanes are sometimes located between diagonal parking and vehicular travel lanes. All bicycle facilities will be constructed in accordance with the General Plan Figure M-7

Bicycle Travel

Alternative modes of transportation such as bicycle use are important in supporting the Village vision. All bicycle facilities shall be constructed in accordance to Figure M-7 of the General Plan.

Bicycle Parking

Bicycle racks are important amenities that will encourage bicycle ridership in the Village.

» Bike racks are required as a part of all private development projects in the Village. The preferred bike rack design is provided in Chapter 3 (Streetscape Beautification and Public Improvements).

Class II Bike Lanes along Agoura Road.

Bike racks located along Agoura Road.

D. Public Transit

The following transit services are available in the City of Agoura Hills:

- Metropolitan Transit Authority Route 161 provides access between Thousand Oaks and Canoga Park. In the Village, bus stops are located along Roadside Drive just east of Kanan Road.
- LADOT Transit Commuter Express Route 423 provides access between Thousand Oaks and Downtown Los Angeles/USC. In the Village, bus stops are located along Roadside Drive just east of Kanan Road.
- The City of Agoura Hills operates a service that provides transportation anywhere within the City limits.
- Kanan Shuttle serves Oak Park High School, Medea Creek Middle School, and the residential areas near Kanan Road. The Kanan Shuttle is a free way to travel to neighborhood schools and residential areas near Kanan Road in Oak Park and Agoura Hills.

Public transit is provided within the Village.

Bus Stops

- Applicants shall provide future bus stops for fixed routes within the Village, where applicable. Each bus stop shall contain street furniture including, at a minimum, seating and a physical shelter. The number to be constructed will be determined in consultation with the City Traffic Engineer and the local transit agencies. Bus stops shall meet the requirements of the transit agency providing service to the City.

E. Traffic Calming Elements

As the Village develops and new uses occur along Agoura Road, it is important to create a street environment where pedestrian circulation takes higher priority. Traffic calming design elements aim to balance the needs to effectively moderate vehicle speeds and to improve the pedestrian environment. Traffic calming measures include curb extensions, accent paving, street trees, medians, and other techniques.

Curb Extensions/Bulbouts

Curb extensions, often known as "bulb-outs," shorten pedestrian crossing distances and improve their visibility to motorists. They also widen the sidewalk where space is often needed for ramps, signal poles, and street furniture.

» Where appropriate, curb extensions shall be placed along Agoura Road at intersection crossings and mid-block crossings, as well as between diagonal parking areas.

Accent Paving

Accent paving such as unit pavers or colored concrete can be used on crosswalks to accentuate pedestrian crossings. The change in texture gives motorists a visual and audible heightened awareness which in turn helps to slow traffic. Refer to Chapter 3 (Streetscape Beautification and Public Improvements) for additional information on accent paving and pedestrian crossings.

Mid-block crossing on Agoura Road.

Street Trees

Street trees offer an aesthetic alternative to the wide-open speedway feeling of a treeless arterial. Street trees planted at the sidewalk edge and in medians have a traffic calming effect as they create the perception of a visually enclosed, narrower street. Street trees shall be consistent with the City of Agoura Hills Arterial Streetscape Master Plan.

» Additional street trees shall be planted on Roadside Drive, Agoura Road, Kanan Road, and Cornell Road.

Medians and Refuge Islands

Medians can help improve the overall appearance of streets and can help slow traffic. Medians can also be used to create pedestrian "refuge islands" at crosswalks. Refuge islands are extensions of the median that create a protected area in the middle of the street, providing pedestrians with a safe resting or waiting area.

Street trees and median along Agoura Road.

On-Street Diagonal Parking

While the addition of on-street parking, either parallel or diagonal, will create increased delay along the corridor, its inclusion should be based not on the capacity of the street but the need to create a pedestrian friendly environment. Parking not only provides opportunities for easy access to the street activity, but also creates a buffer between the sidewalk and roadway.

» Look for opportunities to create additional areas for diagonal parking.

Narrowed Travel Lanes

Narrowing travel lanes encourage slower vehicle speeds and reduce pedestrian crossing distances. Drivers have been found to travel more slowly on streets with narrower lane widths. The effect is largely psychological. Narrower travel lanes and street widths require more attention from drivers. In addition to the safety benefits of slower speeds and shorter distances for pedestrians to cross, narrowing travel lanes frees up space for other uses such as parking, bike lanes, medians, and widened sidewalks.

The roadways provided in the following section of this chapter provide for minimum travel lanes widths while still meeting traffic engineering needs.

Median and street trees along Agoura Road.

Agoura Road between Kanan and Cornell Roads.

F. Vehicular Circulation

Existing Local Roadway System

The Village includes portions of Agoura Road, Kanan Road, Cornell Road, Roadside Drive, and the following key intersections: Agoura Road/Kanan Road and Agoura Road/Cornell Road. The following provides a brief description of the conditions of these roadways.

Agoura Road is an east/west secondary arterial. Generally, Agoura Road east of Cornell Road is a two-lane arterial developed to rural standards without curb, gutter, sidewalk, or streetlights. East of Kanan Road to Cornell Road provides one travel lane in each direction with improved curbs, gutters, sidewalks, diagonal parking, bike lanes, streetlights, and landscaped median. West of Kanan Road has two travel lanes in each direction, with improved curbs, gutters, sidewalks, parkway strips, streetlights and bike lanes.

Kanan Road is a primary arterial that runs in a north/south direction providing access to Malibu to the south, Oak Park to the north, and access to Highway 101. Between Highway 101 and Agoura Road, two through lanes are provided in each direction. South of Agoura Road to the south City limit, the roadway narrows to one lane in each direction. Parking is prohibited. Kanan Road serves as the scenic entry at the southerly City limits.

Cornell Road is a two-lane collector that provides access between Kanan Road and Agoura Road, running in a southwest/northeast direction, and continues north of Agoura Road to Roadside Drive.

Roadside Drive is an east/west two-lane collector running parallel to Highway 101 from Kanan Road to the east. Some sidewalks occur on the south side of Roadside Drive.

Intersections

- The intersection of Kanan Road/Agoura Road is controlled by a traffic signal with designated turn lanes and left-turn signals.
- The intersection of Agoura Road/Cornell Road is controlled by stop signs on all approaches.
- The intersection of Roadside Drive and Cornell Road is a T-intersection controlled by stop signs on all three approaches.

Interim intersection improvements were completed at Kanan Road/Agoura Road in 2016-17. These improvements consisted of the addition of protected left-turn phasing for northbound and southbound traffic as well as a widened approach on eastbound Agoura Road.

Agoura Road at the heart of the Village (between Kanan Road and Cornell Road) underwent improvements with the Agoura Road Widening Project. It consists of one travel lane in each direction, a Class II bike lane in each direction, a center landscaped median, diagonal parking on either one or both sides of the street (refer to Chapter 3 – Streetscape Beautification and Public Infrastructure for typical streetscape improvement design) and expanded sidewalks. The following improvements were constructed with the Agoura Road Widening Project:

- Median improvements along Agoura Road provide a physical separation between travel lanes.
- Low shrubs placed within the median deter pedestrians from crossing in unsafe areas.
- Tall canopy trees help bring the two sides of the street together and create a sense of place.
- An enhanced mid-block crossing between Kanan Road and Cornell Road provides the best sight distance for approaching motorists.
- The enhanced crossing includes a curb to provide refuge and traffic calming. Signage, striping and lighting enhances the crossing.
- Mid-block pedestrian crosswalks utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement.
- Sidewalks were added to both sides of the bridge that crosses Medea Creek.

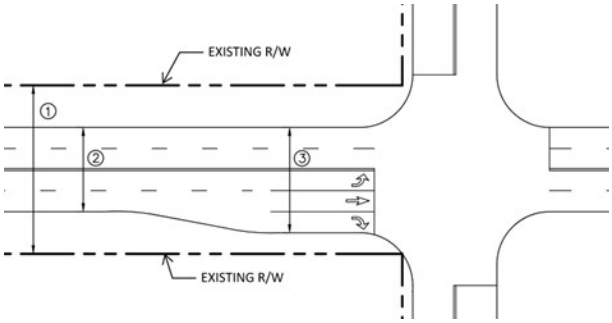
Proposed Roadway System

The roadway classifications within the Village include Primary Arterial Streets, Secondary Arterial Streets, Semi-Rural Secondary Arterial Streets, and Collector Streets. The street frontage standards for each of these classifications are included below.

Street Frontage Standards

The following roadway descriptions and checklists apply to projects within the Plan area for the frontage of the subject project. **Figure 4-2** and the definitions below have been provided below for clarity.

Figure 4-2: Right-of-way and Roadway Widths



① **Right of way width:** The distance measured between property lines measured at right angles to the center line of the street

② **Pavement width:** The distance measured between the edge of pavements/curb faces

③ **Intersection approach width**: The ultimate distance measured between the edge of pavements/curb faces at an intersection.

Primary Arterial Street Classification

Kanan Road is classified as a primary arterial street throughout the Village. The typical right-of-way of the primary arterial street classification is 100′ in width. Kanan Road varies from two to four lanes. The ultimate intersection configuration of Kanan Road and Agoura Road includes an additional northbound right-turn lane and eastbound right-turn lane. South of Agoura Road, roadway improvements include widening Kanan Road from two lanes to four lanes with medians and dedicated turn-pockets at future development driveways.

a. South of Agoura Road, the pavement width shall be improved to 76′ to include four through lanes with medians and dedicated turn pockets at future development driveways. A left-tun pocket shall be provided at future development driveways if the proposed development meets the National Cooperative Highway Research Program (NCHRP) Report 745 criteria for left-turn lane warrants. Travel lanes shall be at least 11′ in width.

b. Roadway shall be improved per Kanan Road Agoura Road Ultimate Intersection Improvements Project, shown in Appendix E.

c. Street, sidewalk, curb and gutter improvements shall blend and taper to adjacent properties for a minimum of 20′. The taper's midpoint is aligned with the property line.

d. A minimum traffic index of 11 shall be used for pavement design.

e. All roadways shall have a minimum Pavement Condition Index (PCI) of 70. If the PCI is below 70, the developer shall improve the entire roadway width from property line to property line.

f. All sidewalks within the Village that are not included in the Kanan Road Agoura Road Ultimate Intersection Improvements Project shall be at least 8′ wide.

g. All improvements in the public right-of-way shall be ADA compliant.

h. Striping or pavement markings shall provide for four through lanes in each direction.

i. All necessary traffic regulatory and warning signs shall be installed as part of all new street improvements. All signage shall, at a minimum, meet California MUTCD standards.

4 MOBILITY
Vehicular Circulation

Access

Driveways shall meet all the criteria listed below. Driveway refers to existing and proposed driveways. If existing driveways do not meet the criteria below, the existing driveway shall be modified, relocated, or removed.

a. Driveways shall be placed in line with perpendicular streets or driveways on the opposite side of the street. If criterion (a) cannot be met, see criterion (b).

b. Driveways shall be offset a minimum of 100' from the center of perpendicular streets or driveways on the opposite side of the street. This criterion only applies when criterion (a) cannot be met.

c. Driveways shall be separated by a minimum of 50' from adjacent driveways on the same side of the street. Refer to Figure 4-3.

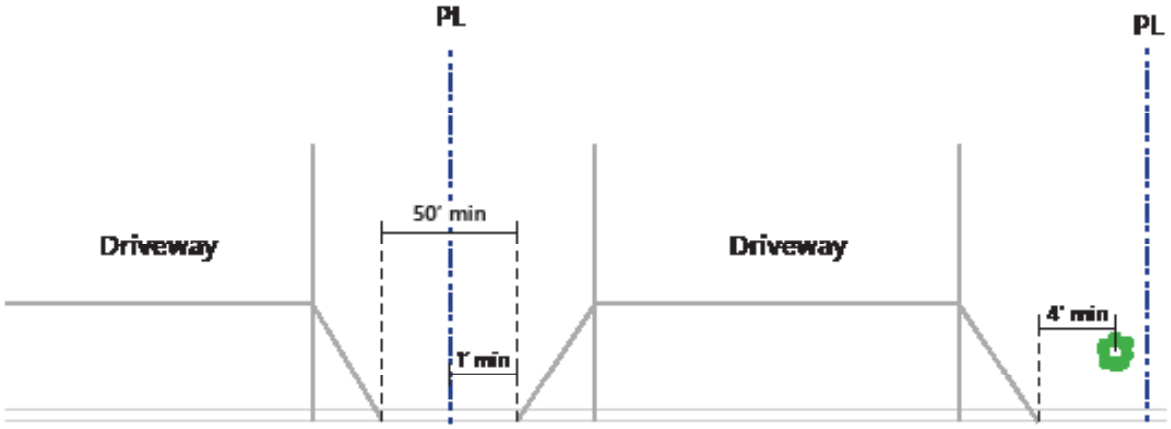
d. Driveways shall be located a minimum of 100' from any signalized or stop-control intersection. Proposed driveways shall not be located within a turn pocket of an adjacent intersection.

e. The nearest edge of the proposed driveway shall be at least 1' from the property line and 4' from the edge of an above grade utility or tree. Refer to Figure 4-3.

f. Full-access driveways (a driveway allowing left and right turn movements to enter and exit the site) shall intersect a public street at 90 degrees or as close to 90 degrees as possible.

g. Driveways shall meet minimum stopping sight distance criteria established in the latest American Association of State Highway and Transportation Officials (AASHTO) guidelines, *A Policy on Geometric Design of Highways and Streets, 2018*.

Figure 4-3: Driveway Location



Miscellaneous

a. Low Impact Development (LID) solutions shall comply to County of Los Angeles LID standards.

b. Placement, size, and species of street trees shall be consistent with Chapter 3 Section E and Chapter 4 Section E of the Plan.

c. Projects located on Kanan Road between Roadside Drive and Agoura Road shall replace the existing street lights on Kanan Road with South Coast Lighting & Design, Catalog BCSTE2436/FL210-850E300/CA-WCO-62/LED, in the event the aforementioned assembly is unavailable, a substitution may be approved by the City Engineer or their designee (decorative street light with decorative base cover). Projects shall be responsible for replacing all street lights that front their property. Street lighting shall not be provided on Kanan Road south of Agoura Road. Lighting standards shall follow County of Los Angeles standards. Intersection and street lighting shall be installed per the Kanan Road Agoura Road Ultimate Intersection Improvements Project.

d. All projects shall comply with the County of Los Angeles Fire Department code, as amended. Associated pavement markers including but not limited to blue reflective markers, shall be provided.

e. Improvements to future bus stops shall be provided per Chapter 4 Section D of the Plan. The project shall obtain approval from the transit service provider for proposed improvements. Said improvements shall also conform to City standards and not conflict with intersection operations.

f. All development shall comply with Division 3 Section 9603 et seq. of the Agoura Hills Municipal Code.

g. If storm drain facilities are adjacent to the project site, storm drain facilities shall be improved to County of Los Angeles standards. Project shall obtain approval from County of Los Angeles for storm drain improvements.

h. Projects shall obtain a will serve letter from the Las Virgenes Municipal Water District (LVMWD) and improve water facilities as required by LVMWD. Project shall obtain approval from LVMWD for water improvements. Applicant shall confirm that sewer main has adequate capacity for project development based on LA County sewer calculations. Refer to LA County Sewer manual. Applicant shall provide calculations to support design.

i. Project shall identify the receiving storm drain system and verify that the project's stormwater runoff does not adversely impact the existing system. A study shall be prepared to verify the capacity of the existing receiving storm drain and prepare improvements to the system to the satisfaction of the City Engineer and agency having jurisdiction over the receiving storm drain system.

All items listed above shall be prepared by the project to the satisfaction of the City Engineer.

Secondary Arterial Street Classification

Agoura Road is classified as a secondary arterial street from the western Plan area boundary to Cornell Road. The typical right-of-way of the secondary arterial street classification varies from 76' – 100' in width. West of Kanan Road, Agoura Road is four travel lanes with Class II bike lanes. East of Kanan Road, Agoura Road is two travel lanes with Class II bike lanes. The ultimate intersection configuration of Kanan Road and Agoura Road includes an additional northbound right-turn lane and eastbound right-turn lane.

a. Roadway shall be improved per Kanan Road Agoura Road Ultimate Intersection Improvements Project, shown in Appendix E.

b. Class II bike lanes shall be provided. Bike lanes shall be a minimum of 6' wide including the gutter.

c. Street, sidewalk, curb and gutter improvements shall blend and taper to adjacent properties for a minimum of 20'. The taper's midpoint is aligned with the property line.

d. A minimum traffic index of 10 shall be used for pavement design.

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Vehicular Circulation

e. All roadways shall have a minimum Pavement Condition Index (PCI) of 70. If the PCI is below 70, the developer shall improve the entire roadway width from property line to property line.

f. All sidewalks within the Village that are not included in the Kanan Road Agoura Road Ultimate Intersection Improvements Project shall be at least 8' wide.

g. All improvements shall be ADA compliant.

h. Striping or pavement markings shall provide for one to two through lanes in each direction. A marked Class II bike lane shall be provided.

i. All necessary traffic regulatory and warning signs shall be installed as part of all new street improvements. All signage shall, at a minimum, meet California MUTCD standards.

Access

Driveways shall meet all the criteria listed below. Driveway refers to existing and proposed driveways. If existing driveways do not meet the criteria below, the existing driveway shall be modified, relocated, or removed.

a. Driveways shall be placed in line with perpendicular streets or driveways on the opposite side of the street. If criterion (a) cannot be met, see criterion (b).

b. Driveways shall be offset a minimum of 100' from the center of perpendicular streets or driveways on the opposite side of the street. This criterion only applies when criterion (a) cannot be met.

c. Driveways shall be separated by a minimum of 50' from adjacent driveways on the same side of the street. Refer to Figure 4-3.

d. Driveways shall be located a minimum of 100' from any signalized or stop-control intersection. Proposed driveways shall not be located within a turn pocket of an adjacent intersection.

e. The nearest edge of the proposed driveway shall be at least 1' from the property line and 4' from the edge of an above grade utility or tree. Refer to Figure 4-3.

f. Full-access driveways (a driveway allowing left and right turn movements to enter and exit the site) shall intersect a public street at 90 degrees or as close to 90 degrees as possible.

g. Driveways shall meet minimum stopping sight distance criteria established in the latest American Association of State Highway and Transportation Officials (AASHTO) guidelines, A Policy on Geometric Design of Highways and Streets, 2018.

Miscellaneous

a. Low Impact Development (LID) solutions shall comply to County of Los Angeles LID standards.

b. Placement, size, and species of street trees shall be consistent with Chapter 3 Section E and Chapter 4 Section E of the Plan.

c. Pedestrian lighting for parkways and sidewalks shall be installed at 100' spacing per Chapter 3 Section D of the Plan. Lighting standards shall follow County of Los Angeles standards. Intersection and street lighting shall be installed per the Kanan Road Agoura Road Ultimate Intersection Improvements Project.

d. All projects shall comply with the County of Los Angeles Fire Department code, as amended. Associated pavement markers including but not limited to blue reflective markers, shall be provided.

e. Improvements to future bus stops shall be provided per Chapter 4 Section D of the Plan. The project shall obtain approval from the transit service provider for proposed improvements. Said improvements shall also conform to City standards and not conflict with intersection operations.

f. If storm drain facilities are adjacent to the project site, storm drain facilities shall be improved to County of Los Angeles standards. Project shall obtain approval from County of Los Angeles for storm drain improvements.

g. Projects shall obtain a will serve letter from the Las Virgenes Municipal Water District (LVMWD) and improve water facilities as required by LVMWD. Project shall obtain approval from

LVMWD for water improvements. Applicant shall confirm that sewer main has adequate capacity for project development based on LA County sewer calculations. Refer to LA County Sewer manual. Applicant shall provide calculations to support design.

h. Project shall identify the receiving storm drain system and verify that the project's stormwater runoff does not adversely impact the existing system. A study shall be prepared to verify the capacity of the existing receiving storm drain and prepare improvements to the system to the satisfaction of the City Engineer and agency having jurisdiction over the receiving storm drain system.

All items listed above shall be prepared by the project to the satisfaction of the City Engineer.

Semi-Rural Secondary Arterial Street Classification

Agoura Road is classified as a semi-rural arterial street from Cornell Road to the eastern Plan area boundary and beyond, as described in the General Plan. Agoura Road shall be designed to provide two travel lanes with Class II bike lanes. An all-way stop control intersection shall be constructed at the existing Whizin's Market Square driveway connecting Village Area D to Village Area C and the Ladyface Greenway Project. As Agoura Road approaches the proposed all-way stop control intersection, landscape medians transition to left-turn pockets as shown in **Figure 4-4.**

Frontage Improvements

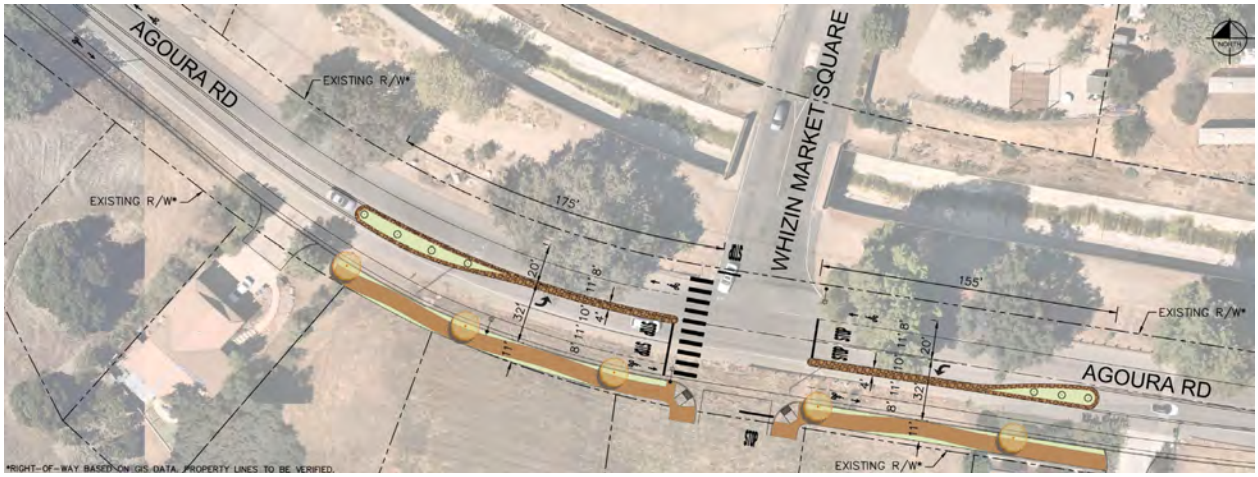
a. Intersection approach width shall be improved to 52' at the proposed all-way stop control intersection. Travel lanes shall be at least 11' in width. Left-turn pockets shall be 10' in width and a minimum of 75' in storage length. Measurement of the intersection approach width begins from the northerly side of the road.

b. Class II bike lanes shall be provided. Bike lanes shall be a minimum of 8' wide including the gutter.

c. Should a project be located within 200' of the proposed all-way stop intersection, the project shall contribute their fair share to the construction of an all-way stop control intersection including signing, striping, curb ramps, median improvements, landscaping, and intersection lighting. The stop control intersection shall provide a decorative crosswalk across Agoura Road with curb ramps.

d. The raised median shall be 10' at its maximum width. The median shall taper down to 4' as it transitions to a left-turn pocket at the Whizin's driveway. Median areas that are at least 4-feet in width shall be landscaped per Section 3 of the Plan. Median areas less than 4-feet in width shall only have angular cobbles that match the existing median treatment on Agoura Road west of Kanan Road.

Figure 4-4: Semi-Rural Conceptual Plan



e. Street, sidewalk, rolled concrete curb and gutter improvements shall blend and taper to adjacent properties for a minimum of 20'. The taper's midpoint is aligned with the project's property line. Rolled concrete curb color shall be approved by the City Engineer.

f. A minimum traffic index of 10 shall be used for pavement design.

g. All roadways shall have a minimum Pavement Condition Index (PCI) of 70. If the PCI is below 70, the developer shall improve the entire roadway width from property line to property line.

h. Sidewalks shall be provided on the south side of Agoura Road. Sidewalks shall be separated from the rolled curb by a parkway with a minimum meandering sidewalk width of 8'. Parkway widths shall be a minimum of 3' (including curb width). Sidewalks shall be composed of stabilized decompressed granite. Should the 8' wide sidewalk and 3' wide landscape buffer standard for the south side of Agoura Road be modified to achieve the reciprocal access standard discussed on the next page, a pedestrian circulation plan shall be submitted to the City Engineer.

i. All improvements within the public right-of-way shall be ADA compliant.

j. Striping or pavement markings shall provide for one through lane in each direction. A marked Class II bike lane shall be provided. Bicycle conflict striping shall be provided at development driveways proposing more than 100 dwelling units or 20,000 square feet of commercial retail.

k. All development shall comply with Division 3 Section 9603 et seq. of the Agoura Hills Municipal Code.

l. All necessary traffic regulatory and warning signs shall be installed as part of all new street improvements. All signage shall, at a minimum, meet California MUTCD standards.

Access

Driveways shall meet all the criteria listed below. Driveway refers to existing and proposed driveways. If existing driveways do not meet the criteria below, the existing driveway shall be modified, relocated, or removed.

a. Driveways shall be placed in line with perpendicular streets or driveways on the opposite side of the street. If criterion (a) cannot be met, see criterion (b).

b. Driveways shall be offset a minimum of 100' from the center of perpendicular streets or driveways on the opposite side of the street. This criterion only applies when criterion (a) cannot be met.

c. Driveways shall be separated by a minimum of 50' from adjacent driveways on the same side of the street. Refer to Figure 4-3.

d. Driveways shall be located a minimum of 100' from any signalized or stop-control intersection. Proposed driveways shall not be located within a turn pocket of an adjacent intersection.

e. The nearest edge of the proposed driveway shall be at least 1' from the property line and 4' from the edge of an above grade utility or tree. Refer to Figure 4-3.

f. Full-access driveways (a driveway allowing left and right turn movements to enter and exit the site) shall intersect a public street at 90 degrees or as close to 90 degrees as possible.

g. Driveways shall meet minimum stopping sight distance criteria established in the latest American Association of State Highway and Transportation Officials (AASHTO) guidelines, A Policy on Geometric Design of Highways and Streets, 2018.

h. Common access is required for new development within 200' of the proposed all-way stop control. A reciprocal access easement agreement shall be recorded and filed with the City prior to issuance of building permits for development projects. Common access with a minimum width of 26' shall be required for two adjacent developments where a proposed new access does not meet the spacing requirements of items (a) and (b) in this checklist.

i. Agoura Road eastbound and westbound U-turn movements at the proposed all-way stop intersection at Whizin's Market Square driveway shall be restricted.

j. Driveways located on the south side of Agoura Road that are not aligned with the Whizin's Market Square driveway shall be restricted to right-in and right-out movements only regardless of whether or not the all-way stop intersection is constructed.

k. Project shall identify the receiving storm drain system and verify that the project's stormwater runoff does not adversely impact the existing system. A study shall be prepared to verify the capacity of the existing receiving storm drain and prepare improvements to the system to the satisfaction of the City Engineer and agency having jurisdiction over the receiving storm drain system.

Miscellaneous

a. Low Impact Development (LID) solutions shall comply to County of Los Angeles LID standards.

b. Placement, size, and species of street trees shall be consistent with Chapter 3 Section E and Chapter 4 Section E of the Plan.

c. Pedestrian lighting for parkways and sidewalks shall be installed at 100' spacing per Chapter 3 Section D of the Plan. Lighting standards shall follow County of Los Angeles standards. Intersection lighting shall be installed at the proposed all-way stop control intersection.

d. All projects shall comply with the County of Los Angeles Fire Department code, as amended. Associated pavement markers including but not limited to blue reflective markers, shall be provided.

e. Improvements to future bus stops shall be provided per Chapter 4 Section D of the Plan. The project shall obtain approval from the transit service provider for proposed improvements. Said improvements shall also conform to City standards and not conflict with intersection operations.

f. All development shall comply with Division 3 Section 9603 et seq. of the Agoura Hills Municipal Code.

g. If storm drain facilities are adjacent to or conflict with the project site, storm drain facilities shall be improved to County of Los Angeles standards. Project shall obtain approval from County of Los Angeles for storm drain improvements prior to the final approval of the project.

h. Projects shall obtain a will serve letter from the Las Virgenes Municipal Water District (LVMWD) and improve water facilities as required by LVMWD. Project shall obtain approval from LVMWD for water improvements. Applicant shall confirm that sewer main has adequate capacity for project development based on LA County sewer calculations. Refer to LA County Sewer manual. Applicant shall provide calculations to support design.

All items listed above shall be prepared by the project to the satisfaction of the City Engineer.

4 MOBILITY
Vehicular Circulation

Collector Street Classification

Roadside Drive and Cornell Road are classified as collector streets.

a. Roadside Drive pavement width shall be 36'. Within the Village, Roadside Drive shall be designed to provide two travel lanes and on-street parallel parking on the south side as shown in Figure 4-5. Travel lanes shall be at least 11' in width. On-street parking lane shall be at least 8' in width. A 12' sidewalk width shall be provided on the south side of Roadside Drive from Cornell Road to the existing sidewalk approximately 680' east of Cornell Road. The sidewalk would be constructed through either right-of-way acquisition or easement. For ministerial projects, the project shall dedicate a 12' easement for the sidewalk on the south side. For discretionary projects, the project shall dedicate 12' of right-of-way for the sidewalk on the south side.

b. Cornell Road pavement width shall be 50' north of Agoura Road. Cornell Road shall be designed to provide two travel lanes with on-street parking in both directions as shown in Figure 4-6. Travel lanes shall be at least 10' in width. The west side of Cornell Road shall incorporate 8' wide on-street parallel parking spaces. The east side of Cornell Road shall incorporate 16' wide 60-degree diagonal on-street parking. The sidewalk on the west side shall be a minimum of 10'. A 12' sidewalk width shall be provided on the east side of Cornell Road through either right-of-way acquisition or easement. For ministerial projects, the project shall dedicate a 12' easement for the sidewalk on the east side. For discretionary projects, the project shall dedicate 12' of right-of-way for the sidewalk on the east side.

   Should the 12' sidewalk width standard for the east side of Cornell Road be superseded by any state or federal law, a pedestrian circulation plan shall be submitted to the City Engineer.

c. Cornell Road pavement width shall be 36' south of Agoura Road. The two-way travel width shall be 24'. No sidewalks shall be provided.

d. Street, sidewalk, curb and gutter improvements shall blend and taper to adjacent properties for a minimum of 20'. The taper's midpoint is aligned with the property line.

e. A minimum traffic index of 10 shall be used for pavement design.

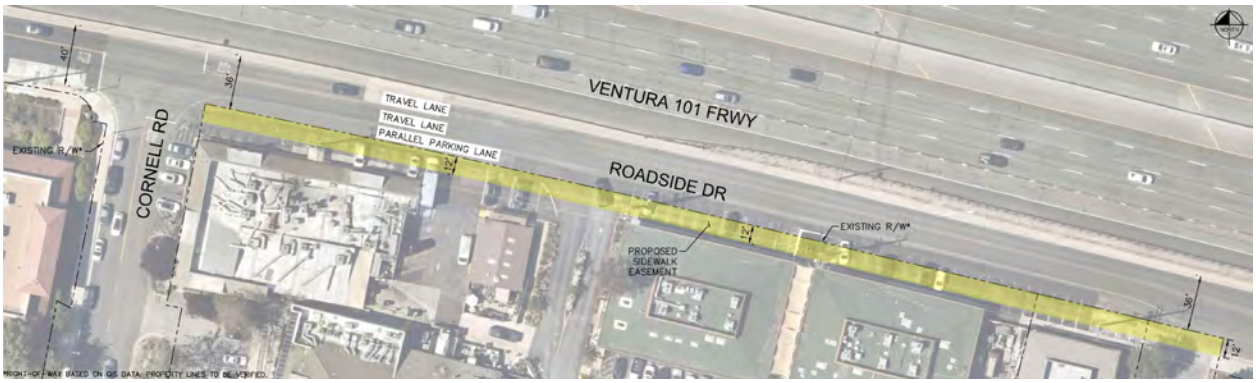
f. All roadways shall have a minimum Pavement Condition Index (PCI) of 70. If the PCI is below 70, the developer shall improve the entire roadway width from property line to property line.

g. All improvements in the public right-of-way shall be ADA compliant.

h. Striping or pavement markings shall provide for one through lane in each direction.

i. All necessary traffic regulatory and warning signs shall be installed as part of all new street improvements. All signage shall, at a minimum, meet California MUTCD standards.

Figure 4-5: Roadside Drive Conceptual Plan



Access

Driveways shall meet all the criteria listed below. Driveway refers to existing and proposed driveways. If existing driveways do not meet the criteria below, the existing driveway shall be modified, relocated, or removed.

a. Driveways shall be placed in line with perpendicular streets or driveways on the opposite side of the street. If criterion (a) cannot be met, see criterion (b).

b. Driveways shall be offset a minimum of 100' from the center of perpendicular streets or driveways on the opposite side of the street. This criterion only applies when criterion (a) cannot be met.

c. Driveways shall be separated by a minimum of 50' from adjacent driveways on the same side of the street. Refer to Figure 4-3.

d. Driveways shall be located a minimum of 100' from any signalized or stop-control intersection. Proposed driveways shall not be located within a turn pocket of an adjacent intersection.

e. The nearest edge of the proposed driveway shall be at least 1' from the property line and 4' from the edge of an above grade utility or tree. Refer to Figure 4-3.

f. Full-access driveways (a driveway allowing left and right turn movements to enter and exit the site) shall intersect a public street at 90 degrees or as close to 90 degrees as possible.

g. Driveways shall meet minimum stopping sight distance criteria established in the latest American Association of State Highway and Transportation Officials (AASHTO) guidelines, A Policy on Geometric Design of Highways and Streets, 2018.

h. Only one driveway per parcel is permitted on Cornell Road north of Agoura Road.

Miscellaneous

a. Low Impact Development (LID) solutions shall comply to County of Los Angeles LID standards.

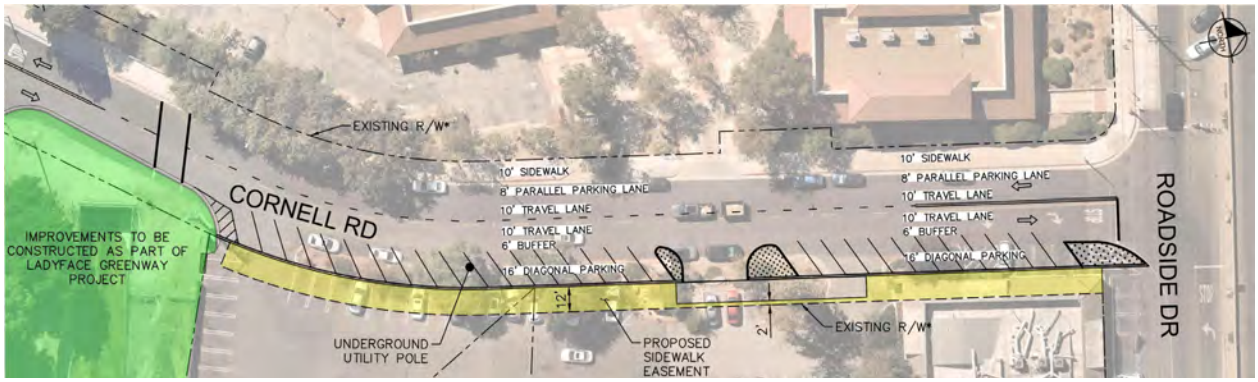
b. Placement, size, and species of street trees, accent trees, shrubs, and groundcover shall be consistent with the Chapter 3 Section E of the Plan.

c. Pedestrian lighting for parkways and sidewalks shall be installed at 100' spacing per Chapter 3 Section D of the Plan. Lighting standards shall follow County of Los Angeles standards.

d. All projects shall comply with the County of Los Angeles Fire Department code, as amended. Associated pavement markers including but not limited to blue reflective markers, shall be provided.

e. Improvements to future bus stops shall be provided per Chapter 4 Section D Plan. The project shall obtain approval from the transit service provider for proposed improvements. Said improvements shall also conform to City standards and not conflict with intersection operations.

Figure 4-6: Cornell Road Conceptual Plan



f. All development shall comply with Division 3 Section 9603 et seq. of the Agoura Hills Municipal Code.

g. If storm drain facilities are adjacent to the project site, storm drain facilities shall be improved to County of Los Angeles standards. Project shall obtain approval from County of Los Angeles for storm drain improvements.

h. Projects shall obtain a will serve letter from the Las Virgenes Municipal Water District (LVMWD) and improve water facilities as required by LVMWD. Project shall obtain approval from LVMWD for water improvements. Applicant shall confirm that sewer main has adequate capacity for project development based on LA County sewer calculations. Refer to LA County Sewer manual. Applicant shall provide calculations to support design.

i. Pedestrian enhancements and traffic calming features shall be constructed on Cornell Road north of Agoura Road. Enhancements and features include but not limited to bulb-outs, raised crosswalks, decorative pavers, rectangular rapid flashing beacons, high visibility crosswalks, and in-roadway warning lights.

j. Project shall identify the receiving storm drain system and verify that the project's stormwater runoff does not adversely impact the existing system. A study shall be prepared to verify the capacity of the existing receiving storm drain and prepare improvements to the system to the satisfaction of the City Engineer and agency having jurisdiction over the receiving storm drain system.

All items listed above shall be prepared by the project to the satisfaction of the City Engineer.

G. Parking Strategies

The parking discussion in this chapter addresses an overall parking strategy for the Specific Plan and focuses primarily on public parking. Chapter 2 (Land Use and Development Standards) provides specific regulations and direction for regulating the required amount and location of parking provided for individually proposed developments. Chapter 7 provides information about shared parking options.

The following strategies are provided to ensure that efficient and adequate public parking is available in the Specific Plan area:

- Diagonal parking on Agoura Road provides short-term parking needs for the area while reducing crossing distance for pedestrians.
- The current Los Angeles County Flood Control Maintenance Yard site south of Agoura Road is a highly desirable location and strongly recommended to be developed for public and employee parking.
- A shared parking policy is recommended by this Specific Plan.
- A parking study should determine existing and future demand for additional public parking, as well as the distribution and optimal location of public parking. The study should define a parking management strategy and recommend methods to fund and finance (including an in- lieu fee program) public parking facilities.

Chapter 5
Infrastructure & Public Facilities

A. Introduction
B. Infrastructure
C. Public Facilities
D. Schools

5 INFRASTRUCTURE & PUBLIC FACILITIES
Introduction

A. Introduction

This chapter addresses water, wastewater, solid waste, public safety, and educational facilities within the Plan area. This analysis is based on the projected full build-out of new development in the Village.

B. Infrastructure

Water Supply

Currently, the City of Agoura Hills is serviced by the Las Virgenes Municipal Water District (LVMWD), which supplies potable water to the City. The potable water supply for the proposed development would be delivered by the LVMWD water system, which currently services existing development within the Village. Applicants shall obtain a "will serve" letter from a Water Purveyor declaring that the purveyor's system will provide a water connection to the proposed project.

Some new uses may demand greater amounts of water for their operations. For example, restaurants typically demand more water than retail shops. Likewise, residential uses typically demand more water than office space. Reclaimed water is also provided by LVMWD and is used to irrigate street medians and landscaping of all public facilities and some areas along Agoura Road and Kanan Road.

- All new water line extensions or line size modifications shall be designed in accordance with applicable provisions of the Municipal Code and to the satisfaction of the City Engineer.

As part of development review, the Public Works Department shall coordinate with LVMWD to determine whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.

Wastewater Services

The wastewater facility closest to the project area is located approximately five miles to the southeast, and is operated by the LVMWD, which provides sewer service to most of the City. All wastewater generated within the City of Agoura Hills area is transported to the Tapia Water Reclamation Facility for treatment.

- All new sewer line extensions, or line size modifications, shall be designed in accordance with applicable provisions of the Municipal Code, and is subject to the approval of the Public Works Director or their designee.
- As a part of the development process, and prior to project approval, the Public Works Department may require development projects to submit a sewer study to provide information to determine if adequate line capacity exists, and to project future flow volume and remainder capacities in the downstream sewer segments.

Dry Utilities

- Gas and electricity utility services are provided to the Plan area by Southern California Gas and Southern California Edison, respectively. On January 25, 2023, Council adopted Ordinance No. 23-466 which requires all new residential and commercial developments to use electric-powered infrastructure and appliances, and support electric vehicle service equipment (EVSE).
- Cable, internet, landline telephone, and cell phone services are provided in the area by a variety of companies.
- As developments are proposed, applicants shall consult with utility service providers to determine locations and adequacy of service connections.
- New development shall provide empty conduit for the installation of a broadband network for high speed internet access.

Solid Waste

Under the City of Agoura Hills' waste hauler franchise agreement, private waste haulers collect, haul and dispose of solid waste in the City. Waste from the City is transported to several landfills throughout the Southern California area. In an attempt to reduce solid waste landfill disposal quantities, the City currently implements a curbside recycling program and a curbside green waste recycling program for residential and non-residential uses.

- Development projects, both during construction and operationally in the long term, shall comply with all City recycling requirements.

C. Public Facilities

Police and Fire Protection Services

The incremental growth anticipated by the Plan will impact public safety services from both police and fire departments. This would primarily include additional personnel, sworn officers, and firefighters to serve this additional population. Existing facilities and proposed equipment will serve this buildout of the Plan.

Police Services

The City of Agoura Hills contracts for police protection service with the Los Angeles County Sheriff's Department, which currently provides police services for the entire Agoura Hills area. The primary station that services the City is the Malibu/Lost Hills station located approximately 2.5 miles to the east.

In addition, the station participates in a reciprocal agreement with stations in the nearby communities of Westlake and Calabasas, which enables these stations to be called upon for assistance, if necessary.

Fire Services

The City of Agoura Hills contracts with the Los Angeles County Fire Department for fire protection services. Specifically, Station No. 65, located along Cornell Road south of the City limits, provides fire protection and emergency medical services for the Plan area. The construction of Fire Station 89, located at 29575 Canwood Street, was recently completed. All development projects are subject to payment of applicable developer fees for fire protection.

D. Schools

The Las Virgenes Unified School District (LVUSD) provides educational services within the City of Agoura Hills. The Village is located within the service area of Agoura High School, Lindero Canyon Middle School, A. E. Wright Middle School, Yerba Buena Elementary School, Willow Elementary School, and Sumac Elementary School. There are no school sites located within the Village.

- All proposed developments shall pay school impact fees pursuant to State law and as adopted by the Las Virgenes Unified School District.

Schools located within the City of Agoura Hills are as follows:

Agoura High School

28545 West Driver Avenue
Agoura Hills, CA 91301

Lindero Canyon Middle School

5844 Larboard Lane
Agoura Hills CA 91301

Sumac Elementary and Mariposa School of Global Education

6050 North Calmfield Ave.
Agoura Hills, CA 91301

Yerba Buena Elementary School

5844 Larboard Lane
Agoura Hills, California 91301

Willow Elementary School

29026 Laro Drive
Agoura Hills, California 91301

Chapter 6
Implementation

A. Introduction
B. Summary of Specific Plan Recommendations
C. Potential Funding Sources
D. Financing of Public Improvements
E. Funding for Operations and Maintenance
F. Potential Business Recruitment Strategies

6 IMPLEMENTATION
Introduction

A. Introduction

The Specific Plan Implementation chapter is meant to serve as an action plan to guide the City in initiating many of the recommendations made by this Specific Plan. It is the intent of the City that a partnership be formed between the public and private sectors to carry out all of the initiatives of the Specific Plan.

The contents of this Chapter include:

- A summary description of Specific Plan recommendations including capital projects and programs, which are listed in Table 6-1
- A summary of potential funding sources that may be available to the City for implementation of various Specific Plan recommendations, which are captured in Table 6-2
- A summary of potential financing opportunities and
- A summary of potential business recruitment and retention strategies

One of the first steps in the 2008 Specific Plan preparation process was to conduct a market feasibility study. A study was prepared by Stanley R. Hoffman and Associates and provides important economic and market data served as a basis for developing the Specific Plan, especially the land use policies and development standards. Since the original adoption of the Specific Plan, and through the Specific Plan update process, the 2021 Agoura Village Market Assessment was prepared to guide land use policies (Appendix B).

B. Summary of Specific Plan Recommendations

Capital projects

The Agoura Village Specific Plan identifies numerous capital improvements to be made within the public right-of-way. These improvements need to be fully coordinated with future private development and the City's overall capital improvement program to ensure that streetscape amenities work with infrastructure requirements.

Roads and Streetscape Improvements

Agoura Road, Kanan Road, Roadside Drive, and Cornell Road

» Per the recommendations of the Specific Plan (see Chapters 3 and 4), street reconfiguring, lane geometry and re-striping for vehicles and bicycles, lane transitions, transit stop and bus shelter, curb and street engineering modifications, drainage systems, utilities, landscaping, and irrigation improvements are necessary.

» In addition, streetscape improvements include such elements as sidewalk paving, furnishings, lighting, other amenities as specified by the Specific Plan, and, if applicable, medians, mid-block crossings, etc. All street improvements listed above shall be constructed concurrent with adjoining private development.

» Finalize the design plans and construct improvements at the intersection of Kanan Road and Agoura Road, which include hardscape treatments and additional landscaping at each of the four corners.

Trails

Pedestrian trail over the Ladyface Greenway Project (Chesebro Channel)

» The City will be constructing a Greenway to enhance recreational opportunities, expand green space and tree canopy coverage, and increase water conservation through planting. The park will provide shaded seating areas, wayfinding and interpretive signage, lighting, litter receptacles, equestrian and pedestrian trails, and a Class I bike path. The Greenway will be constructed on top of a concrete-lined channel that is owned and maintained by the Los Angeles County Flood Control District (LACFCD).

Pedestrian trails along Lindero Canyon Creek and Medea Creeks

» Pedestrian trails and associated creek buffering and re- vegetation along these two creeks shall be undertaken by private development and constructed concurrent with adjacent private development in Village Area A (Refer to Chapter 4, Mobility).

Village Identity

Logo

» The approved Agoura Village logo shall be used to enhance identity and provide branding as recommended within the Specific Plan. The logo will be used on entrance monuments, street signs, directional signage, gateways, and other branding materials.

City gateway monuments

» City to administer the design and construction of City gateway monuments as recommended within the Specific Plan. Funding is outlined in this chapter.

Programs, Studies, and Initiatives

Redevelopment of properties with incompatible land uses

» Identify those properties that inherently conflict with the uses envisioned in the Agoura Village Specific Plan and seek cooperative resolution. Explore opportunities for owner participation, property rehabilitation, cooperative acquisition, and compliant redevelopment.

Conducive development environment creation

» The City shall assume a proactive/assertive posture, actively engaging in capital improvement programming for Agoura Village, guidance and design review for development applications and supporting real estate development activities that are consistent with the Specific Plan.

6 IMPLEMENTATION
Summary of Specific Plan Recommendations

Comprehensive parking management and facility study

» The purpose of this study is to outline methods to effectively use all existing parking within the Specific Plan area as a priority to constructing new public parking facilities, either surface lots or structures. This study should include the following:

- Analyze existing parking conditions within the Specific Plan area; public parking, private parking, on- and off-street, quantities, locations, peak hours of use, duration of occupancy of spaces, and other parking attributes.
- Forecast projected parking demand at Specific Plan buildout and identify on- and off-street quantity and locations, peak hours of use, duration of parking, priority zones within Specific Plan area for additional public parking, shared parking opportunities, and others.
- Prepare plans and negotiations to acquire land and construct facilities for public parking pursuant to findings determined in the study.
- Analyze potential for creation of parking district utilizing in-lieu fees or parking assessment for the purpose of funding public parking.

Transit service study

» Study transit service enhancements to Agoura Village through the preparation of a transit study. Study should consider establishment of an Agoura Village trolley with loop service to destinations south of Highway 101 and immediately north of Highway 101 with the intent of providing alternative transportation services to the Village area.

Community Center and sheriff substation

» City to work with applicants proposing development in Village Area A to generate a preliminary facility program and conceptual design, to affirm the range of users and space utilization, quantify building and site requirements, determine infrastructure needs, define precise site location within development area, review and guide design and development plans.

Public plaza

» City to work with applicants proposing development in Village Area A to generate a preliminary facility program, conceptual design, quantify site requirements, determine infrastructure needs, define precise site location within development area, and review and guide design and development plans.

Trail connection under freeway feasibility study

» Prepare a trail feasibility study for a new creekside trail between Agoura Road and Canwood Street on the north side of Highway 101, as identified in the General Plan and the Citywide Trails and Pathways Master Plan. The study shall be undertaken to determine the potential alignment, design, costs, and timing.

Sign and wayfinding program

Prepare a wayfinding directional sign program for the Specific Plan area identified in Chapter 3. Program shall include incorporation of City logo or other Agoura Village identity brand, and informational and directional sign designs to facilities, such as public parking, public facilities and other important destinations. The program should include sign hierarchy, conceptual designs and shall be prepared with community involvement and be consistent with the guidelines and recommendations of the Specific Plan (Refer to Chapter 6, Street Beautification and Public Improvements.)

Storefront and Façade Improvement Program

Prepare a new storefront and façade improvement program for the Specific Plan area. Fund storefront and façade improvement projects through provision of grants in compliance with adopted program

Public Space

Establish an in-lieu fee program for public space requirements for the City to acquire land and develop open space elsewhere within the Village.

Table 6.1: Implementation Strategies List

Policy Initiatives	Timing	Reviewing Agency
Capital Projects:		
Roads and streetscape improvement	Concurrent with development	PWD
Kanan/Agoura Intersection improvement	Concurrent with development	PWD
Pedestrian trail along the Ladyface Greenway Project	Short-range	CD/PWD
Pedestrian trails along Lindero and Medea Creek	Concurrent with development	CD/PWD
Pedestrian bridge over Medea Creek	Concurrent with development	CD/PWD
Logo	Concurrent with development	CD/PWD
Gateway monuments	Concurrent with development	CD/PWD
Programs, studies, and initiatives		
Incompatible land uses	On-going	CD
Conducive development environment creation	On-going	CD
Comprehensive parking management and facility study	Long-range	CD/PWD
Transit service study	Long-range	CD/PWD
Community Center & Sheriff Substation	Concurrent with development in Village Area A	CD
Public plaza	Concurrent with development	CD
Trail connection under freeway feasibility study	Concurrent with development	CD/PWD
Sign and wayfinding program	Short-range	CD/PWD
Storefront and façade improvement program	Short-range	CD

Reviewing Agencies

- CD = Community Development
- PWD = Public Works Department

Timing

- Short-range = 0 - 5 years
- Long-range = 5 - 10 years

C. Potential Funding Sources

Table 6.2 describes potential funding sources that could be utilized for implementing the improvements as well as supporting annual operations and maintenance. The sources identified are intended for consideration and have not specifically been authorized to be utilized at this time.

Table 6.2: Potential Funding Sources

Potential Funding Sources	Description
Local Sources	
Transportation Impact Fees" (TIF)	Since the adoption of AB 1600, the City established a Transportation Impact Fee (TIF) program for developments. The purpose of the fee is to provide funds for the implementation and construction of arterial roadway improvements to address the traffic impact of new development on the City's arterial network. Fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses.
Quimby Fees	The "Quimby fee" provision of the Subdivision Map Act permits the City to require that developers either dedicate parkland or pay an equivalent fee that allows the City to buy land for parks. The fee applies to residential subdivisions and is based upon the number of units multiplied by a density factor. This fee must be used to purchase land for parks in order to meet the City's standards of 3 acres of parkland per 1,000 population.
Capital Improvement Program	As identified in this Specific Plan, a number of public enhancements, services and infrastructure improvements are recommended. Coordinating these improvements and services should be incorporated into the City's Capital Improvement Program (CIP) that also integrates other priority projects and funding sources throughout the City. This will provide a blueprint for successful implementation of Agoura Village in the context of the entire City. The City's Capital Improvement Program is currently allocated to street improvements that are funded primarily by gas taxes and traffic improvement fees.
City Funds	City Funds can be sought to be utilized such as Traffic Safety funds, General funds, Reserve Funds Community Development Block Grant (CDBG), etc.
Assessment Districts	
Business Improvement Districts (BID)	In California, there are two different types of business improvement districts, one created through assessments on business licenses within the district (including landowners who lease property), and the second created through assessments of property owners alone.
	Business-based BIDs - The Parking and Business Improvement Area Law of 1989 provides the legal basis for what is commonly known as business improvement districts (BIDs). Business improvement districts utilize an annual assessment levied against business owners based on a measure of benefit to each participating business, and can support a limited range of ongoing activities, including streetscape and sidewalk improvements, trash and cleanup activities, promotion and advertising and public safety. Special assessments within this type of business improvement district cannot be used to secure loans or bonds, thus limiting financing strategies to a pay-as-you-go basis.
	Property-based BIDs - The Property and Business Improvement District Law of 1994 provides funding for a wide range of improvements and activities. Assessments are levied against property owners rather than businesses - a key difference from the business based Parking and Business Improvement District Law of 1989, as previously described. Property owners are often more willing to assess themselves if the result may directly benefit their investment in real property. Any assessments must be reauthorized by a majority vote in proportion to their assessment every five years. Compared with a business-based business improvement district that requires annual reinstatement, this longer five-year period also allows for minor capital improvements to be funded through loans.
Enhanced Infrastructure Financing Districts (EIFDs)	In 2014, with Senate Bill (SB) 628 the State revamped existing Infrastructure Financing Districts into Enhanced Infrastructure Financing Districts (EIFDs). EIFDs are a type of tax increment financing (TIF) district cities and counties could form to help fund economic development projects. With these modifications, EIFDs are currently able to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatment, and climate adaptation projects, among other uses.

Table 6.2 (Continued): Potential Funding Sources

Potential Funding Sources	Description
Regional Sources	
Transit Development Program	The Transit Development Program is funded by two half-cent sales tax measures approved by Los Angeles County voters to finance a Transit Development Program. Twenty-five percent of the Proposition A tax and twenty percent of the Proposition C tax is designated for the Local Return (LR) Program, which provides funds to cities and the County to develop and/or improve public transit, paratransit and the related transportation infrastructure. LR funds are allocated and distributed monthly, on a per capita basis by the MTA. The City of Agoura Hills currently uses these funds for street maintenance and improvements. - Proposition A Local Return Funds - These funds must be used exclusively to benefit public transit. Eligible uses of these funds include expenditures related to: fixed route and paratransit services, Transportation Demand Management, Transportation Systems Management and fare subsidy programs that benefit transit exclusively. These funds can be traded among jurisdictions in exchange for general or other available funds. - Proposition C Local Return Funds - These funds must be used exclusively to benefit public transit but can be applied to a wider list of eligible project expenditures, including Congestion Management Programs, bikeways and bike lanes, street improvements supporting public transit service and Pavement Management system projects. These funds cannot be traded.
State Sources	
Community Economic Resilience Fund (CERF)	SB 162 established the Community Economic Resilience Fund (CERF) within the Workforce Services Branch of the Employment Development Department, to build an equitable and sustainable economic recovery from the impacts of COVID-19 on California's industries, workers, and communities, and to provide for the durability of that recovery by fostering long-term economic resilience in the overall transition to a carbon-neutral economy. A sum of $600,000,000 was appropriated from the Coronavirus Fiscal Recovery Fund of 2021 to the Workforce Services Branch to administer the program. Planning grants will be awarded on a competitive basis.
Federal Sources	
State and Local Fiscal Recovery Funds (SLFRF)	The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan, delivers $350 billion to state, local, and Tribal governments across the Country to support their response to and recovery from the COVID-19 public health emergency. The Coronavirus Local Fiscal Recovery Fund provides $19.53 billion to support non-entitlement units of local government (NEUs), which are local governments typically serving a population under 50,000.
Other Sources	
Donor Programs	Some of the proposed improvements may lend themselves to a public campaign for donor gifts. Donor programs have been used very successfully in many cities in the United States for providing funds for streetscape and community design elements. Such programs can be tailored to solicit contributions from individuals, corporations, local businesses and community and business associations. Many improvements could be funded by donor gifts for items such as: benches, trash receptacles, street trees, street tree grates, public art elements and information kiosks. Donors could be acknowledged with a plaque on the element itself or other prominent display such as a "wall of fame" with donors' names.

D. Financing of Public Improvements

As with any new development or redevelopment project, the Village project developers shall be responsible for making all frontage and street improvements as required by this Plan.

Projects abutting public roadways shall dedicate and construct, or pay an in-lieu fee, for half street improvements as necessary and provide connections for adjacent property owners to construct their segments. Half street improvements shall be constructed per the Agoura Hills Arterial Streetscape Master Plan, as amended.

The City may allow credits against required Traffic Impact Fees (TIF) and Vehicle Miles Traveled (VMT) bank credits for the construction of street improvements in the Plan Area.

The overall strategy is that those improvements or services that are directly attributable to the newly developing properties will be privately financed, while those improvements that have broader public benefit will be financed through the City and/or other outside sources.

The City will take the lead in implementing the following public improvement projects:

- Logo and gateway monuments
- Ladyface Greenway Project
- Public parking lot at Los Angeles County site
- Pedestrian bridge at Los Angeles County site

E. Funding for Operations and Maintenance

Operations and maintenance costs become the joint responsibility of the benefiting private property owners and businesses as well as the City government. Annual maintenance costs for existing lighting, signage, striping and other street-related maintenance items are included in the existing Public Works budget. The following funding options could be utilized for operations and maintenance costs in the area:

» ***Landscape and Street Lighting Maintenance District (LMD):*** An LMD could be established to assess benefiting property owners and cover the maintenance costs to the City of servicing landscaping and street lighting, rather than supporting maintenance through the City's General Fund. Each parcel is assessed a portion of the costs of the services to be financed by the LMD, based on the proportion of benefit received by that parcel.

» ***Property Owner's Responsibility:*** Each property owner could be responsible for the maintenance of the site frontage.

» ***Business Improvement District (BID):*** A BID could be established to utilize a special assessment levied against business or property owners based on a measure of benefit to each participating business. This could support a range of ongoing

activities, including streetscape and sidewalk improvements, trash and cleanup activities, promotion and advertising, and public safety.

» ***A voluntary property owner's association:*** Such association could be formed, whereby funds are accumulated similar to a Business Improvement District (BID). However, it is more informal than a BID, and fees are not collected as part of the property tax bill.

F. Potential Business Recruitment Strategies

This section presents a plan for attracting businesses to the Village. The locational advantages of the area, including its prime access off U.S. 101 and the well-traveled arterial Kanan Road, give the Village area the potential to become a vibrant town center. However, attracting the appropriate tenant mix to the project area is key in order for the Village to establish a competitive position with centers in nearby communities.

The purpose of a business attraction program is to provide a strategy for establishing a desirable mix of destination and complementary retail uses in the Village. The program will include goals to support the vision of the Village, strategies and actions for achieving these goals, and will identify the key demographics and competitive setting of the market area. An action plan should utilize successful strategies from other shopping districts that may be appropriate for the Village.

Proposed goals for the Village include the following:

» Foster the economic growth and health of the Village through a strong retail recruitment and retention program.

» Create a unique retail concept and tenant mix to distinguish the Village from other nearby shopping/dining/entertainment centers.

» Create an action plan that builds upon existing strengths and provides maximum public benefits from limited public resources.

» Attract an array of businesses that are within the competitive market and demographic opportunities and constraints defined in the 2021 the Agoura Village Market Assessment.

» Assist in the implementation of a program aimed at actively involving property owners, landlords, existing tenants, commercial brokers, developers, and City staff.

Elements of Retail Retention and Business Attraction

Once the goals have been defined, directed action can take place. A successful program will focus on business retention first to make sure that the existing retail base is strong. After this, retail recruitment activities can take place. A proposed outline for a business attraction plan should include the following components, building on the existing 2021 Agoura Village Market Assessment:

- Definition of the Market Area
- Business Attraction Strategy
- Business Retention
- Recruitment Activity

Chapter 6: Implementation

Business Attraction Strategies

The following are possible business attraction strategies:

» Determine the names of target local, regional, and national tenant types. Determine the candidate's retailers' square footage and locational requirements and their potential interest in locating within Agoura Village.

» Prepare marketing materials that promote Agoura Village as an attractive place for conducting business. Marketing materials must include several basic items:

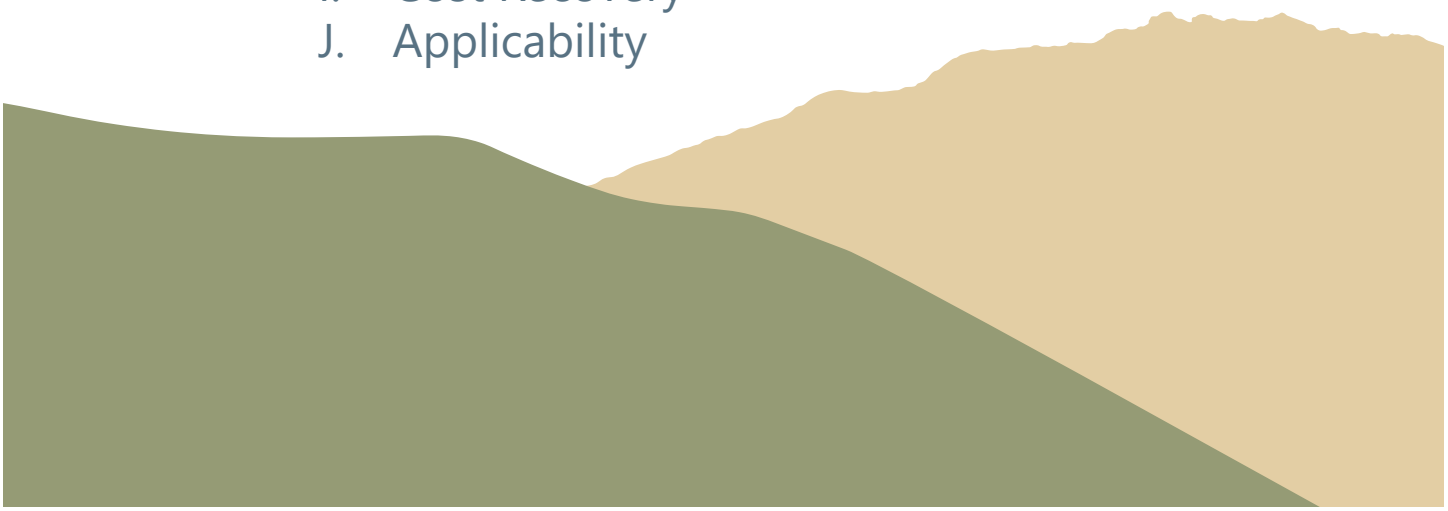
- A general description of the Agoura Village concept with a strong marketing orientation, including property types, site maps, and plans.
- Basic facts about the retail marketplace including the following:
  - Demographics
  - Competitive retailers located in the market area and brief descriptions of the area's retail centers
  - Retail voids that may exist in various retail categories within the retail trade area of the Village
  - Current range of lease rates, vacancy rates, and sales volumes
  - Incentives
  - Parking
- Renderings or sketches of planned individual developments and of the public space, and photos of the existing retail businesses.
- Potential floor plans for retail spaces prepared by property owners for inclusion in the marketing materials. If floor plans are not available at this point, then some description of build-to-suit buildings and individual retail spaces should be developed and included in the marketing materials. The potentials for "build-to- suit" to make a building or retail space suit a tenant's specific needs should be emphasized.
- Time schedules for phasing of public improvements and the development of the entire Village.
- Names and contact phone and email addresses of key City staff of the various City departments involved in the development approval process.
- Means for contacting property owners who own property to be developed in the Village.
- Marketing materials should include color brochures and mailing flyers, videos and information on the Agoura Hills City website.

» Retention and recruitment of retailers could be conducted through a variety of tactics:

- Working with the existing property owners in the Village to augment their efforts at recruiting and leasing.
- Distribution of marketing information to real estate brokers, both those serving the Agoura Hills area and those representing desired retailers.
- Appearances, booths, etc. at major professional conferences, particularly those of the International Council of Shopping Centers (ICSC) and the Urban Land Institute (ULI).
- Mailings of marketing materials to desired retailers.

Chapter 7
Administration

A. Introduction
B. Authority and Adoption
C. Affordable Housing Overlay District
D. Specific Plan Amendments
E. Agoura Village Specific Plan Administration
F. Allowable Land Uses
G. Nonconforming Uses
H. Open Space Designations
I. Cost Recovery
J. Applicability



7 ADMINISTRATION
Introduction

A. Introduction

This section describes the Plan's adoption process, environmental document, and the administrative procedures required for amendments and/or modifications to the Plan, as well as review requirements for development applications within the Plan area.

A Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. While a General Plan is the primary guide for growth and development in a community, a Plan is able to focus on the unique characteristics of a specialized area by customizing the vision, land uses, and development standards for that area. The Plan has been prepared pursuant to Section 65450 et seq of the California Government Code.

B. Authority and Adoption

The Plan was adopted by City Council Resolution. Upon adoption, the Plan and its environmental document establishes the land use and supplemental development standards for the Plan area.

C. Affordable Housing Overlay District

Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the Agoura Village Specific Plan, unless specifically indicated in Part 3 of Chapter 5 of Article IX of the Agoura Hills Municipal Code. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval process and permit requirements provided by Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District) of the Agoura Hills Municipal Code.

D. Specific Plan Amendments

Applications for an amendment to this Specific Plan shall be reviewed in accordance with the provisions of Part 3 of Chapter 8 of Title IX of the Agoura Hills Municipal Code.. Specific Plan amendments may deal with issues such as changes to permitted land uses, changes to circulation system, or any other issues relevant to the development of the property subject to this Specific Plan. In reviewing an amendment, the Planning Commission and City Council shall consider the following factors:

1. The proposed amendment conforms with the Plan's objectives and design guidelines.
2. The proposed amendment is compatible with any approved development that will be affected by the Plan amendment.
3. The proposed amendment is compatible with existing and planned land uses surrounding the proposed Plan amendment.
4. Traffic impacts have been adequately analyzed for any increases in traffic generating uses including increased residential or commercial densities and mitigation measures have been incorporated as necessary.
5. An analysis of the amendment's impacts relative to the adopted California Environmental Quality Act (CEQA) documentation. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The need for such additional analysis shall be determined in accordance with the State CEQA Guidelines (Section 15162).

E. Agoura Village Specific Plan Administration

The Agoura Hills Community Development Department is responsible for the administration, implementation, and enforcement of this Plan.

All projects involving new construction must follow a three-step process. The steps are as follows:

1. Concept Review

2. Preapplication Review

3. Submittal of a Formal Application

As part of the review process of the Agoura Village Specific Plan, Concept and Preapplication Reviews are mandatory. A submittal of the formal application will not be accepted until the project submitted by the applicant has undergone Concept Review and Preapplication Review.

The Concept Review should be undertaken very early in the process while the project site layout is still in its preliminary stage. The primary objective of the Concept Review is to ensure that new projects are designed and consistent with the Agoura Village Specific Plan vision while the project is in their early stages, which allows applicants to have clear expectations of the review and approval process.

The Concept Review will focus on evaluating projects for consistency with the vision and regulations provided by the Plan, including the established land uses, standards, and guidelines that address each site, as well as those that are applicable area-wide. Upon completion of the Concept Review and Preapplication Review process, a formal application for an Agoura Village Development Permit may be submitted to the City.

Agoura Village Development Permit

Any new development, redevelopment, or renovation of existing property within the Plan boundaries shall require an Agoura Village Development Permit (AVDP), in addition to other applicable permits and approvals (e.g., Parcel Map or Tentative Tract Map). With the exception of the affordable housing opportunity sites, where the Plan conflicts with the requirements of the Agoura Hills Municipal Code, the Plan provisions will take precedence.

The Agoura Village Development Permit is designed and intended to provide for the orderly development of land in conformance with the vision contemplated by the Agoura Village Specific Plan. Through the Agoura Village Development Permit review process City staff will ensure that projects are consistent with the development standards and design guidelines contained in the Plan.

Finding

Approval of an Agoura Village Development Permit shall require that Planning and Community Development Department make the following finding:

1. The proposed project complies with the vision and regulations provided by the Plan, including the established land uses and standards, that address each site, as well as those that are applicable areawide.

F. Allowable Land Uses

Land uses that is not listed in the Table 2.2 in Chapter 2 are not allowed except as follows:

1. Required Findings: The Director may determine in writing that a proposed use is similar and compatible to a listed use and may be allowed upon making one or more of the following findings:
    a. The characteristics of and activities associated with candidate uses are similar to one or more of the allowed uses and will not involve substantially greater intensity than the uses listed for that village area;
    b. The candidate uses will be consistent with the purpose and vision of the applicable village area;
    c. The candidate uses will be otherwise consistent with the intent of the Specific Plan;
    d. The candidate uses will be compatible with the other uses listed for the applicable village area.
2. The Director may refer the question of whether a proposed use is allowable directly to the Planning Commission or City Council for a determination at a public hearing.
3. A determination of the Director or Planning Commission may be appealed in compliance with the appeals procedure set forth in the City of Agoura Hills Municipal Code.

G. Nonconforming Uses

Existing uses that are not permitted or not listed in Table 2.2 in Chapter 2 (Land Use and Development Standards) are declared nonconforming uses. Please refer to the City of Agoura Hills Municipal Code for definitions and policies managing the following nonconforming uses:

- Continuances (continuing operation of nonconforming uses)
- Changing uses
- Terminations of nonconforming uses

Standards contained in Chapter 2 (Land Use and Development Standards) are mandatory requirements that must be satisfied for all new projects and building renovations for any increase in square footage over 200 square feet or any major modification of the exterior, which includes new construction of any non-habitable accessory structure that exceeds 100 square feet in gross floor area.

H. Open Space Designations

The open space areas (Village Area F) shown on Figure 2-1 in Chapter 2 (Land Use and Development Standards) shall remain as open space per the requirements of City Ordinance No. 99-300. City Ordinance No. 99-300 requires voter approval to change these areas to non-open space uses.

I. Cost Recovery

Fees for the preparation of the Plan, Environmental Impact Report and associated professional services will be recovered as specified in Section 9497.3 of Part 10 of Chapter 4 of the Agoura Hills Municipal Code.

Purpose and Overview

The purpose of the Cost Recovery Fee is to allow the City of Agoura Hills to recover the costs for preparing and implementing the Plan, as well as other various related planning and environmental costs. The Agoura Village Specific Plan addresses the need to create a mix of uses that offer a town center and a pedestrian-friendly environment at a key location in the City, and results in enhanced public facilities and design features within the Agoura Village area. Since all property owners within the project area will benefit from these enhancements, the processing costs will be spread equitably among all property owners.

J. Applicability

The applicant for any building permit and/or discretionary land use permit for new construction on property located in whole or in part within the Agoura Village Specific Plan zone shall pay the Agoura Village Cost Recovery Fee at the same time and in the same manner as building permit and other development fees.

MEMORANDUM

Date: March 25, 2024	
To: Denice Thomas, AICP (Community Development Director)	**Organization:** City of Agoura Hills
From: Lance Wierschem	**Title:** Principal Landscape Architect
Project Name: Agoura Village Specific Plan Update	**Project Number:** 1800-01-UR19
Topic: February 2024 Draft AVSP Changes and Pending Items	

The following describes the last round of edits incorporated to the February Draft 2024 Agoura Village Specific Plan:

Chapter 1:

Relationship to Other Planning Documents and Overlays

- Included section regarding the Las Virgenes-Malibu Council of Government's (COG) Multi-Jurisdictional Hazard Mitigation Plan
- Reformatted section regarding General Plan

Chapter 2:

Village Areas

- Updated/re-exported and re-linked Village Area B graphic to show AHO
- Re-organized pages to have Village Area A before Village Area B (previously misplaced)

Development Standards

- Updated Village Area D standards to match building height shown on map

Chapter 4:

- Re-inserted Parking Strategies section (had been left out with changes related to street frontage standards per PW)

Chapter 7:

- Updated list of sections on cover of chapter to be reflective of contents

Global changes:

- Updated all headers/footers to include chapter/sections on top and document name on bottom.
- Updated page numbering on documents to fix skipping issue / buildout table remained same page number to avoid issues with MND reference
- Ran spell check on all chapters
- Updated Table of Contents, List of Tables and List of Figures

The following describes additional updates that we would like to incorporate for clarity:

Pending items:

- Add introduction to the buildout table
- Incorporate additional references to AHO applicability
- ODS applicability introduction
- Errata sheets per public hearings recommended document edits and changes

Exhibit 5 Draft IS/MND
and Draft MMRP

Agoura Village Specific Plan Update Project

State Clearinghouse No. 2022120241

Final Initial Study/Mitigated Negative Declaration

April 2024

Lead Agency:

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
Denice Thomas, AICP – Community Development Director
818.597.7311

Consultant:

Kimley-Horn and Associates, Inc.
660 South Figueroa Street, Suite 2050
Los Angeles, California 90017
213.261.4040

1.0 Introduction

1.1. Background

In 2022, the City of Agoura Hills ("City") prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") for the Kanan Road/Agoura Road Ultimate Intersection Improvement Project ("Intersection Component") (SCH No. 2022120241). The IS/MND evaluated the environmental impacts associated with construction and operation of the Intersection Component. The Intersection Component proposed to amend the 2008 Agoura Village Specific Plan ("2008 AVSP") to change the Kanan Road/Agoura Road intersection design from a roundabout to a standard intersection. The IS/MND was made available for review and comment to the public, responsible and trustee agencies, interested groups, and organizations for a 30-day review period that occurred between December 15, 2022 and January 13, 2023. The IS/MND was also made available directly to State agencies through the State Clearinghouse, Office of Planning and Research. Comments on the IS/MND were received only from one public agency: Caltrans.

1.2. Recirculated Public Review Draft Initial Study/Mitigated Negative Declaration

After public notice of the availability of the IS/MND for public review was given on December 15, 2022, significant new information was added to the IS/MND concerning the Agoura Village Specific Plan Update Project ("AVSPU" or "Project"). The proposed Project is a comprehensive update to the 2008 AVSP, which reorganizes the 2008 AVSP for consistency with current planning practices, reduces duplicative content, and allows for concise location of information. The proposed AVSPU includes updates to regulations and guidelines, and various improvements (e.g., streetscape beautification and public improvements, mobility improvements, and infrastructure improvements, and public services) that reflect a standard intersection design at the Kanan Road/Agoura Road intersection. The proposed AVSPU also updates 2008 AVSP Appendix I: Mitigation Monitoring and Reporting Program (MMRP) to exclude any MMs, which are no longer applicable, such as those pertaining to the roundabout. Therefore, pursuant to State CEQA Guidelines §15073.5 because the IS/MND had been substantially revised after public notice of availability but prior to adoption of the IS/MND, the City elected to recirculate the IS/MND to ensure the public was not deprived of a meaningful opportunity to comment upon the new information. Therefore, the Agoura Village Specific Plan Update Project Recirculated IS/MND ("Recirculated IS/MND), which replaces the IS/MND, was recirculated for a 30-day public review period that occurred between February 12, 2024 and March 13, 2024. The Recirculated IS/MND was also made available directly to State agencies through the State Clearinghouse, Office of Planning and Research. No comments on the Recirculated IS/MND were received.

2.0 Comment Letters and Responses

As previously noted, the IS/MND and Recirculated IS/MND were made available for review and comment, each for a 30-day public review period. Although CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare responses to comments raised regarding an IS/MND, as contrasted with the requirements to prepare responses to comments on a Draft Environmental Impact Report (State CEQA Guidelines §15088), the City of Agoura Hills has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses correlate with the comment letter.

3.2. List of Public Agencies, Persons, and Organizations Commenting on the IS/MND and Recirculated IS/MND

The comment letter received during the public review periods are listed below and provided in **Appendix A: Comment Letters** of this Final IS/MND.

IS/MND Public Review

Letter Number / Author / Date

1. Miya Edmonson, LDR/CEQA Branch Chief, California Department of Transportation, District 7 – Office of Regional Planning. January 13, 2023.

Recirculated IS/MND Public Review

No comments on the Recirculated IS/MND were received.

RESPONSE TO COMMENT LETTER 1

Miya Edmonson, LDR/CEQA Branch Chief, California Department of Transportation, District 7 – Office of Regional Planning. January 13, 2023.

1-1 This comment introduces the California Department of Transportation's (Caltrans) response to the IS/MND and provides a summary of the Intersection Component and its location. This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.

1-2 This comment discusses the Intersection Component's potential impacts to State Route 101 (U.S. 101) due to the proposed Project's proximity to U.S. 101 and requests that the Lead Agency (City of Agoura Hills) provide additional documents for review and implementation of multimodal mitigation measures if the Intersection Component would have significant impacts on U.S. 101. The Intersection Component includes an eastbound right-turn lane and northbound right-turn lane. The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research states that "installation, removal, or reconfiguration of traffic lanes that are not for through traffic, such as left, right, and U-turn pockets, two-way left turn lanes, or emergency breakdown lanes that are not utilized as through lanes" are not likely to lead to a substantial increase in vehicle traffic. As addressed in the IS/MND and Recirculated IS/MND, "the Intersection Component does not propose to add through lanes and would generally match the existing Kanan and Agoura Roads pavement structural sections. Given its nature and scope, the Intersection Component would not lead to induced vehicle travel." Additionally, the intersection improvements would reduce congestion at the Kanan Road/Agoura Road intersection and the surrounding roadway segments. The right-turn lanes in the eastbound and northbound directions allow for the traffic signal to operate more efficiently by reducing the amount of "green time" needed for the northbound and eastbound directions. These improvements would not affect movements to or from the U.S. 101 and are proposed to reduce congestion at the Kanan Road/Agoura Road intersection. Therefore, the intersection improvements would not impact operation of U.S. 101 and the conclusions provided in the IS/MND remain applicable.

1-3 This comment outlines Caltrans requirements for the Intersection Component's construction. If the Intersection Component's construction requires transportation of heavy construction equipment and/or materials that require use of oversized transport vehicles on State Highways, a Caltrans Transportation Permit would be obtained. Additionally, because during the Intersection Component's construction may result in lane closures, Mitigation Measure TRANS-1 requires the preparation of a Traffic Control Plan for Caltrans review. Finally, if any construction work for the Intersection Component is completed on or near Caltrans' right-of-way, an Encroachment Permit would be obtained. Therefore, as concluded in the IS/MND, the Intersection Component's impacts

to transportation would be less than significant with mitigation and the Intersection Component's construction would abide by Caltrans requirements.

1-4 This comment concludes the letter and requests that proceeding documents be provided to Caltrans for review. The City has addressed Caltrans' concerns raised in the comment letter in the above responses. The City will provide information as requested in accordance with CEQA requirements.

3.0 MITIGATION MONITORING AND REPORTING PROGRAM

3.1. Purpose of Mitigation Monitoring and Reporting Program

The Project is a comprehensive update to the 2008 AVSP, which reorganizes the 2008 AVSP for consistency with current planning practices, reduces duplicative content, and allows for concise location of information. The proposed AVSPU includes updates to regulations and guidelines, and various improvements (e.g., streetscape beautification and public improvements, mobility improvements, and infrastructure improvements, and public services) that reflect a standard intersection design at the Kanan Road/Agoura Road intersection. The proposed AVSPU also updates 2008 AVSP Appendix I: Mitigation Monitoring and Reporting Program (MMRP) to exclude any MMs, which are no longer applicable, such as those pertaining to the roundabout.

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring/reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This MMRP updates the 2009 AVSP's Mitigation Monitoring and Reporting Program (adopted as part of the Agoura Village Specific Plan Updated Final Revised and Recirculated Program Environmental Impact Report [Certified PEIR] [SCH No. 2003111051) to provide a vehicle by which to monitor the mitigation measures (MMs) specified in the Agoura Village Specific Plan Update Project Recirculated Public Review Initial Study/Mitigated Negative Declaration (Recirculated IS/MND). All mitigation measures listed in the Certified PEIR's MMRP have been incorporated into this AVSPU MMRP, except those no longer applicable (i.e., those pertaining to the roundabout).

This MMRP has been prepared in accordance with City of Agoura Hills (City) monitoring requirements and Public Resources Code §21081.6. Specifically, Public Resources Code §21081.6 states:

> *(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
>
> *(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural*

resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

State CEQA Guidelines §15097 clarifies mitigation monitoring and reporting requirements and provides guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during Project implementation. The City of Agoura Hills is the Lead Agency for the Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The mitigation measure numbering in the MMRP table that follows corresponds with the Recirculated IS/MND's mitigation measure numbering. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be maintained on file at the City of Agoura Hills Planning and Community Development Department.

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
AESTHETICS						
Certified PEIR MM AES-1: Retaining Wall Design. In the event any proposed retaining walls are visible from designated scenic roadways, the City's Architectural Review Board shall determine whether they are consistent with the City's Architectural Design Standard and Guidelines (1992). If any wall is found to be inconsistent with the Guidelines, the Architectural Review Board shall recommend additional design features to bring the wall(s) into compliance. Possible design features may include the use of textured retaining walls with more natural features, such as those that simulate rocks or boulders. Additionally, design features may include the planting of landscape vegetation along the wall facing south toward the freeway. This landscape vegetation should include plants that provide vertical wall coverage, in order to enhance the visual character of the wall and break up the area of the wall that is visible from scenic corridors. Such retaining wall, landscaping and other related design features shall be shown on the project plans and verified by City Planning and Community Development Department Staff prior to issuance of a Grading or Building Permit.	City of Agoura Hills Planning and Community Development Department to require Architectural Review Board review of projects with retaining walls visible from scenic roadways; ensure that design features are included consistent with Architectural Design Standard and Guidelines as appropriate	Prior to approval of future projects At site inspection	One per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AES-3: Avoidance of Knolls. The applicant shall avoid development, removal, or reduction (to include grading or blasting) of that knoll located south and east of the intersection of Agoura and Kanan Road. Although development of the knoll is unlikely, given that the Specific Plan would identify this area as Zone "G," the applicant shall minimize	Ensure that any development or earthwork avoids or minimizes disturbance of the respective knolls as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
earthwork in this area in order to avoid substantially modifying a scenic resource. Additionally, the applicant shall minimize grading (subject to approval of City Community Planning and Development Department) of the knoll located south and east of the intersection of Agoura and Cornell Road. Although development and minor modifications would be allowed on the knoll, the majority of the knoll shall be preserved.						
Certified PEIR MM AES-4: Glare Reduction. Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as: • Use of low reflectivity glass; • Use of plant material along the perimeter of structures to soften views; and, • Brush-polishing metal surfaces and/or use of metal surfaces that are not highly reflective. Plans for new development shall indicate the architectural treatments and/or landscaping to be used in order to reduce glare that could be generated by new development. Plans shall be reviewed by City staff and the Architectural Review Panel, for compliance with this standard prior to issuance of a Grading Permit or Building Permit.	Ensure that future projects incorporate glare reduction techniques as described; that such techniques are shown on plans and reviewed by the ARB and the City's Architectural consultant for compliance	Prior to approval of future projects At site inspection	Once per project application. At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AES-5: Each project applicant would be required to obtain a permit from the City and to comply with the provisions of the permit, prior to the approvals of removal of oak trees.	Require permits for oak tree removal	When oak tree removal is proposed	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Air Quality						
Certified PEIR MM AQ-1(a): Fugitive Dust Control Measures. • Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. • The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less. • If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed. • All material transported off-site shall be securely covered to prevent excessive amounts of dust.	Require fugitive dust control measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-1(b): NO_x Control Measures. • When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators; • When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or propane or butane (to replace gasoline-fueled equipment) • Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available.	Require NO_x control measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-1(c): VOC Control Measure. • Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.	Require that low VOC coatings are used for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-1(d): Ozone Precursor Control Measure. • Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; • Schedule construction periods to occur over a longer time period (i.e., lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and • Use new technologies to control ozone precursor emissions as they become readily available.	Require Ozone Precursor Control Measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-2: Decrease Emissions of particulate matter during site grading by implementing one of the following four measures. • Construction contractors shall not operate more than two pieces of heavy-duty diesel-powered equipment within 600 feet of any residence at any time. • Construction contractors shall use biodiesel fuel in all on-site diesel-powered equipment. Biodiesel that is blended with low sulfur diesel fuel shall be used if available. • Construction contractors shall use only Tier 2 diesel-powered earth moving equipment. • At least 80% of the diesel-fueled construction equipment in terms of brake-horsepower shall have DPFs installed, or all equipment shall be equipped with diesel oxidation catalysts. • Construction contractors shall limit the movement of large trucks to off-peak commute hours.	Ensure that one of the specified measures is implemented during grading for future projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(a): Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Ensure that future structures include measures to reduce energy consumption by at least 20% below current Federal guidelines	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-3(b): Landscaping Equipment. Multi-family residential developments shall be encouraged to utilize electrical powered landscape maintenance equipment, and exterior outlets shall be installed at the front and rear of residences.	Encourage use of electrical powered landscape maintenance equipment for future multi-unit residential projects, and require provision of exterior outlets to facilitate their use	Prior to approval of future projects	Once per application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(c): Shade Trees. Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning. The City's Architectural Review Board shall review project landscaping.	Require shade trees in future projects to shade structures, and that the Architectural Review Board review landscaping plans for consistency	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(d): Bus Stops. Applicants shall provide bus stops within the Specific Plan Area. The number to be constructed will be determined in consultation with the City Traffic Engineer and the local transit agencies. Bus stops shall meet the requirements of the transit agency providing service to the City and shall include street furniture that provides shelter for passengers.	Require that bus stops meeting City and transit agency standards and including passenger shelters as specified be provided in future projects in the Specific Plan Area as appropriate	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-4: Equestrian Center and Trail Maintenance Plan. As part of the City's feasibility study for an equestrian center within the Specific Plan area, the City shall include provisions for a maintenance plan of both the equestrian center and related trails. The maintenance plan shall include the following measures, at a minimum: • Organic debris/waste shall be properly disposed of or sold offsite on a regular basis, • BMP's shall be instituted to prevent dust from moving offsite, • BMP's (to include necessary bioswales or erosion control measures) shall be instituted to prevent organic waste, or associated nutrients from organic waste, from entering nearby water bodies.	Ensure that the City's feasibility study for an equestrian center within the Specific Plan area includes provisions for center and trail maintenance plans as specified	Prior to release of the feasibility study	Once per study draft	City of Agoura Hills Planning and Community Development Department		
BIOLOGICAL RESOURCES						
Intersection Component MM BIO-1: Vegetation Mapping. Prior to the start of Intersection Component construction, vegetation mapping should be updated and permanent and temporary impacts to vegetation communities and land covers should be calculated. Affected areas shall be restored to pre-construction conditions at minimum. Restoration activities could include active revegetation of impacted areas within native habitat if those areas are not able to recover naturally following trenching activities. Should any new structures be installed within native habitat as a part of the underground utility component, depending on the size of the potential permanent impact	Ensure the vegetation mapping is updated and permanent and temporary impacts to vegetation communities and land covers are calculated	Prior to the start of Intersection Component construction	At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
resulting from the structure(s) and quality of habitat, those impacts could be considered negligible on native habitat. Larger permanent potential impacts on native habitat could require the restoration of similar habitat in the Intersection Component vicinity or even the purchase of mitigation credits for the conservation of similar habitat.						
Certified PEIR MM BIO-1(a): Sensitive Plant Survey and Protection Plan. Prior to approval of individual development applications within the residual natural areas of Zones A south, B, E, and F, surveys for sensitive plant species, including but not limited to Agoura Hills dudleya and Lyon's pentachaeta, should be performed by a qualified plant ecologist. These surveys shall be performed during the blooming period (April - June). If a sensitive species is found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. For Lyon's pentachaeta and Agoura Hills dudleya, avoidance is defined as a minimum 200 foot setback unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review and approval by the jurisdictional agencies (USFWS and/or CDFG). For other sensitive species avoidance shall be determined based on the specific plant pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for	Require sensitive plant surveys be performed as specified in the measure for proposed development within the areas listed, and mitigation monitoring as specified where appropriate, including avoidance of Lyon's pentachaeta and Agoura Hills dudleya, unless a successful mitigation replacement population is established in accordance with the appropriate success period (as determined by the permitting agencies)	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
state or federally listed plants. The maintenance and management plan must be approved by the appropriate jurisdictional agencies prior to issuance of a grading permit. If avoidance is not feasible, on-site mitigation is preferred if suitable, unoccupied, habitat is present that can be isolated from human disturbance. Otherwise, an offsite location would be considered; the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. A mitigation restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in the on- or off-site mitigation location. The plan shall also include a monitoring program so that the success of the effort can be measured. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The required level of success for Agoura Hills dudleya and Lyon's pentachaeta shall be defined at a minimum as a demonstration of five consecutive years, or a period as deemed appropriate by the permitting agencies (USFWS and/or CDFG), of growth of a population equal to or greater than that which would be lost due to the project. This level of success shall be achieved prior to removal of the impacted population. Success criteria for other sensitive species will be determined on an individual basis pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for state or federally listed plants. When applicable the mitigation restoration	Ensure that restoration efforts are coordinated with applicable federal, state, and local agencies					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
plan shall be submitted to the appropriate regulatory agencies for review and approval, with the approved plan then submitted to the City of Agoura Hills prior to issuance of a grading permit for the area of concern.						
Certified PEIR MM BIO-1(b): Sensitive Wildlife Survey. Not more than two weeks prior to ground disturbing construction within the Specific Plan area, a preconstruction survey for the two-striped garter snake, burrowing owl, western pond turtle, sensitive bat species, and any other special-status species shall be conducted by a qualified biologist and submitted to the City Planning and Development Department prior to beginning construction and/or commencement of any disturbance. If a species is found, avoidance is the preferred mitigation option. If avoidance is not feasible these species shall be captured, when possible, and transferred to adjacent appropriate habitat within designated open space areas either onsite or directly adjacent to the project area. This shall be performed only by a CDFG approved biologist. The CDFG and City of Agoura Hills shall be formally notified and consulted regarding the presence of these species onsite. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified. Only a USFWS approved biologist would be allowed to capture and relocate these animals.	Require sensitive wildlife surveys as specified in the measure for proposed development within the Specific Plan area, and mitigation and monitoring as specified where appropriate. Ensure that a CDFG-approved biologist perform surveys, and that if a federally listed species is found, the USFWS is notified and a USFWS-approved biologist carry out any capture and relocation of such animals	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-1(c): Bird Nesting Surveys. If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season (February 1 through August 31), preconstruction/grading surveys	Require bird nesting surveys as specified in the measure for proposed development within	Prior to approval of future project	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
shall be conducted by a qualified ornithologist (a person with a biology degree and/or established skills in bird recognition). Surveys shall begin 30 days prior to initial disturbance activities and shall continue weekly, with the last survey being conducted no more than three days prior to the initiation of clearance/construction work. If bird species are observed nesting within 500 feet of construction/grading areas, all construction or grading activities will be postponed or halted at the discretion of the biologist until the nest is vacated and the juveniles have fledged. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. This distance shall be at least 300 feet for raptors and at least 100 feet for all other bird species. Construction personnel should be instructed on the sensitivity of the area. The applicant should record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.	the Specific Plan area, and mitigation and monitoring as specified where appropriate	During construction and at site inspection	At least once, as required			
Certified PEIR MM BIO-2(a): Buffer Zones. Except in cases of Lyon's pentachaeta and/or Agoura Hills Dudleya, which are addressed in MM BIO-1(a), a minimum buffer zone of 50-100 feet of native vegetation shall be maintained between urban development and adjacent sensitive native habitats. This includes those areas located along the unchannelized portions of Medea and Lindero Canyon Creeks within the Specific Plan boundaries. Such	Require incorporation of appropriate habitat buffer areas for native vegetation for future projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
vegetation should be sensitive to, and similar in nature to, the natural environment surrounding the sensitive native habitats. A minimum buffer of 50 feet (or greater if required by the CDFG) from the top of bank and/or edge of riparian cover (whichever is greater) shall be established for the protection of southwestern pond turtle where preferred nesting habitat (exposed, southerly-facing slopes vegetated with open scrub or sparse grassland vegetation, dense soils with a high silt and clay fraction, and less than 25% slope) is present. No heavy equipment or ground disturbance shall enter the buffer zone during the nesting period of SWPT (April-August). Further, equestrian trails shall be located no less than 10 to 20 (preferred) feet from the edge of the exterior riparian canopy.						
Certified PEIR MM BIO-2(b): Native Grassland Protection. Prior to approval of individual development applications within the southern portion of the Specific Plan area, surveys for native grasslands shall be performed by a qualified biologist (with acceptance by the City Planning and Community Development Department Staff). If native grasslands are found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. Avoidance shall be planned and enforced with a **Native Grassland Protection Program**. If the applicant demonstrates that avoidance would not be feasible or would compromise the objectives of the Specific Plan,	Require native grassland surveys for future development proposals and native grassland protection programs, including avoidance and mitigation as appropriate, where warranted. Protocols for surveys and protection/restoration are included in the mitigation measure	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
on-site mitigation would be required if suitable habitat is present and can be isolated from human disturbance. In this event, a **Native Grassland Restoration Plan** shall be prepared and implemented. **Native Grassland Protection Program.** If native grasslands are found onsite and avoidance is feasible, a native grassland protection program shall be prepared by a qualified biologist. The protection program shall be submitted for review and approval as part of the application process with the City Planning and Development Department. In addition, final plans shall be subject to review and approval by the City Planning and Community Development Department prior to issuance of a grading permit. The protection program shall include, but not be limited to, the following components: • A qualified biologist shall map the current extent of habitat; and • The location of native grassland habitat outside of the construction footprint shall be fenced in the field. Fencing shall be depicted on final grading and building plans. The location of the habitat and fencing shall be done under the direction of a qualified biologist (with acceptance by the City Planning and Community Development Department Staff); and • All ground disturbances, including grading for buildings, accessways, easements, subsurface grading, and utilities shall be prohibited within the fenced native grassland area.						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Native Grassland Restoration Plan. If avoidance is not feasible, on-site mitigation is preferred if suitable habitat is present that can be isolated from human disturbance. In this event, a restoration plan shall be prepared by a qualified plant ecologist that identifies the location and acreage to be replanted and the methods that will be used to preserve this community in that location. The plan shall also include a monitoring program so that the success of the effort can be measured. The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of at least 50% native grass dominance within the mitigation area. If offsite mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies (including LA County Fire Department). The restoration plan shall be submitted for review as part of the application process with the City Planning and Development Department. In addition, final plans shall be subject to review and approval by the City Planning and Development Department prior to issuance of a Grading Permit. Native grassland habitat shall be replaced at a minimum ratio of three to one for native grassland lost and shall utilize native species from onsite habitats. Target sites for mitigation plots shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the native grassland lost.						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
No species identified as invasive on the CNPS, Channel Islands Chapter Invasive Plants List (1997) shall be utilized in the landscape plans. The plan shall include, but not be limited to, the following components: • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); • Irrigation method/schedule (i.e., how much water is needed, where, and for how long); • Plant species, seed mixes, weed suppression and planting methodology From preliminary observations, it appears that potential target areas to perform mitigation for the loss of native grassland exist on the northern slopes of Ladyface Mountain, within the open space of Zone G (the area formerly identified in the 1996 Creekside EIR as valley needlegrass grassland and located south of Lindero Canyon Creek) in the southwest corner of the Specific Plan boundary. These areas need testing to confirm that they meet the soil and habitat requirements for native grassland species. If sufficient mitigation area does not exist onsite, off site mitigation or in lieu fees to an off site local or regional mitigation bank acceptable to the City of Agoura Hills shall be done.						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-2(c): Southern Willow Scrub/Southern Arroyo Willow Riparian Protection. Based on a review of pending development applications near Lindero Canyon Creek, it is anticipated that the existing southern willow scrub/ southern arroyo willow riparian may be encroached upon; however, avoidance of these areas is required. If avoidance is feasible, the following Riparian Habitat and Creek Protection Program shall be implemented in order to reduce impacts to this sensitive community. If the applicant demonstrates that avoidance would not be feasible or would compromise the objectives of the Specific Plan, on-site mitigation is preferred and shall be implemented through a Riparian Habitat Restoration Plan, as outlined below. Riparian Habitat and Creek Protection Program. A riparian habitat and creek protection program shall be prepared and implemented for any future developments proposed within the Specific Plan area adjacent to Lindero Canyon or Medea Creeks. These shall be prepared by a qualified biologist (with acceptance by the City Planning and Community Development Department Staff) and shall include specific measures as dictated by CDFG. The program shall, to the extent feasible, avoid encroachment into any riparian areas. The program shall include, but not be limited to, the following components: • Riparian areas shall be indicated and fenced off on all grading and construction plans. The location of the habitat and fencing off shall be done under the direction of a qualified biologist	Require southern willow scrub/Southern Arroyo Willow Riparian protection, including avoidance and mitigation as appropriate, where warranted. Protocols for protection/ restoration are included in the mitigation measure	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
(with acceptance by the City Planning and Community Development Department Staff). Construction personnel shall be informed of the sensitivity and location of riparian habitat on the project site; and • All ground disturbances including grading for buildings, accessways, easements, subsurface grading, and utilities shall be prohibited within the fenced riparian area. The protection program shall be submitted for review as part of the application process with the City Planning and Community Development Department. In addition, the final plans shall be subject to review and approval by the City Planning and Community Development Department prior to the issuance of a Grading Permit. **Riparian Habitat Restoration Plan.** However, if avoidance is not feasible, on-site mitigation is preferred over off-site mitigation but both mitigation measures could be effective at reducing the impacts to less than significant. If avoidance is not feasible, a restoration plan shall be prepared by a qualified plant ecologist. The preferred area to perform mitigation for the loss of riparian forest exists within the southern reach of the channelized and concrete lined portion of Medea Creek, located directly south of Agoura Road and also in the vicinity of Lindero Canyon Creek. If development were to encroach upon this sensitive community, the appropriate permits would be						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
necessary from the Army Corps of Engineers, the California Department of Fish and Game, and the Los Angeles Regional Water Quality Control Board. Individual applicants for projects located south of Agoura Road and that contain riparian habitat areas, shall submit a Riparian Habitat Restoration Plan for review by the City Planning and Community Development Department and, as necessary, a City approved biologist or qualified landscape specialist, as part of the initial project application. Riparian habitat shall be replaced at a minimum ratio of 2.0 acres for every 1.0 acre of riparian habitat lost. However, additional mitigation may be required by the CDFG. The restoration plans shall include, but not be limited to, the following components: • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); and • Irrigation method/schedule (i.e., how much water is needed, where, and for how long). The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of growth of a population double the size of that which would be lost due to the project. The final restoration plan shall be subject to review and approval by the						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
City Planning and Community Development Department prior to Grading Permit issuance.						
Certified PEIR MM BIO-3(a): Oak Tree Protection and Preservation. Individual project applicant shall submit the results of an oak tree survey and an Oak Tree Report, including an Oak Tree Preservation Program, for review and approval by the City's oak tree consultant as part of the project application. Individual projects shall be developed and operated in compliance with the approved Oak Tree Preservation Program and any other conditions determined to be necessary by the City oak tree consultant. The program shall include, but not be limited to, the following components: • No grading or development shall occur within 5 feet from the driplines of oak trees that occur in the construction area. • All specimen oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the City throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each specimen oak tree and shall be staked every six feet. • No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline. • No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of a specimen oak tree (pervious paving and other materials are allowed, as approved by the City).	Require oak tree surveys, reports and preservation programs for future development projects Ensure review of these documents by the department's oak tree consultant	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
• No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any specimen oak tree, except for project access roads. • Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a City approved arborist/oak tree consultant. • Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching n the protected zone needs to preserve roots over 1 inch by tunneling. • No permanent irrigation shall occur within the dripline of any existing oak tree. • Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools.						
Certified PEIR MM BIO-3(b): Grading Plan. The number of oak trees requiring removal and the number of trees that will be encroached upon by grading and project development shall be confirmed by the City's oak tree consultant with the final grading plan. The plan shall also indicate requirements for retaining walls, tree wells, tree drainage requirements, and pruning as part of the plan.	Require that oak tree information be shown on final grading plans for future projects	Prior to approval of future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-3(c): Oak Tree Replacement. For impacts involving 10 percent or less of oak tree removal resulting from grading and project development, each oak tree shall be replaced with	Ensure that the specified oak replacement criteria and ratios are applied	Prior to approval of future projects At site inspection	Once per project application	City of Agoura Hills Planning and Community Development		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
specimen oak trees of the same species as the tree that was removed at a ratio and dimension specified in the City's Zoning Ordinance. This mitigation is to occur onsite. For impacts involving greater than 10 percent of oak tree removal resulting from grading and project development, mitigation shall either be onsite with the requirements as listed above, or an in-lieu fee may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The sum of the calipers of all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks on mesic north facing slope locations. Each oak tree removed by grading and project development shall be replaced with two 36 inch box and two 24 inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs. Oak tree planting shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.	to future projects involving oak tree removal		At least once, as required	Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-3(d): Oak Planting Arrangements. Where appropriate pursuant to the recommendations of the City's oak tree consultant, replacement oaks for the removal of individual oak trees shall be clustered in an attempt to replace oak woodland habitat removed. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils and coast live oaks on mesic north facing slope locations.	Ensure that the specified oak replacement standards are applied to future projects involving oak tree removal	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-4(a): Replacement Ratio. Federal and State protected wetland habitat shall be replaced at a minimum ratio of 2.0 acres of habitat, at the same or greater quality, for every 1.0 wetland acre removed. Replacement shall be at an Agoura Hills Planning and Community Development Department approved location or by providing adequate funding for the replacement of wetland habitat to an organization currently conducting restoration of wetland habitat. The organization and its activities are to be approved by an Agoura Hills Planning and Community Development Department approved biologist. Two areas located within the Specific Plan boundaries shall be considered for mitigation credit. That portion of Lindero Canyon Creek located between Agoura Road and Kanan Road is the preferred mitigation location for impacts to other wetland areas within the project area. This restoration effort would include restoring the channel to a more natural state. Improvement of the unchannelized	Ensure that the specified wetland replacement ratios are applied to future projects where appropriate, and that the identified mitigation credit and restoration areas are used when warranted	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
portion of Medea Creek, located south of Agoura Road, shall be considered as an alternate location for mitigation and wetland restoration.						
Certified PEIR MM BIO-4(b): Wetland Restoration Plan. For projects that may adversely impact wetland areas, individual project applicants shall submit a wetland creation or restoration plan for review and approval by an Agoura Hills Planning and Community Development Department staff and, as necessary, a City approved biologist or qualified landscape specialist, as part of the initial application. The final restoration plan shall be submitted for City review and approval prior to Grading Permit issuance. The plan shall include, but not be limited to the following components: • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); and • Irrigation method/schedule (i.e., how much water is needed, where and for how long).	Require wetland creation or restoration plans as specified in the measure where projects would result in wetland impact	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-4(c): City Approval. For projects where wetland areas are affected, the individual project applicants shall demonstrate to the City of Agoura Hills that the requirements of agencies with jurisdiction over wetlands onsite can be met prior to obtaining grading permits. This will include, but not be limited to, consultation with those agencies, securing the appropriate permits, waivers or agreements, and arrangements with a local or regional mitigation bank including in lieu fees, as needed.	Require applicants for projects that would affect wetlands to demonstrate to the City compliance with regulations of other agencies having jurisdiction over wetlands	Prior to approval of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-4(d): Riparian Habitat Preservation and Restoration. Refer to Certified PEIR MM BIO-2(c) above.	Refer to Certified PEIR MM BIO-2(c) above.					
Certified PEIR MM BIO-4(e): Fencing. Solid barrier fencing onsite shall be prohibited around areas that border open spaces or routes of animal movement, specifically riparian areas. Fencing in these areas shall consist of "ranch style" post fencing. Fencing shall allow at least one-foot of clearance above ground to permit wildlife movement. Fencing between creekside trails and the creeks shall be designed to limit human entry into significant habitat. Such fencing or vegetative barrier shall be at least four feet in height and shall be planted with spinescent plants such as wild rose, blackberry, or other suitable native species in a dense bramble.	Require fencing proposed around areas that border open spaces or routes of animal movement to allow for wildlife movement as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-4(f): Corridor Lighting. The following low-light design features shall be implemented throughout the Specific Plan area, and shown on the individual project plans submitted as part of the application. Streetlight poles shall be of an appropriate height to reduce the glare and pooling of light into open space and corridor areas, and Street light elements shall be recessed or hoods shall be used to reduce glare impacts on open space and corridor areas, and All exterior lighting shall be low sodium lights, low intensity, shielded, and directed away from the drainage/wildlife corridors.	Require the specified lowlight design features for projects in the plan area, and that these be shown on project plans	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-6(a): Coastal Sage Scrub Habitat Survey. As part of the sensitive plant surveys required under Mitigation Measure BIO-1(a), prior to approval of individual development applications within the residual natural areas of Zones A south, B, E, and F, surveys for sensitive plant species shall also include surveys and consideration of adjacent areas of Coastal Sage Scrub habitat. A qualified biologist shall determine the condition of such habitat and whether it would be considered of "high value." Any areas identified as "high value" Coastal Sage Scrub habitat shall mitigate for disturbed (including disturbance for fuel modification) or removed CSS habitat at a minimum 1:1 ratio. Coastal Sage Scrub habitat with known occurrences of sensitive (endangered or threatened) species shall be mitigated at a minimum 2:1 ratio.	Require sensitive plant surveys in the areas identified to include surveys and consideration of adjacent areas of Coastal Sage Scrub habitat, and projects to include mitigation and monitoring as specified where appropriate	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-6(b): Fuel Modification Areas. Landscaping within fire clearance zones shall include native species indigenous to the area of disturbance. Modification of fire hazard fuels shall be limited to hand thinning of individual shrubs, clearing dead fuel, replanting with fire-resistant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive on the CNPS, Channel Islands Chapter Invasive Plants List (1997) shall be utilized in the landscape plans and all landscaping plans shall be approved by the City and the County Fire Department.	Require that the specified standards be applied to landscaping within identified fire clearance zones. Ensure landscape plan review and approval by the City of Agoura Hills Planning and Community Development Department and the County Fire Department	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
CULTURAL RESOURCES						
Intersection Component MM CUL-1: Prior to issuance of demolition permit for the Intersection Component, the City shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined	Ensure retention of a qualified archeologist for monitoring during construction activities as specified in the measure. Ensure WEAP training is given prior to the start of construction	Prior to Grading Permit issuance/ commencement of excavation activities During construction excavations (e.g., clearing/grubbing, grading, trenching, or any other construction excavation activity)	Once per project application	City of Agoura Hills Planning and Community Development Department Qualified Archaeologist		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
by the Qualified Archaeologist. The frequency of monitoring shall be determined based on the factors presented above and can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, a Worker's Environmental Awareness Program (WEAP) training shall be given for construction personnel to alert field personnel to the possibility of buried prehistoric or historic cultural deposits. The training shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.						
Intersection Component MM CUL-2: Prior to issuance of demolition permit for the Intersection Component, the City shall retain a Native American tribal monitor from a consulting Tribe. The appropriate Native American tribal monitor shall be selected based on ongoing consultation under AB 52 and shall be identified on the most recent contact list provided by the Native American Heritage Commission. The Native American monitor shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation,	Ensure retention of a Native American Tribal Monitor/Consultant Agreement Ensure Native American Tribal Monitor is present during all grading activities	Prior to Issuance of Grading Permit During Construction Excavations (e.g., clearing/grubbing, grading, trenching, or any other construction excavation activity)	Once per project application Monitoring frequency determined by consulting tribe	City of Agoura Hills Planning and Community Development Department Native American Tribal Monitor		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
and if found, the abundance and type of prehistoric archaeological resources encountered. The frequency of monitoring shall be determined based on the factors presented above, and can be reduced to part-time inspections or ceased entirely if determined appropriate by the consulting Tribe						
Intersection Component MM CUL-3: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed during Intersection Component construction, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified Archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist and the consulting Tribe. If the resources are Native American in origin, the consulting Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified	Ensure that a Qualified Archeologist evaluates unearthed resources and, if necessary, creates a formal treatment plan	During Construction if Unanticipated Discovery of Historic or Prehistoric Resources Occurs	When an unanticipated discovery of historic or prehistoric resource occurs.	City of Agoura Hills Planning and Community Development Department Qualified Archaeologist Consulting Tribe		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Archaeologist shall coordinate with the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the consulting Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the Qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes.						
Intersection Component MM CUL-4: The Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring for the Intersection Component. The report shall include a description of	Ensure preparation of Final Report and DPR 523 Site Forms	Conclusion of archaeological monitoring	Upon completion of archeological monitoring	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.						
Certified PEIR MM HA-1(a): Protection of Known Cultural Resources. Prior to development, as part of the initial project application, a qualified archaeologist and Native American Monitor shall make a reasonable effort to identify archaeological resources from known archaeological sites (as listed in EIR Section 4.6.1.b) within the project area. If it can be demonstrated that a project will cause damage to a unique archaeological resource, a reasonable effort shall be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. As part of the applicant's initial project application, the preferred method of protection/treatment shall be submitted to the City's Community Development Department for review and approval. Examples of that treatment, in no order of preference, may include, but are not limited to, the following: • Planning construction to avoid archaeological sites where feasible. • Deeding archaeological sites into permanent conservation easements.	Require a reasonable effort to identify known archaeological resources as part of the initial application submittal to the City of Agoura Hills Planning and Community Development Department for applicable future projects Ensure that applications include protection/ treatment measures when warranted as described in the mitigation measure	With initial application / prior to approval of permits for future projects	Twice per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
• Planning parks, greenspace, or other open space to incorporate archaeological sites. • Dedication of informational booth which explains Native American cultural heritage and displays recovered artifacts from the project site. • Salvage and recordation of resources by a qualified archaeologist. These resources shall be preserved onsite in an interpretive center, designed under the review of both the Native American Heritage Commission and the City of Agoura Hills. • Pursuant to Public Resources Code 21083.2.c., the project applicant shall provide a guarantee to the lead agency to pay one-half the estimated cost of mitigating the significant effects of the project on unique archaeological resources. In determining payment, the lead agency shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the lead agency shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide the funding	Ensure compliance with the requirements of California Public Resources Code 21083.2.c					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
guarantee referred to in this subdivision, a final decision to carry out or approve a project shall not occur sooner than 60 days after completion of this environmental impact report. For time and cost limitations refer to 21083.2(e).						
Certified PEIR MM HA-1(b): Construction Monitoring. Initial grading activities near archaeological sites CA-LAN-1436, CALAN-1352, and CA-LAN-41 shall be monitored by a qualified archaeologist and Native American Monitor. If cultural resource remains are encountered during construction or land modification activities, the applicable procedures established under CEQA (CEQA Guidelines §15064.5). In this event the City 's Department of Planning and Community Development shall be notified at once and work shall stop within a 100 ft radius until a qualified archaeologist satisfactory to the City has assessed the nature, extent, and potential significance of any cultural remains. If such remains are determined to be significant, appropriate actions to mitigate impacts to the remains shall be implemented per Section 21083.2 of the Public Resources Code. Depending upon the nature of the find, mitigation could involve avoidance, documentation, or other appropriate actions, to be determined by a qualified archaeologist.	Require construction monitoring as specified in the measure for grading near the identified known sites Ensure CEQA and City guidelines and the standards in the measure are followed if cultural resource remains are encountered during grading Ensure compliance with the requirements of California Public Resources Code 21083.2.c	During grading for future projects At site inspection	At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM HA-1(c): Archaeological Discovery. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section	Ensure the Project is compliant with State Health and Safety Code Section 7050.5 and California Public Resources Code	During construction if unanticipated discovery of human remains occurs	If human remains are unearthed	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	Section 5097.98					
GEOLOGY AND SOILS						
Intersection Component MM GEO-1: Paleontology. Prior to issuance of grading permit, the Applicant shall retain a qualified paleontologist who meets the Society of Vertebrate Paleontology guidelines to oversee a paleontological monitor who shall be present during grading activities within sensitive older alluvial material and the Topanga Bedrock Formation. The monitor does not have to be present if recent alluvial material or volcanic material is being encountered. The paleontological monitor shall be approved by the City of Agoura Hills and retained and paid for by the Applicant. The paleontological monitor will also be able to halt construction within a 50-foot radius of a fossil discovery until the fossil can either be removed off site or the City is notified of the need to further assess the discovery. If the find is large enough to warrant further evaluation and/or extraction, then the following fossil "discovery" protocol shall be followed: • The paleontologist shall assess the discovered	Ensure retention of a Qualified Paleontologist/ Consultant Agreement Ensure the Project is Monitored during grading activities as specified in measure If an unanticipated fossil is discovered, ensure the fossil "discover" protocol is followed	Prior to Issuance of Grading Permit During Grading Activities within Sensitive Older Alluvial Material and the Topanga Bedrock Formation During Construction if Unanticipated Discovery of Paleontological Resources Occurs Prior to Issuance of Building Permit	When an Unanticipated Discovery of a Paleontolog-ical Resource Occurs	City of Agoura Hills Planning and Community Development Department Qualified Paleontologist		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. • Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. • Prior to the issuance of any building permit, the Applicant shall submit a letter to the City for the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.						
Certified PEIR MM GEO-1(a): Building Design. All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The design shall take into consideration the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the California Building Code and Chapter 1 of Article 8 of the Agoura Hills Municipal Code. Compliance with these requirements shall be verified by the City	Require that structures are built to the standards listed and comply with the CBC and Municipal Code	Prior to approval of building or grading permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Building Official prior to issuance of a Building Permit or Grading Permit.						
Certified PEIR MM GEO-1(b): Geotechnical Recommendations. Future development shall require, and comply with, all recommendations contained in site-specific geologic, geotechnical, and structural design studies prepared for subsequent development activities. Subsequent subsurface investigations shall determine the possible presence of seismically induced hazards and appropriate means of mitigating such hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official. At a minimum, any buildings considered essential facilities, as defined in the Uniform or California building codes, shall be designed to withstand upper bound earthquake ground motion. All on-site structures shall comply with applicable provisions of the 1997 current Uniform Building Code and the 1998 current California Building Code. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available.	Ensure that, where required, geologic, geotechnical, and structural design studies determine the presence of seismically induced hazards, as well as other factors, and appropriate means of mitigating hazards Ensure that development adheres to recommendations of such studies as deemed appropriate by the City of Agoura Hills Building and Safety Department. Ensure that final plans are consistent with the measure	Prior to approval of building or grading permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-2: Liquefaction Studies. Prior to construction of new development within the Specific Plan area, site-specific geologic and soils studies shall be performed. The studies shall include site-specific depth to groundwater and soil	Ensure that, where required, geologic and soils studies are consistent with the mitigation measure,	Prior to approval of building or grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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composition identification, with minimum boring depths as set forth in CDMG 1997 (California Department of Conservation, Division of Mines and Geology, 1997, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). Areas having liquefiable sediments shall be identified, and structures shall be properly designed to Uniform Building Code and California Building Code standards to withstand the conditions. Such studies shall be conducted and submitted for review and approval by the City prior to issuance of a Grading Permit. Suitable measures to reduce liquefaction include, but are not limited to: • Specialized design of foundations by a structural engineer; • Removal or treatment of liquefiable soils to reduce the potential for liquefaction; • In-situ densification of soils; • Other alterations to ground characteristics.	and that development adheres to study recommendations as well as to the CBC as deemed appropriate by the City of Agoura Hills Building and Safety Department. Ensure that studies are adequate and that final plans are consistent with the measure	At site inspection	At least once, as required	City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-3(a): Geotechnical Evaluation. Individual developments shall provide site-specific geotechnical evaluations and geological reports that address onsite soils and slope stability hazards as part of the initial application process. Prior to approval of a specific development plan, these studies shall be submitted to the City Planning and Community Development Department and/or consultants hired by the City for review and approval as part of the initial application process. These evaluations shall determine the potential for adverse soil stability impacts and shall identify appropriate	Ensure that, where required, site-specific geotechnical evaluations and geological reports address onsite soils and slope stability hazards, as well as other factors, and appropriate means of mitigating hazards	Prior to approval of permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
mitigation techniques. All mitigation recommendations identified in site-specific studies shall be implemented as a condition of future development. Such measures may include avoidance of development in areas found to have unmitigable soil or geologic hazards, soil or grading modifications to ensure acceptable slope stability on manufactured slopes, structural measures to ensure slope stability, drainage control facilities to collect and direct water off of slopes, removal of loose cobbles and boulders from adjacent slopes, and/or other measures deemed appropriate to ensure proper slope stability. If site-specific geologic mitigation measures are found to cause secondary environmental effects not addressed herein (excessive import or export of soil material, retaining walls, blasting, etc.), subsequent environmental analysis, may be required.	Ensure that development adheres to recommendations of such studies as deemed appropriate by the City of Agoura Hills Building and Safety Department Ensure that studies as well as final plans are reviewed and found consistent with the measure. Ensure that secondary effects of mitigation are also addressed, including subsequent environmental review if warranted					
Certified PEIR MM GEO-3(b): Erosion Control Plan. A site-specific erosion control plan that incorporates best management practices shall be prepared by individual applicants and approved by the City prior to the granting of any grading permits for an individual development within the project area. Measures identified in such plans shall be implemented. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. Landscaping shall be	Require submittal and implementation of site- specific erosion control plans for future projects. Ensure that landscape plans are prepared by a licensed landscape architect and that final landscaping plans are reviewed and	Prior to approval of permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
designed by a licensed landscape architect with final landscaping plans to be reviewed and approved by the City Building Official prior to project approval.	approved by the City Building Official					
Certified PEIR MM GEO-3(c): City Oversight and Approval. The City Engineer or equivalent shall inspect a project after the final grading report has been filed. The project shall not be approved for construction by the City Engineer or equivalent until all hazards either caused by project grading or associated with adjoining geologic and soils conditions, such as erosion and slope instability, are mitigated to the City's specifications.	Inspect development sites after filing of final grading report. Ensure the building permits are not issued until all hazards as specified in the measure are mitigated	After the final grading report has been filed and prior to issuance of building permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-4(a): Test Blast/Vibration Study & Blasting Plan. If a site-specific geologic, geotechnical, or structural design study deems blasting necessary for grading and excavation onsite, the applicant must perform a test blast/vibration study to evaluate the variation in vibratory ground motion intensity with respect to distance from the blast site. It must be shown that the blasting can be done safely with respect to existing improvements. A blasting plan shall be provided as part of the vibration study, and submitted as part of the initial application submittal to the City Planning and Community Development Department, City Council and Fire Marshall for approval. Blasting permit approval would be subject to the City's discretion and may be denied. If the City were to approve the blasting plan, at a minimum it should be designed to minimize	Require test blast/vibration studies as part of the initial application submittal to the City of Agoura Hills Planning and Community Development Department for applicable future projects, consistent with the standards in the mitigation measure.	With initial application / prior to approval of permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
ground shaking away from the blast area. Any areas having unstable slopes or rockfall hazards shall be secured to prevent injury or property damage. If approved, the permittee shall provide sufficient supervisory control as determined by the building official during the grading operation to ensure compliance with approved plans and with the municipal code. When found necessary by the City Building Official, the permittee shall employ a qualified geologist and foundation engineer to assist in supervising the grading operation. If a blasting permit is denied by the City, the applicant shall prepare an alternative application for development which excludes the need for blasting.	The City Council and Fire Marshall, in addition to Planning and Community Development Department, shall review and approve					
Certified PEIR MM GEO-5(a) Foundations and Project Infrastructure Design. As provided in mitigation measure GEO-3(a), a site-specific geotechnical evaluation shall be conducted for individual projects and submitted to the City Planning and Community Development Department for review and approval as part of the initial application. If the project site is identified to be in a high expansive soil zone based on the site-specific Geotechnical Investigation, the foundations and project infrastructure shall be designed by a structural engineer to withstand the existing conditions or the site shall be graded in such a manner as to address the condition. Suitable measures to reduce impacts from expansive soils could include one or more of the following techniques, as determined by a qualified geotechnical engineer:	Require that, for projects in a high expansive soil zone, the foundations and project infrastructure are designed by a structural engineer to withstand the existing conditions, or that the site is graded in such a manner as to address the condition	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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• excavation of existing soils and importation of non-expansive soils; and • foundation design to accommodate certain amounts of differential expansion such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the UBC; imported fill shall be tested to ensure it is suitable to be used as fill.						
Certified PEIR MM GEO-5(b) Soils and Foundation Report. To avoid soil-related hazards, the individual project applicants shall provide a soils/foundation report as part of the initial project application to the City Planning and Community Development Department (standard requirement).	Require soils/foundation reports as part of the initial application submittal to the City of Agoura Hills Planning and Community Development Department for applicable future projects	With initial application	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM GEO-6(a) Settlement Related Mitigation. Future development shall comply with all recommendations contained in site-specific geologic, geotechnical, and structural design studies as required to be prepared for subsequent development activities. Subsequent subsurface investigations shall determine the required degree of compaction and the proper moisture content and appropriate means of mitigating settlement related hazards. Recommendations contained in these site-specific studies shall be	Ensure that future development complies with all recommendations contained in site-specific geologic, geotechnical, and structural design studies	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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reviewed and approved by the City Planning and Community Development Department and City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official prior to issuance of a Grading Permit and/or Building Permit. At a minimum, suitable measures to reduce settlement impacts shall include, but not be limited to: • Removal of organic material in the area of the proposed grading • Removal of non-engineered artificial fill in areas to receive engineered fill or in areas where structural support is required • Placement of a keyway at the bottom of all fill slopes a minimum depth of 3 feet and down to the bedrock with the keyway a minimum of 10 feet wide (unless otherwise determined by the site-specific geological study) • Fill soils shall be benched into the hillside • Removal of upper soils to the bedrock After excavation: • All bottoms of the excavations and areas to receive slabs shall be scarified and compacted to 90% • All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness • Soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version • Moisture content should not vary more than 2% from the optimum moisture content, although	Ensure that studies as well as final plans are reviewed and approved by the City of Agoura Hills Planning and Community Development Department and City of Agoura Hills Building and Safety Department and found consistent with the measure					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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the grading process will be more easily accomplished with the soils being 1 – 2 % wetter than optimum moisture content • Any utility trenches will need to be properly backfilled as detailed above • Any import soils should be approved by a qualified geologist • Slope faces shall be compacted to at least 90% of maximum compaction						
Certified PEIR MM GEO-6(b): Additional Environmental Review. If individual developers are unable to find a disposal site for construction cut within 12.5 miles of the Specific Plan area, or if processed soil is not suitable for fill, then individual projects may require additional environmental analysis. Individual developers must demonstrate a means for disposal of excess cut materials, within 12.5 miles of the project site, prior to approval by the City.	Require developers to demonstrate a means for disposal of excess cut materials, within 12.5 miles of the project site, prior to approval by the City Ensure that additional environmental analysis is performed in circumstances specified in the measure	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
HAZARDS AND HAZARDOUS MATERIALS						
Certified PEIR MM HAZ-3: Phase I ESA. As part of the initial project application submittal for a new project or for revitalization of an existing development, a project applicant shall be required to prepare a Phase I Environmental Site Assessment (ESA) to examine the	Require Phase I ESAs as part of the initial application submittal to the City of Agoura Hills Planning and	With initial application Prior to approval of permits for	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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potential for onsite contamination issues. For redevelopment of existing structures, the Phase I ESA shall include examination of the possible presence of asbestos containing materials and lead based paint. In the event that recognized adverse environmental conditions are identified, additional Phase II environmental testing shall be performed and recommended mitigation requirements implemented. If necessary, remediation activities (i.e. excavation and removal of contaminated soils, vapor extraction, removal of contamination source) shall be performed under the supervision of a lead oversight agency to be determined based on the nature of the issue identified. If remediation activities are required, the lead oversight agency shall provide confirmation to the City that onsite environmental issues have been mitigated to a level that is suitable for the anticipated site use or reuse.	Community Development Department for applicable future projects, with scopes as defined in the measure. Require Phase II ESAs where recommended by the results of the Phase I Ensure that appropriate remediation is carried when required to the satisfaction of the specific oversight agency by obtaining confirmation from the agency	future projects				
HYDROLOGY AND WATER QUALITY						
Certified PEIR MM HYD-2: Final Drainage Plans. Individual project applicants shall be required to prepare and submit a final drainage plan, prior to issuance of a grading permit, to the City's Planning and Community Development Department and Los Angeles County Flood Control for approval. Plans shall include detailed design and hydraulic analysis of the drainage facilities that capture and convey on- and off-site runoff. Each developer shall be required to evaluate the extent of potential flood hazards present	Require submittal of a final drainage plan, consistent with the measure, to the City of Agoura Hills Planning and Community Development Department and Los Angeles	Prior to issuance of a grading permit for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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utilizing the Modified Rational Method(or the latest model approved by Los Angeles County Flood Control) and to implement mitigation measures required to reduce such impacts to a level of insignificance. The drainage plan for each project shall include post development designs for runoff detention and on site infiltration to reduce 50-year frequency storm peak discharge to the pre development level. These drainage facilities shall meet the design requirements and capacities of the Master Plan of Drainage for the City of Agoura Hills, The Los Angeles County Department of Public Works Hydrology Manual and the Hydrology and Sedimentation Appendix, or other revised hydraulic analyses as determined by the City Engineer, and shall not increase the base flood elevation above or below the project site. Additionally, mitigation shall meet all interim peak flow standards, or the most up to date standards, as established by the LACDPW. The plans shall be subject to review and approval by the City Engineer.	County Flood Control prior to issuance of a grading permit Ensure that any mitigation meets all interim peak flow standards, or the most up to date standards as established by the LACDPW and that the plans are reviewed and approved by the City Engineer					
Certified PEIR MM HYD-3(a): Hydrology Study. If any onsite open channels are altered, a channel bed erosion study shall be conducted as part of a hydrology report submitted to the City as part of the initial application submittal. The erosion study shall determine if additional grade stabilization structures are necessary for any restored areas within Medea Creek or within Lindero Canyon Creek. Recommendations of this study shall be fully implemented subject to review and approval by the City of Agoura Hills and Los Angeles County Public	Require that a channel bed erosion study, designed as specified in the measure, is part of hydrology reports in initial application submittals of any onsite open channels are altered	With initial application / prior to issuance of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Works Department. Design of modifications to Medea Creek shall meet the standards of the City of Agoura Hills and Los Angeles County Public Works Department, and shall be approved by the City prior to the issuance of grading permits.	Ensure that recommendations of the study are fully implemented subject to review and approval by the City and the Los Angeles County Public Works Department					
Certified PEIR MM HYD-3(b): Public Facilities Flood Protection. Any trunk sewer manholes located adjacent to Lindero Canyon Creek and Medea Creek shall be protected from peak flows laden with debris by further armoring via cement casing, piering, or other appropriate method. A plan to protect the sewerline and exposed manholes from erosion and flooding and from construction activity shall be submitted to the Las Virgenes Municipal Water District for review, comment, and approval prior to the issuance of grading or building permits.	Require a plan to protect the sewerline and exposed manholes as specified in the measure for projects adjacent to the identified creeks Ensure review and approval by the Las Virgenes Municipal Water District, as well as the City, prior to the issuance of grading or building permits	With initial application / prior to issuance of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
NOISE						
Certified PEIR MM N-1: Construction Hours. On-site construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 AM and 8 PM,	Require that project construction schedules adhere to the days, hours and limitations expressed	Prior to approval of future projects At site inspection	Once per project application At least once,	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Monday through Saturday pursuant to City Ordinance 9656 and City Municipal Code Section 9666.4. No construction activity shall occur between 8 PM and 7AM that generates noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal holidays.	in the condition		as required			
Certified PEIR MM N-2(a): Rubberized Asphalt. In potentially noise impacted areas within the Specific Plan, the City shall consider and, if feasible, use rubberized asphalt paving material for street re-paving projects. Studies have demonstrated that this type of paving materials can substantially reduce roadway noise. A 1992 noise study in the City of Thousand Oaks by Acoustical Analysis Associates, Inc. indicated that the use of an asphalt rubber overlay can achieve a noise reduction of from 2 to 5 dBA as compared to standard asphalt.	Ensure that, where applicable, rubberized asphalt paving material is used for street re-paving projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-2(b): Sound Wall. If traffic-related noise problems from U.S. 101 arise within the Specific Plan area, the City shall investigate and, if feasible, implement appropriate measures to reduce noise impacts at affected receptor locations. Such measures may include, but are not limited to, the use of a sound wall along the northern boundary of the Specific Plan area, between Roadside Drive and U.S. 101. It is estimated that a 10-foot high sound wall located adjacent to the southern edge of U.S. 101 would decrease noise levels at the property boundaries on the southern side of Roadside Drive from 78.8 dBA to 69.3 dBA (refer to Appendix E for Sound Barrier Loss Estimation Spread Sheet).	Investigate and, if feasible, implement appropriate measures, which could include a sound wall along Roadside Drive, to reduce noise impacts from Highway 101 at affected receptor locations	If/when traffic-related noise problems from U.S. 101 arise within the Specific Plan	At least once depending on results of initial action	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM N-3(b): Operating Hours. Loading dock and delivery truck (i.e. refrigerator trucks, trash and recycling pickups) and parking lot sweeping hours shall be restricted to daytime operating hours (7:00 AM to 7:00 PM). Delivery trucks entering and leaving the site shall not block driveways and shall be allowed to idle no more than 15 minutes in any half hour period.	Require that proposed loading, delivery and parking lot sweeping activities for future projects adhere to the hours and standards specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(c): Loading Dock Location. To the degree feasible, loading docks and delivery areas shall be located out of line of sight and/or oriented away from nearby residences.	Require that proposed loading docks and delivery areas for future projects adhere to the standards specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(d): Ventilation Noise. Parapets that reduce noise from rooftop ventilation systems shall be installed on all project structures.	Require that projects with rooftop ventilation systems include noise-reducing parapets	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(e): Parking Lot Noise. Surface-texturing materials and landscaping shrubs and trees shall be used in the parking areas to reduce parking lot related noise.	Require that proposed parking lots include the specified features	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(f): Mechanical Equipment. All exterior mechanical equipment shall be oriented away from adjacent residential uses and shall be fitted with	Require exterior mechanical equipment to be	Prior to approval of future projects	Once per project application	City of Agoura Hills Planning and Community		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
sound-rated parapets.	oriented away from adjacent residential uses and fitted with sound-rated parapets	At site inspection	At least once, as required	Development Department		
Certified PEIR MM N-3(g): Interior Noise. At a minimum, all on-site structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL: • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications) • Solid core exterior doors with perimeter weather stripping and threshold seals • Roof and attic vents facing away from Highway 101 • Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.	Ensure that proposed structures include the listed items to reduce interior noise below 45 CNEL	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
PUBLIC SERVICES						
Certified PEIR MM PS-3(a): Fuel Modification Plan (FMP). Individual project applicants shall develop a Fuel Modification Plan for all development areas within or adjacent to wildland fire hazard areas. These plans shall be subject to review and approval by the Los Angeles County Fire Department Fuel Modification	Require Fuel Modification Plans for proposed development within or adjacent to wildland fire hazard	Prior to issuance of a grading or building permit At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Unit. The FMP shall be submitted to the City Planning and Community Development Department for approval prior to issuance of a grading or building permit. Funding and execution of all measures required in the FMP shall be the responsibility of individual developers or land owners. Prior to approval of the FMP the City shall confirm that appropriate easements have been secured and that long-term funding mechanisms area in place to ensure successful implementation of the FMP.	areas Ensure review and approval by the Los Angeles County Fire Department Fuel Modification Unit					
Certified PEIR MM PS-3(b): Landscape Palette. The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space.	Ensure that landscape plans prohibit the use of highly flammable vegetation near open space areas	Prior to issuance of a grading or building permit At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM PS-4(a): Design Approval. Project plans shall be submitted to the Los Angeles County Sheriff's Department Lost Hills Substation for review and comment. All recommendations made by the Department, including, but not limited to, those pertaining to site access, site security, lighting, and requirements for onsite security, shall be incorporated into the design of the project, prior to approval of final building permits.	City to ensure LA County Sheriff's Department review of project plans consistent with the measure, and that the Sheriff's comments be incorporated into the project	Prior to project approvals	Once	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM PS-5(a): In Lieu Fees. Individual project applicants shall pay the statutory school fees in effect at the time of issuance of building permits to	Ensure statutory school fees are collected by the	Prior to issuance of building permits	Once per project approval	City of Agoura Hills Planning and Community		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
the appropriate school districts. If permissible, at the time the application is processed, these fees shall include additional District costs associated with impacts to student transportation or other measures to alleviate student transportation overcrowding (e.g. pro-rata contribution to new school transportation systems, student carpooling bulletin boards, etc.)	School District as required			Development Department		
Certified PEIR MM PS-5(b): School District Noticing. The applicant shall notify the Las Virgenes Unified School District of the expected buildout date of the project as soon as possible to allow the District to plan in advance for new students.	Ensure that applicants notify the Las Virgenes Unified School District of the expected buildout date of their projects	Prior to issuance of building permits	Once per project approval	City of Agoura Hills Planning and Community Development Department		
TRANSPORTATION						
Intersection Component MM TRANS-1: To the greatest extent possible, the City shall coordinate the Traffic Control Plan and construction of the proposed Project with any projects that are scheduled to be constructed concurrently within one mile of the Project's improvements. If related projects are anticipated to be constructed concurrently, the City shall provide the Traffic Control Plan to the related project's proponent or other responsible entity and receive additional input from the proponent or responsible entity on potential construction haul routes and timing. The City would coordinate with the appropriate agencies (e.g., Las Virgenes Unified School District, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department), as needed.	Ensure the Project prepares a Traffic Control Plan as specified in the measure	Prior to construction activities	Once per project application.	City of Agoura Hills Planning and Community Development Department/ Appropriate Agencies (e.g., Las Virgenes Unified School District, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department)		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM T-2(a): Kanan Road/Canwood Street – U.S. 101 Northbound Ramps intersection (A.M. and P.M. peak hour). Additional capacity will need to be provided at this intersection to obtain acceptable operations. As part of the Kanan Interchange Projects, the future geometry for the southbound approach of the intersection includes three southbound through lanes and a separate right-turn lane. One southbound through lane is a trap lane onto the Northbound On-Ramp, and two through lanes would continue onto the overpass. Future cumulative peak hour volumes on the southbound through approach would exceed 2,000 vehicles per hour (vhp) during the A.M. peak hour and would exceed 1,700 vph during the P.M. peak hour. These volumes indicate the need for additional southbound capacity. Additional measures that would be necessary include restriping of the southbound approach to three through lanes and a shared through/right –turn lane would improve the intersection operations to LOS D during the A.M. peak hour and LOS C during the P.M. peak hour. This mitigation would require that the Northbound on-ramp approach be moved 16 feet (4.9 m) to the west and the overpass be restriped from two southbound lanes to three southbound lanes. The southbound direction on the overpass contains 43.5 feet (13.3 m), which is sufficient to accommodate	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
three 11.8 feet (3.6 m) wide lanes and a 4 feet (1.2 m) wide bike lane. Additional widening on the eastbound approach (Canwood Street) is required to provide LOS C during the A.M. peak hour. The eastbound approach would need to be widened from one left-turn lane and one right-turn lane to one left-turn lane, a shared left/right-turn lane, and a right-turn lane. The mitigated geometry is shown below and the mitigated levels of service are shown below in Tables 4.11-9 and 4.11-10.						
Certified PEIR MM T-2(b): Palo Camado Canyon Road/U.S. 101 Northbound Ramps intersection (A.M. and P.M. peak hour). City staff have indicated that several improvement options for the intersection are being evaluated as part of the EIR underway for the Heschel West school site proposed east of Palo Camado Canyon Road within County limits. Improvement options that are evaluated include installation of a signal, widening of the overpass and/or intersection approaches, and construction of a roundabout. It is noted that the cumulative traffic forecasts derived from the Agoura Hills Traffic Model did not include any traffic volumes associated with the proposed Heschel West school site. The future evaluation process for the intersection and/or the U.S. 101/Palo Camado Canyon-Dorothy Drive interchange would likely be through the Caltrans process, which would evaluate all future traffic	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
volumes (including the Heschel West school traffic) and mitigation options. It is anticipated that the ultimate intersection and/or interchange improvements would provide for acceptable levels of service at this location during the peak hours. The project would contribute its proportionate share to any improvement that will be elected for this intersection.						
Certified PEIR MM T-2(c): Reyes Adobe Road/Canwood Street Intersection (A.M. and P.M. peak hour). The City has programmed the widening of the northbound approach as part of the U.S. 101/Reyes Adobe interchange improvement project. After implementation of the proposed improvements, the intersection would operate at LOS A during the P.M. peak hour, thereby reducing the project's impact to a level of insignificance. It is noted that no implementation schedule has been developed for this project at this time. (The mitigated level of service is shown in the EIR in Table 4.11-10.)	None required	N/A	N/A	N/A		
Certified PEIR MM T-2(d): Reyes Adobe Road/U.S. 101 Southbound Ramps Intersection (A.M. and P.M. peak hour). The City has programmed the widening of this intersection as part of the U.S. 101/Reyes Adobe interchange improvement project. After construction, the intersection would operate at LOS C during the P.M. peak hour, thereby reducing the project's effect to less than significant. It is noted that no implementation schedule has been developed for this project at this time. The mitigated level of service is	None required	N/A	N/A	N/A		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
shown above in Table 4.11-10.						
Certified PEIR MM T-2(e): Reyes Adobe Road/U.S. 101 Southbound Ramps Intersection (A.M. and P.M. peak hour). Restriping the southbound approach to provide dual left-turn lanes and a right-turn lane, and providing additional capacity on the westbound approach would result in LOS C during the P.M. peak hour, thereby reducing the project's impact to less than significant. There are two receiving lanes on all three legs of this intersection. The southbound approach contains one left-turn lane and the right-turn lane which are separated by a wide striped channelization island. There is sufficient pavement width between the raised median and the western curb (43 ft) to restripe the approach to two left-turn lanes and a right-turn lane. In addition, the westbound approach should be restriped to a shared through/right-turn lane and a dedicated right-turn lane, or be widened to include an additional lane (through, through-right, and right-turn lane) to provide LOS C during the P.M. peak hour. The mitigated level of service is shown in the EIR in Table 4.11-10.	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-2(f): Kanan Road/Canwood Street (E) Intersection (A.M. and P.M. peak hour). This intersection was recently reconstructed as part of the Kanan Road/U.S. 101 interchange improvement project. Kanan Road contains two northbound through lanes and a right-turn lane; the southbound approach contains a left-turn lane and three through lanes. A third northbound through lane (two through	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
lanes and a through-right-turn lane) is required to provide LOS C during the P.M. peak hour. This mitigation measure would require some widening of the north side of the intersection for 200 ft or more to provide three receiving lanes. The mitigated level of service is shown in the EIR in Table 4.11-10.						
Certified PEIR MM T-2(g): Kanan Road/Canwood Street (E) Intersection (A.M. and P.M. peak hour). Additional capacity on the northbound and southbound approaches will need to be provided at this intersection to provide LOS C operations. The required improvements are outlined below: There are three northbound receiving lanes provided on the north side of the intersection. Under the proposed intersection design, two lanes continue onto the overpass and one lane traps into the U.S. 101 Southbound On-Ramp. The northbound approach would contain one through lane and one shared through/right-turn lane. This approach should be widened to provide two through lanes and one shared through/right-turn lane. Under the proposed intersection design, the southbound approach would contain one left-turn lane, two through lanes and one right-turn lane. To provide LOS C during the P.M. peak hour, a second southbound left-turn lane is needed. There is sufficient roadway width provided on the north leg of the intersection and the overpass to provide dual left-turn lanes, two through lanes and a right-turn lane on the southbound approach, and retain the three	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
northbound receiving lanes provided on the north side of the intersection. The bike lane on the southbound approach shown on the proposed intersection design may need to be eliminated. It is noted that the lane widths on the north leg (11-foot left-turn lanes, 11-foot through lanes and 12 to 13-foot right-turn lanes) would be less than the lane widths specified by Caltrans (12-foot left-turn lanes, 12-foot through lanes and 16-foot right-turn lanes), and would require approval of a design exception. Additionally, the east leg of the intersection (Roadside Drive) would need to be widened to the south to provide two receiving lanes. Implementation of the above improvements would result in LOS C (V/C 0.78). The mitigated geometry is shown below followed by the mitigated level of service as shown in Table 4.11-10.						
Certified PEIR MM T-2(h): Dorothy Drive/U.S. 101 Southbound Ramps Intersection (P.M. peak hour). This intersection is currently controlled by stop signs on all approaches. Signalizing this intersection would result in LOS C during the P.M. peak hour, therefore mitigating the project's impact to a level of insignificance. The mitigated levels of service are shown in the EIR in Table 4.11-10.	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(b): Agoura Road/Zone A Pedestrian Crossing. It is recommended that the final design of any intersection at the mid-block of Agoura Road (between Kanan and Cornell Road), if proposed, be configured as a roundabout or a conventional	Include design features as described in the measure for the specified intersection	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
intersection. It should be designed to accommodate pedestrians, bicyclists, and should contain a traversable island allowing larger vehicles such as trucks, buses and emergency vehicles to pass through the intersection.						
Certified PEIR MM T-3(c): Pedestrian Friendly Median. As the use of midblock crosswalks may create safety issues for pedestrians, the median proposed along Agoura Road should also be designed to provide a refuge area for pedestrians using the proposed crossings on Agoura Road. Consideration should be given to making the area more pedestrian friendly.	Include design features as described in the measure for the median proposed along Agoura Road. Ensure that future improvements give consideration to making the area more pedestrian friendly	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(d): Pedestrian Cross Walks. Pedestrian crosswalks should utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement. Final design must be approved by the City Engineer.	Include design features as described in the measure for public improvements	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(e): Individual Access. The design and control of individual access driveways will need to be determined as individual projects are analyzed. Analysis of these individual access driveways should give consideration to traffic volumes to and from each individual site within the Specific Plan and opposing traffic volumes on the adjacent roadway system.	Ensure that design of individual driveways gives consideration to traffic volumes and patterns consistent with the measure	Prior to approval of future projects	Once	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(f): Construction Impacts. Prior to individual project approval, short-term	City shall require construction vehicle	As part of individual project	Once	City of Agoura Hills Planning		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
construction impacts shall be examined. Where necessary, a construction vehicle management plan shall be developed and implemented. This plan shall include measures to avoid conflicts with nearby businesses and other land uses (such as construction activity notification and timing so as to minimize conflicts) and to minimize the effects on the local street network.	management plans for projects with potential short-term traffic related construction impacts	application prior to approval		and Community Development Department		

Agoura Village Specific Plan Update Project

State Clearinghouse No. 2022120241

Mitigation Monitoring and Reporting Program

March 2024

Lead Agency:

City of Agoura Hills

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1.0 Purpose of Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring/reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the mitigation measures (MMs) specified in the Agoura Village Specific Plan Update Project Recirculated Public Review Initial Study/Mitigated Negative Declaration (Recirculated IS/MND). This MMRP has been prepared in accordance with City of Agoura Hills (City) monitoring requirements and Public Resources Code §21081.6. Specifically, Public Resources Code §21081.6 states:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

State CEQA Guidelines §15097 clarifies mitigation monitoring and reporting requirements and provides guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during Project implementation. The City of Agoura Hills is the Lead Agency for the Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The mitigation measure numbering in the MMRP table that follows corresponds with the Recirculated IS/MND's mitigation measure numbering. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be maintained on file at the City of Agoura Hills Planning and Community Development Department.

Agoura Village Specific Plan Update Project
Mitigation Monitoring and Reporting Program

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
AESTHETICS						
Certified PEIR MM AES-1: Retaining Wall Design. In the event any proposed retaining walls are visible from designated scenic roadways, the City's Architectural Review Board shall determine whether they are consistent with the City's Architectural Design Standard and Guidelines (1992). If any wall is found to be inconsistent with the Guidelines, the Architectural Review Board shall recommend additional design features to bring the wall(s) into compliance. Possible design features may include the use of textured retaining walls with more natural features, such as those that simulate rocks or boulders. Additionally, design features may include the planting of landscape vegetation along the wall facing south toward the freeway. This landscape vegetation should include plants that provide vertical wall coverage, in order to enhance the visual character of the wall and break up the area of the wall that is visible from scenic corridors. Such retaining wall, landscaping and other related design features shall be shown on the project plans and verified by City Planning and Community Development Department Staff prior to issuance of a Grading or Building Permit.	City of Agoura Hills Planning and Community Development Department to require Architectural Review Board review of projects with retaining walls visible from scenic roadways; ensure that design features are included consistent with Architectural Design Standard and Guidelines as appropriate	Prior to approval of future projects At site inspection	One per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AES-3: Avoidance of Knolls. The applicant shall avoid development, removal, or reduction (to include grading or blasting) of that knoll located south and east of the intersection of Agoura and Kanan Road. Although development of the knoll is unlikely, given that the Specific Plan would identify this area as Zone "G," the applicant shall minimize earthwork in this area in order to avoid substantially modifying a scenic resource.	Ensure that any development or earthwork avoids or minimizes disturbance of the respective knolls as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Additionally, the applicant shall minimize grading (subject to approval of City Community Planning and Development Department) of the knoll located south and east of the intersection of Agoura and Cornell Road. Although development and minor modifications would be allowed on the knoll, the majority of the knoll shall be preserved.						
Certified PEIR MM AES-4: Glare Reduction. Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as: • Use of low reflectivity glass; • Use of plant material along the perimeter of structures to soften views; and, • Brush-polishing metal surfaces and/or use of metal surfaces that are not highly reflective. Plans for new development shall indicate the architectural treatments and/or landscaping to be used in order to reduce glare that could be generated by new development. Plans shall be reviewed by City staff and the Architectural Review Panel, for compliance with this standard prior to issuance of a Grading Permit or Building Permit.	Ensure that future projects incorporate glare reduction techniques as described; that such techniques are shown on plans and reviewed by the ARB and the City's Architectural consultant for compliance	Prior to approval of future projects At site inspection	Once per project application. At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AES-5: Each project applicant would be required to obtain a permit from the City and to comply with the provisions of the permit, prior to the approvals of removal of oak trees.	Require permits for oak tree removal	When oak tree removal is proposed	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Air Quality						
Certified PEIR MM AQ-1(a): Fugitive Dust Control Measures. • Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. • The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less. • If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed. • All material transported off-site shall be securely covered to prevent excessive amounts of dust.	Require fugitive dust control measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Certified PEIR MM AQ-1(b): NO_x Control Measures. • When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators; • When feasible, on site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or propane or butane (to replace gasoline-fueled equipment) • Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available.	Require NO_x control measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-1(c): VOC Control Measure. • Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.	Require that low VOC coatings are used for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-1(d): Ozone Precursor Control Measure. • Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; • Schedule construction periods to occur over a longer time period (i.e., lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and • Use new technologies to control ozone precursor emissions as they become readily available.	Require Ozone Precursor Control Measures for future development projects, as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-2: Decrease Emissions of particulate matter during site grading by implementing one of the following four measures. • Construction contractors shall not operate more than two pieces of heavy-duty diesel-powered equipment within 600 feet of any residence at any time. • Construction contractors shall use biodiesel fuel in all on-site diesel-powered equipment. Biodiesel that is blended with low sulfur diesel fuel shall be used if available. • Construction contractors shall use only Tier 2 diesel-powered earth moving equipment. • At least 80% of the diesel-fueled construction equipment in terms of brake-horsepower shall have DPFs installed, or all equipment shall be equipped with diesel oxidation catalysts. • Construction contractors shall limit the movement of large trucks to off-peak commute hours.	Ensure that one of the specified measures is implemented during grading for future projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(a): Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Ensure that future structures include measures to reduce energy consumption by at least 20% below current Federal guidelines	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Certified PEIR MM AQ-3(b): Landscaping Equipment. Multi-family residential developments shall be encouraged to utilize electrical powered landscape maintenance equipment, and exterior outlets shall be installed at the front and rear of residences.	Encourage use of electrical powered landscape maintenance equipment for future multi-unit residential projects, and require provision of exterior outlets to facilitate their use	Prior to approval of future projects	Once per application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(c): Shade Trees. Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning. The City's Architectural Review Board shall review project landscaping.	Require shade trees in future projects to shade structures, and that the Architectural Review Board review landscaping plans for consistency	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM AQ-3(d): Bus Stops. Applicants shall provide bus stops within the Specific Plan Area. The number to be constructed will be determined in consultation with the City Traffic Engineer and the local transit agencies. Bus stops shall meet the requirements of the transit agency providing service to the City and shall include street furniture that provides shelter for passengers.	Require that bus stops meeting City and transit agency standards and including passenger shelters as specified be provided in future projects in the Specific Plan Area as appropriate	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM AQ-4: Equestrian Center and Trail Maintenance Plan. As part of the City's feasibility study for an equestrian center within the Specific Plan area, the City shall include provisions for a maintenance plan of both the equestrian center and related trails. The maintenance plan shall include the following measures, at a minimum: • Organic debris/waste shall be properly disposed of or sold offsite on a regular basis, • BMP's shall be instituted to prevent dust from moving offsite, • BMP's (to include necessary bioswales or erosion control measures) shall be instituted to prevent organic waste, or associated nutrients from organic waste, from entering nearby water bodies.	Ensure that the City's feasibility study for an equestrian center within the Specific Plan area includes provisions for center and trail maintenance plans as specified	Prior to release of the feasibility study	Once per study draft	City of Agoura Hills Planning and Community Development Department		
BIOLOGICAL RESOURCES						
Intersection Component MM BIO-1: Vegetation Mapping. Prior to the start of Intersection Component construction, vegetation mapping should be updated and permanent and temporary impacts to vegetation communities and land covers should be calculated. Affected areas shall be restored to pre-construction conditions at minimum. Restoration activities could include active revegetation of impacted areas within native habitat if those areas are not able to recover naturally following trenching activities. Should any new structures be installed within native habitat as a part of the underground utility component, depending on the size of the potential permanent impact resulting from the structure(s) and quality of habitat, those impacts could be considered negligible on native habitat. Larger permanent potential impacts on native habitat could require the	Ensure the vegetation mapping is updated and permanent and temporary impacts to vegetation communities and land covers are calculated	Prior to the start of Intersection Component construction	At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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restoration of similar habitat in the Intersection Component vicinity or even the purchase of mitigation credits for the conservation of similar habitat.						
Certified PEIR MM BIO-1(a): Sensitive Plant Survey and Protection Plan. Prior to approval of individual development applications within the residual natural areas of Zones A south, B, E, and F, surveys for sensitive plant species, including but not limited to Agoura Hills dudleya and Lyon's pentachaeta, should be performed by a qualified plant ecologist. These surveys shall be performed during the blooming period (April - June). If a sensitive species is found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. For Lyon's pentachaeta and Agoura Hills dudleya, avoidance is defined as a minimum 200 foot setback unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review and approval by the jurisdictional agencies (USFWS and/or CDFG). For other sensitive species avoidance shall be determined based on the specific plant pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for state or federally listed plants. The maintenance and management plan must be approved by the appropriate jurisdictional agencies prior to issuance of a grading permit. If avoidance is not feasible, on-site mitigation is preferred if suitable, unoccupied, habitat is present that can be isolated from human disturbance. Otherwise, an offsite location would	Require sensitive plant surveys be performed as specified in the measure for proposed development within the areas listed, and mitigation monitoring as specified where appropriate, including avoidance of Lyon's pentachaeta and Agoura Hills dudleya, unless a successful mitigation replacement population is established in accordance with the appropriate success period (as determined by the permitting agencies) Ensure that restoration efforts are coordinated with applicable federal, state, and local agencies	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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be considered; the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. A mitigation restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in the on- or off-site mitigation location. The plan shall also include a monitoring program so that the success of the effort can be measured. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The required level of success for Agoura Hills dudleya and Lyon's pentachaeta shall be defined at a minimum as a demonstration of five consecutive years, or a period as deemed appropriate by the permitting agencies (USFWS and/or CDFG), of growth of a population equal to or greater than that which would be lost due to the project. This level of success shall be achieved prior to removal of the impacted population. Success criteria for other sensitive species will be determined on an individual basis pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for state or federally listed plants. When applicable the mitigation restoration plan shall be submitted to the appropriate regulatory agencies for review and approval, with the approved plan then submitted to the City of Agoura Hills prior to issuance of a grading permit for the area of concern.						
Certified PEIR MM BIO-1(b): Sensitive Wildlife Survey. Not more than two weeks prior to ground disturbing construction within the Specific Plan area, a preconstruction survey for the two-striped garter snake, burrowing owl, western pond turtle, sensitive bat species,	Require sensitive wildlife surveys as specified in the measure for proposed development within the	Prior to approval of future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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and any other special-status species shall be conducted by a qualified biologist and submitted to the City Planning and Development Department prior to beginning construction and/or commencement of any disturbance. If a species is found, avoidance is the preferred mitigation option. If avoidance is not feasible these species shall be captured, when possible, and transferred to adjacent appropriate habitat within designated open space areas either onsite or directly adjacent to the project area. This shall be performed only by a CDFG approved biologist. The CDFG and City of Agoura Hills shall be formally notified and consulted regarding the presence of these species onsite. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified. Only a USFWS approved biologist would be allowed to capture and relocate these animals.	Specific Plan area, and mitigation and monitoring as specified where appropriate. Ensure that a CDFG-approved biologist perform surveys, and that if a federally listed species is found, the USFWS is notified and a USFWS-approved biologist carry out any capture and relocation of such animals	During construction and at site inspection	At least once, as required			
Certified PEIR MM BIO-1(c): Bird Nesting Surveys. If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season (February 1 through August 31), preconstruction/grading surveys shall be conducted by a qualified ornithologist (a person with a biology degree and/or established skills in bird recognition). Surveys shall begin 30 days prior to initial disturbance activities and shall continue weekly, with the last survey being conducted no more than three days prior to the initiation of clearance/construction work. If bird species are observed nesting within 500 feet of construction/grading areas, all construction or grading activities will be postponed or halted at the discretion of the biologist until the nest is vacated and the juveniles have fledged.	Require bird nesting surveys as specified in the measure for proposed development within the Specific Plan area, and mitigation and monitoring as specified where appropriate	Prior to approval of future project During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. This distance shall be at least 300 feet for raptors and at least 100 feet for all other bird species. Construction personnel should be instructed on the sensitivity of the area. The applicant should record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.						
Certified PEIR MM BIO-2(a): Buffer Zones. Except in cases of Lyon's pentachaeta and/or Agoura Hills Dudleya, which are addressed in MM BIO-1(a), a minimum buffer zone of 50-100 feet of native vegetation shall be maintained between urban development and adjacent sensitive native habitats. This includes those areas located along the unchannelized portions of Medea and Lindero Canyon Creeks within the Specific Plan boundaries. Such vegetation should be sensitive to, and similar in nature to, the natural environment surrounding the sensitive native habitats. A minimum buffer of 50 feet (or greater if required by the CDFG) from the top of bank and/or edge of riparian cover (whichever is greater) shall be established for the protection of southwestern pond turtle where preferred nesting habitat (exposed, southerly-facing slopes vegetated with open scrub or sparse grassland vegetation, dense soils with a high silt and clay fraction, and less than 25% slope) is present. No heavy equipment or ground disturbance shall enter the buffer zone during the nesting period of SWPT (April-August). Further, equestrian trails shall be located no less than 10 to 20	Require incorporation of appropriate habitat buffer areas for native vegetation for future projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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(preferred) feet from the edge of the exterior riparian canopy.						
Certified PEIR MM BIO-2(b): Native Grassland Protection. Prior to approval of individual development applications within the southern portion of the Specific Plan area, surveys for native grasslands shall be performed by a qualified biologist (with acceptance by the City Planning and Community Development Department Staff). If native grasslands are found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. Avoidance shall be planned and enforced with a **Native Grassland Protection Program**. If the applicant demonstrates that avoidance would not be feasible or would compromise the objectives of the Specific Plan, on-site mitigation would be required if suitable habitat is present and can be isolated from human disturbance. In this event, a **Native Grassland Restoration Plan** shall be prepared and implemented. **Native Grassland Protection Program.** If native grasslands are found onsite and avoidance is feasible, a native grassland protection program shall be prepared by a qualified biologist. The protection program shall be submitted for review and approval as part of the application process with the City Planning and Development Department. In addition, final plans shall be subject to review and approval by the City Planning and Community Development Department prior to issuance of a grading permit. The protection program shall include, but not be limited to, the following components: • A qualified biologist shall map the current extent of	Require native grassland surveys for future development proposals and native grassland protection programs, including avoidance and mitigation as appropriate, where warranted. Protocols for surveys and protection/restoration are included in the mitigation measure	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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habitat; and • The location of native grassland habitat outside of the construction footprint shall be fenced in the field. Fencing shall be depicted on final grading and building plans. The location of the habitat and fencing shall be done under the direction of a qualified biologist (with acceptance by the City Planning and Community Development Department Staff); and • All ground disturbances, including grading for buildings, accessways, easements, subsurface grading, and utilities shall be prohibited within the fenced native grassland area. **Native Grassland Restoration Plan.** If avoidance is not feasible, on-site mitigation is preferred if suitable habitat is present that can be isolated from human disturbance. In this event, a restoration plan shall be prepared by a qualified plant ecologist that identifies the location and acreage to be replanted and the methods that will be used to preserve this community in that location. The plan shall also include a monitoring program so that the success of the effort can be measured. The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of at least 50% native grass dominance within the mitigation area. If offsite mitigation is proposed, the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. Restoration efforts shall be coordinated with applicable federal, state, and local agencies (including LA County Fire Department). The restoration plan shall be submitted for review as part of the application process with the City Planning and Development Department. In						

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addition, final plans shall be subject to review and approval by the City Planning and Development Department prior to issuance of a Grading Permit. Native grassland habitat shall be replaced at a minimum ratio of three to one for native grassland lost and shall utilize native species from onsite habitats. Target sites for mitigation plots shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the native grassland lost. No species identified as invasive on the CNPS, Channel Islands Chapter Invasive Plants List (1997) shall be utilized in the landscape plans. The plan shall include, but not be limited to, the following components: • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); • Irrigation method/schedule (i.e., how much water is needed, where, and for how long); • Plant species, seed mixes, weed suppression and planting methodology From preliminary observations, it appears that potential target areas to perform mitigation for the loss of native grassland exist on the northern slopes of Ladyface Mountain, within the open space of Zone G (the area formerly identified in the 1996 Creekside EIR as valley						

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needlegrass grassland and located south of Lindero Canyon Creek) in the southwest corner of the Specific Plan boundary. These areas need testing to confirm that they meet the soil and habitat requirements for native grassland species. If sufficient mitigation area does not exist onsite, off site mitigation or in lieu fees to an off site local or regional mitigation bank acceptable to the City of Agoura Hills shall be done.						
Certified PEIR MM BIO-2(c): Southern Willow Scrub/Southern Arroyo Willow Riparian Protection. Based on a review of pending development applications near Lindero Canyon Creek, it is anticipated that the existing southern willow scrub/ southern arroyo willow riparian may be encroached upon; however, avoidance of these areas is required. If avoidance is feasible, the following Riparian Habitat and Creek Protection Program shall be implemented in order to reduce impacts to this sensitive community. If the applicant demonstrates that avoidance would not be feasible or would compromise the objectives of the Specific Plan, on-site mitigation is preferred and shall be implemented through a Riparian Habitat Restoration Plan, as outlined below. Riparian Habitat and Creek Protection Program. A riparian habitat and creek protection program shall be prepared and implemented for any future developments proposed within the Specific Plan area adjacent to Lindero Canyon or Medea Creeks. These shall be prepared by a qualified biologist (with acceptance by the City Planning and Community Development Department Staff) and shall include specific measures as dictated by CDFG. The program shall, to the extent feasible, avoid encroachment	Require southern willow scrub/Southern Arroyo Willow Riparian protection, including avoidance and mitigation as appropriate, where warranted. Protocols for protection/ restoration are included in the mitigation measure	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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into any riparian areas. The program shall include, but not be limited to, the following components: • Riparian areas shall be indicated and fenced off on all grading and construction plans. The location of the habitat and fencing off shall be done under the direction of a qualified biologist (with acceptance by the City Planning and Community Development Department Staff). Construction personnel shall be informed of the sensitivity and location of riparian habitat on the project site; and • All ground disturbances including grading for buildings, accessways, easements, subsurface grading, and utilities shall be prohibited within the fenced riparian area. The protection program shall be submitted for review as part of the application process with the City Planning and Community Development Department. In addition, the final plans shall be subject to review and approval by the City Planning and Community Development Department prior to the issuance of a Grading Permit. **Riparian Habitat Restoration Plan.** However, if avoidance is not feasible, on-site mitigation is preferred over off-site mitigation but both mitigation measures could be effective at reducing the impacts to less than significant. If avoidance is not feasible, a restoration plan shall be prepared by a qualified plant ecologist. The preferred area to perform mitigation for the loss of riparian forest exists within the southern reach of the channelized and concrete lined portion of Medea Creek, located directly south of Agoura Road and also in the vicinity of Lindero Canyon						

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Creek. If development were to encroach upon this sensitive community, the appropriate permits would be necessary from the Army Corps of Engineers, the California Department of Fish and Game, and the Los Angeles Regional Water Quality Control Board. Individual applicants for projects located south of Agoura Road and that contain riparian habitat areas, shall submit a Riparian Habitat Restoration Plan for review by the City Planning and Community Development Department and, as necessary, a City approved biologist or qualified landscape specialist, as part of the initial project application. Riparian habitat shall be replaced at a minimum ratio of 2.0 acres for every 1.0 acre of riparian habitat lost. However, additional mitigation may be required by the CDFG. The restoration plans shall include, but not be limited to, the following components: • Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); and • Irrigation method/schedule (i.e., how much water is needed, where, and for how long). The required level of success, at a minimum, shall be defined as a demonstration of three consecutive years of growth of a population double the size of that which would be lost due to the project. The final restoration plan shall						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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be subject to review and approval by the City Planning and Community Development Department prior to Grading Permit issuance.						
Certified PEIR MM BIO-3(a): Oak Tree Protection and Preservation. Individual project applicant shall submit the results of an oak tree survey and an Oak Tree Report, including an Oak Tree Preservation Program, for review and approval by the City's oak tree consultant as part of the project application. Individual projects shall be developed and operated in compliance with the approved Oak Tree Preservation Program and any other conditions determined to be necessary by the City oak tree consultant. The program shall include, but not be limited to, the following components: • No grading or development shall occur within 5 feet from the driplines of oak trees that occur in the construction area. • All specimen oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the City throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each specimen oak tree and shall be staked every six feet. • No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline. • No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of a specimen oak tree (pervious paving and other materials are allowed, as approved by the City). • No artificial surface, pervious or impervious, shall be	Require oak tree surveys, reports and preservation programs for future development projects Ensure review of these documents by the department's oak tree consultant	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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placed within six feet of the dripline of any specimen oak tree, except for project access roads. • Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a City approved arborist/oak tree consultant. • Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching n the protected zone needs to preserve roots over 1 inch by tunneling. • No permanent irrigation shall occur within the dripline of any existing oak tree. • Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools.						
Certified PEIR MM BIO-3(b): Grading Plan. The number of oak trees requiring removal and the number of trees that will be encroached upon by grading and project development shall be confirmed by the City's oak tree consultant with the final grading plan. The plan shall also indicate requirements for retaining walls, tree wells, tree drainage requirements, and pruning as part of the plan.	Require that oak tree information be shown on final grading plans for future projects	Prior to approval of future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-3(c): Oak Tree Replacement. For impacts involving 10 percent or less of oak tree removal resulting from grading and project development, each oak tree shall be replaced with specimen oak trees of the same species as the tree that was removed at a ratio and dimension specified in the City's Zoning Ordinance. This mitigation is to occur onsite. For impacts involving greater than 10 percent of oak tree removal resulting from grading and project development, mitigation shall either be onsite with the requirements as listed above, or an in-lieu fee	Ensure that the specified oak replacement criteria and ratios are applied to future projects involving oak tree removal	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The sum of the calipers of all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks on mesic north facing slope locations. Each oak tree removed by grading and project development shall be replaced with two 36 inch box and two 24 inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs. Oak tree planting shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.						
Certified PEIR MM BIO-3(d): Oak Planting Arrangements. Where appropriate pursuant to the recommendations of the City's oak tree consultant, replacement oaks for the removal of individual oak trees shall be clustered in an attempt to replace oak woodland habitat removed. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils and coast live oaks on mesic north facing slope locations.	Ensure that the specified oak replacement standards are applied to future projects involving oak tree removal	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Certified PEIR MM BIO-4(a): Replacement Ratio. Federal and State protected wetland habitat shall be replaced at a minimum ratio of 2.0 acres of habitat, at the same or greater quality, for every 1.0 wetland acre removed. Replacement shall be at an Agoura Hills Planning and Community Development Department approved location or by providing adequate funding for the replacement of wetland habitat to an organization currently conducting restoration of wetland habitat. The organization and its activities are to be approved by an Agoura Hills Planning and Community Development Department approved biologist. Two areas located within the Specific Plan boundaries shall be considered for mitigation credit. That portion of Lindero Canyon Creek located between Agoura Road and Kanan Road is the preferred mitigation location for impacts to other wetland areas within the project area. This restoration effort would include restoring the channel to a more natural state. Improvement of the unchannelized portion of Medea Creek, located south of Agoura Road, shall be considered as an alternate location for mitigation and wetland restoration.	Ensure that the specified wetland replacement ratios are applied to future projects where appropriate, and that the identified mitigation credit and restoration areas are used when warranted	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-4(b): Wetland Restoration Plan. For projects that may adversely impact wetland areas, individual project applicants shall submit a wetland creation or restoration plan for review and approval by an Agoura Hills Planning and Community Development Department staff and, as necessary, a City approved biologist or qualified landscape specialist, as part of the initial application. The final restoration plan shall be submitted for City review and approval prior to Grading Permit issuance. The plan shall include, but not be limited to the following components:	Require wetland creation or restoration plans as specified in the measure where projects would result in wetland impact	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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• Performance criteria (i.e., what is an acceptable success level of revegetation to mitigate past impacts); • Monitoring effort (i.e., who is to check on the success of the revegetation plan, and how frequently); • Contingency planning (i.e., if the effort fails to reach the performance criteria, what remediation steps need to be taken); and • Irrigation method/schedule (i.e., how much water is needed, where and for how long).						
Certified PEIR MM BIO-4(c): City Approval. For projects where wetland areas are affected, the individual project applicants shall demonstrate to the City of Agoura Hills that the requirements of agencies with jurisdiction over wetlands onsite can be met prior to obtaining grading permits. This will include, but not be limited to, consultation with those agencies, securing the appropriate permits, waivers or agreements, and arrangements with a local or regional mitigation bank including in lieu fees, as needed.	Require applicants for projects that would affect wetlands to demonstrate to the City compliance with regulations of other agencies having jurisdiction over wetlands	Prior to approval of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-4(d): Riparian Habitat Preservation and Restoration. Refer to Certified PEIR MM BIO-2(c) above.	Refer to Certified PEIR MM BIO-2(c) above.					
Certified PEIR MM BIO-4(e): Fencing. Solid barrier fencing onsite shall be prohibited around areas that border open spaces or routes of animal movement, specifically riparian areas. Fencing in these areas shall consist of "ranch style" post fencing. Fencing shall allow at least one-foot of clearance above ground to permit wildlife movement. Fencing between creekside trails and the creeks shall be designed to limit human entry into significant habitat.	Require fencing proposed around areas that border open spaces or routes of animal movement to allow for wildlife movement as specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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Such fencing or vegetative barrier shall be at least four feet in height and shall be planted with spinescent plants such as wild rose, blackberry, or other suitable native species in a dense bramble.						
Certified PEIR MM BIO-4(f): Corridor Lighting. The following low-light design features shall be implemented throughout the Specific Plan area, and shown on the individual project plans submitted as part of the application. Streetlight poles shall be of an appropriate height to reduce the glare and pooling of light into open space and corridor areas, and Street light elements shall be recessed or hoods shall be used to reduce glare impacts on open space and corridor areas, and All exterior lighting shall be low sodium lights, low intensity, shielded, and directed away from the drainage/wildlife corridors.	Require the specified lowlight design features for projects in the plan area, and that these be shown on project plans	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-6(a): Coastal Sage Scrub Habitat Survey. As part of the sensitive plant surveys required under Mitigation Measure BIO-1(a), prior to approval of individual development applications within the residual natural areas of Zones A south, B, E, and F, surveys for sensitive plant species shall also include surveys and consideration of adjacent areas of Coastal Sage Scrub habitat. A qualified biologist shall determine the condition of such habitat and whether it would be considered of "high value." Any areas identified as "high value" Coastal Sage Scrub habitat shall mitigate for disturbed (including disturbance for fuel modification) or removed CSS habitat at a minimum 1:1 ratio. Coastal Sage Scrub habitat with known occurrences of sensitive (endangered or threatened) species shall be mitigated at a minimum 2:1 ratio.	Require sensitive plant surveys in the areas identified to include surveys and consideration of adjacent areas of Coastal Sage Scrub habitat, and projects to include mitigation and monitoring as specified where appropriate	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM BIO-6(b): Fuel Modification Areas. Landscaping within fire clearance zones shall include native species indigenous to the area of disturbance. Modification of fire hazard fuels shall be limited to hand thinning of individual shrubs, clearing dead fuel, replanting with fire-resistant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive on the CNPS, Channel Islands Chapter Invasive Plants List (1997) shall be utilized in the landscape plans and all landscaping plans shall be approved by the City and the County Fire Department.	Require that the specified standards be applied to landscaping within identified fire clearance zones. Ensure landscape plan review and approval by PCD and the County Fire Department	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
CULTURAL RESOURCES						
Intersection Component MM CUL-1: Prior to issuance of demolition permit for the Intersection Component, the City shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist. The frequency of monitoring shall be determined based on the factors presented above and can be reduced to part-time inspections or ceased entirely if	Ensure retention of a qualified archeologist for monitoring during construction activities as specified in the measure. Ensure WEAP training is given prior to the start of construction	Prior to Grading Permit issuance Prior to commencement of excavation activities During construction excavations (e.g., clearing/grubbing, grading, trenching, or any other construction excavation activity)	Once per project application	City of Agoura Hills Planning and Community Development Department Qualified Archaeologist		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, a Worker's Environmental Awareness Program (WEAP) training shall be given for construction personnel to alert field personnel to the possibility of buried prehistoric or historic cultural deposits. The training shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.						
Intersection Component MM CUL-2: Prior to issuance of demolition permit for the Intersection Component, the City shall retain a Native American tribal monitor from a consulting Tribe. The appropriate Native American tribal monitor shall be selected based on ongoing consultation under AB 52 and shall be identified on the most recent contact list provided by the Native American Heritage Commission. The Native American monitor shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. The frequency of monitoring shall be determined based on the factors presented above, and can be reduced to part-time inspections or ceased entirely if determined appropriate by the consulting Tribe	Ensure retention of a Native American Tribal Monitor/Consultant Agreement Ensure Native American Tribal Monitor is present during all grading activities	Prior to Issuance of Grading Permit During Construction Excavations (e.g., clearing/grubbing, grading, trenching, or any other construction excavation activity)	Once per project application Monitoring frequency determined by consulting tribe	City of Agoura Hills Planning and Community Development Department Native American Tribal Monitor		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Intersection Component MM CUL-3: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed during Intersection Component construction, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified Archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist and the consulting Tribe. If the resources are Native American in origin, the consulting Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the consulting Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance)	Ensure that a Qualified Archeologist evaluates unearthed resources and, if necessary, creates a formal treatment plan	During Construction if Unanticipated Discovery of Historic or Prehistoric Resources Occurs	When an unanticipated discovery of historic or prehistoric resource occurs.	City of Agoura Hills Planning and Community Development Department Qualified Archaeologist Consulting Tribe		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
is the preferred manner of treatment. If in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the Qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes.						
Intersection Component MM CUL-4: The Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring for the Intersection Component. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.	Ensure preparation of Final Report and DPR 523 Site Forms	Conclusion of archaeologic-al monitoring	Upon completion of archeological monitoring	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM HA-1(a): Protection of Known Cultural Resources. Prior to development, as part of the initial project application, a qualified archaeologist and Native American Monitor shall make a reasonable effort to identify archaeological resources from known archaeological sites (as listed in EIR Section 4.6.1.b) within the project area. If it can be demonstrated that a project will cause damage to a unique archaeological resource, a reasonable effort shall be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. As part of the applicant's initial project application, the preferred method of protection/treatment shall be submitted to the City's Community Development Department for review and approval. Examples of that treatment, in no order of preference, may include, but are not limited to, the following: • Planning construction to avoid archaeological sites where feasible. • Deeding archaeological sites into permanent conservation easements. • Planning parks, greenspace, or other open space to incorporate archaeological sites. • Dedication of informational booth which explains Native American cultural heritage and displays recovered artifacts from the project site. • Salvage and recordation of resources by a qualified archaeologist. These resources shall be preserved onsite in an interpretive center, designed under the review of both the Native American Heritage Commission and the City of Agoura Hills.	Require a reasonable effort to identify known archaeological resources as part of the initial application submittal to PCD for applicable future projects Ensure that applications include protection/ treatment measures when warranted as described in the mitigation measure Ensure compliance with the requirements of California Public Resources Code 21083.2.c	With initial application / prior to approval of permits for future projects	Twice per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Pursuant to Public Resources Code 21083.2.c., the project applicant shall provide a guarantee to the lead agency to pay one-half the estimated cost of mitigating the significant effects of the project on unique archaeological resources. In determining payment, the lead agency shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the lead agency shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide the funding guarantee referred to in this subdivision, a final decision to carry out or approve a project shall not occur sooner than 60 days after completion of this environmental impact report. For time and cost limitations refer to 21083.2(e).						
Certified PEIR MM HA-1(b): Construction Monitoring. Initial grading activities near archaeological sites CA-LAN-1436, CALAN-1352, and CA-LAN-41 shall be monitored by a qualified archaeologist and Native American Monitor. If cultural resource remains are encountered during construction or land modification activities, the applicable procedures established under CEQA (CEQA Guidelines §15064.5). In this event the City 's Department of Planning and Community Development shall be notified at once and work shall stop within a 100 ft radius until a qualified archaeologist satisfactory to the City has assessed the	Require construction monitoring as specified in the measure for grading near the identified known sites	During grading for future projects At site inspection	At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
nature, extent, and potential significance of any cultural remains. If such remains are determined to be significant, appropriate actions to mitigate impacts to the remains shall be implemented per Section 21083.2 of the Public Resources Code. Depending upon the nature of the find, mitigation could involve avoidance, documentation, or other appropriate actions, to be determined by a qualified archaeologist.	Ensure CEQA and City guidelines and the standards in the measure are followed if cultural resource remains are encountered during grading Ensure compliance with the requirements of California Public Resources Code 21083.2.c					
Certified PEIR MM HA-1(c): Archaeological Discovery. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	Ensure the Project is compliant with State Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98	During construction if unanticipated discovery of human remains occurs	If human remains are unearthed	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
GEOLOGY AND SOILS						
Intersection Component MM GEO-1: Paleontology. Prior to issuance of grading permit, the Applicant shall retain a qualified paleontologist who meets the Society of Vertebrate Paleontology guidelines to oversee a paleontological monitor who shall be present during grading activities within sensitive older alluvial material and the Topanga Bedrock Formation. The monitor does not have to be present if recent alluvial material or volcanic material is being encountered. The paleontological monitor shall be approved by the City of Agoura Hills and retained and paid for by the Applicant. The paleontological monitor will also be able to halt construction within a 50-foot radius of a fossil discovery until the fossil can either be removed off site or the City is notified of the need to further assess the discovery. If the find is large enough to warrant further evaluation and/or extraction, then the following fossil "discovery" protocol shall be followed: • The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study, or report. • Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.	Ensure retention of a Qualified Paleontologist/ Consultant Agreement Ensure the Project is Monitored during grading activities as specified in measure If an unanticipated fossil is discovered, ensure the fossil "discover" protocol is followed	Prior to Issuance of Grading Permit During Grading Activities within Sensitive Older Alluvial Material and the Topanga Bedrock Formation During Construction if Unanticipated Discovery of Paleontological Resources Occurs Prior to Issuance of Building Permit	When an Unanticipated Discovery of a Paleontolog-ical Resource Occurs	City of Agoura Hills Planning and Community Development Department Qualified Paleontologist		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
• Prior to the issuance of any building permit, the Applicant shall submit a letter to the City for the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.						
Certified PEIR MM GEO-1(a): Building Design. All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The design shall take into consideration the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the California Building Code and Chapter 1 of Article 8 of the Agoura Hills Municipal Code. Compliance with these requirements shall be verified by the City Building Official prior to issuance of a Building Permit or Grading Permit.	Require that structures are built to the standards listed and comply with the CBC and Municipal Code	Prior to approval of building or grading permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-1(b): Geotechnical Recommendations. Future development shall require, and comply with, all recommendations contained in site-specific geologic, geotechnical, and structural design studies prepared for subsequent development activities. Subsequent subsurface investigations shall determine the possible presence of seismically induced hazards and appropriate means of mitigating such hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official. At a minimum, any buildings considered essential facilities, as defined in the Uniform or California building codes, shall be designed to withstand upper bound	Ensure that, where required, geologic, geotechnical, and structural design studies determine the presence of seismically induced hazards, as well as other factors, and appropriate means of mitigating hazards Ensure that development adheres to recommendations of such studies as deemed	Prior to approval of building or grading permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
earthquake ground motion. All on-site structures shall comply with applicable provisions of the 1997 current Uniform Building Code and the 1998 current California Building Code. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available.	appropriate by the City of Agoura Hills Building and Safety Department. Ensure that final plans are consistent with the measure					
Certified PEIR MM GEO-2: Liquefaction Studies. Prior to construction of new development within the Specific Plan area, site-specific geologic and soils studies shall be performed. The studies shall include site-specific depth to groundwater and soil composition identification, with minimum boring depths as set forth in CDMG 1997 (California Department of Conservation, Division of Mines and Geology, 1997, Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). Areas having liquefiable sediments shall be identified, and structures shall be properly designed to Uniform Building Code and California Building Code standards to withstand the conditions. Such studies shall be conducted and submitted for review and approval by the City prior to issuance of a Grading Permit. Suitable measures to reduce liquefaction include, but are not limited to: • Specialized design of foundations by a structural engineer; • Removal or treatment of liquefiable soils to reduce the potential for liquefaction; • In-situ densification of soils; • Other alterations to ground characteristics.	Ensure that, where required, geologic and soils studies are consistent with the mitigation measure, and that development adheres to study recommendations as well as to the CBC as deemed appropriate by the City of Agoura Hills Building and Safety Department. Ensure that studies are adequate and that final plans are consistent with the measure	Prior to approval of building or grading permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM GEO-3(a): Geotechnical Evaluation. Individual developments shall provide site-specific geotechnical evaluations and geological reports that address onsite soils and slope stability hazards as part of the initial application process. Prior to approval of a specific development plan, these studies shall be submitted to the City Planning and Community Development Department and/or consultants hired by the City for review and approval as part of the initial application process. These evaluations shall determine the potential for adverse soil stability impacts and shall identify appropriate mitigation techniques. All mitigation recommendations identified in site-specific studies shall be implemented as a condition of future development. Such measures may include avoidance of development in areas found to have unmitigable soil or geologic hazards, soil or grading modifications to ensure acceptable slope stability on manufactured slopes, structural measures to ensure slope stability, drainage control facilities to collect and direct water off of slopes, removal of loose cobbles and boulders from adjacent slopes, and/or other measures deemed appropriate to ensure proper slope stability. If site-specific geologic mitigation measures are found to cause secondary environmental effects not addressed herein (excessive import or export of soil material, retaining walls, blasting, etc.), subsequent environmental analysis, may be required.	Ensure that, where required, site-specific geotechnical evaluations and geological reports address onsite soils and slope stability hazards, as well as other factors, and appropriate means of mitigating hazards Ensure that development adheres to recommendations of such studies as deemed appropriate by the City of Agoura Hills Building and Safety Department. Ensure that studies as well as final plans are reviewed and found consistent with the measure. Ensure that secondary effects of mitigation are also addressed, including subsequent environmental review if warranted	Prior to approval of permits for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-3(b): Erosion Control Plan. A site-specific erosion control plan that incorporates best management practices shall be prepared by individual applicants and approved by the City prior to the granting	Require submittal and implementation of site-specific erosion control plans for future	Prior to approval of permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
of any grading permits for an individual development within the project area. Measures identified in such plans shall be implemented. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. Landscaping shall be designed by a licensed landscape architect with final landscaping plans to be reviewed and approved by the City Building Official prior to project approval.	projects. Ensure that landscape plans are prepared by a licensed landscape architect and that final landscaping plans are reviewed and approved by the City Building Official	At site inspection	At least once, as required	Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-3(c): City Oversight and Approval. The City Engineer or equivalent shall inspect a project after the final grading report has been filed. The project shall not be approved for construction by the City Engineer or equivalent until all hazards either caused by project grading or associated with adjoining geologic and soils conditions, such as erosion and slope instability, are mitigated to the City's specifications.	Inspect development sites after filing of final grading report. Ensure the building permits are not issued until all hazards as specified in the measure are mitigated	After the final grading report has been filed and prior to issuance of building permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		
Certified PEIR MM GEO-4(a): Test Blast/Vibration Study & Blasting Plan. If a site-specific geologic, geotechnical, or structural design study deems blasting necessary for grading and excavation onsite, the applicant must perform a test blast/vibration study to evaluate the variation in vibratory ground motion intensity with respect to distance from the blast site. It must be shown that the blasting can be done safely with respect to existing improvements. A blasting plan shall be provided as part of the vibration study, and submitted as part of the initial application submittal to the City Planning and Community Development Department, City Council and Fire Marshall	Require test blast/vibration studies as part of the initial application submittal to the City of Agoura Hills Planning and Community Development Department for applicable future projects, consistent with the standards in the	With initial application / prior to approval of permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
for approval. Blasting permit approval would be subject to the City's discretion and may be denied. If the City were to approve the blasting plan, at a minimum it should be designed to minimize ground shaking away from the blast area. Any areas having unstable slopes or rockfall hazards shall be secured to prevent injury or property damage. If approved, the permittee shall provide sufficient supervisory control as determined by the building official during the grading operation to ensure compliance with approved plans and with the municipal code. When found necessary by the City Building Official, the permittee shall employ a qualified geologist and foundation engineer to assist in supervising the grading operation. If a blasting permit is denied by the City, the applicant shall prepare an alternative application for development which excludes the need for blasting.	mitigation measure. The City Council and Fire Marshall, in addition to Planning and Community Development Department, shall review and approve					
Certified PEIR MM GEO-5(a) Foundations and Project Infrastructure Design. As provided in mitigation measure GEO-3(a), a site-specific geotechnical evaluation shall be conducted for individual projects and submitted to the City Planning and Community Development Department for review and approval as part of the initial application. If the project site is identified to be in a high expansive soil zone based on the site-specific Geotechnical Investigation, the foundations and project infrastructure shall be designed by a structural engineer to withstand the existing conditions or the site shall be graded in such a manner as to address the condition. Suitable measures to reduce impacts from expansive soils could include one or more of the following techniques, as determined by a qualified geotechnical engineer: • excavation of existing soils and importation of non-	Require that, for projects in a high expansive soil zone, the foundations and project infrastructure are designed by a structural engineer to withstand the existing conditions, or that the site is graded in such a manner as to address the condition	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
expansive soils; and • foundation design to accommodate certain amounts of differential expansion such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the UBC; imported fill shall be tested to ensure it is suitable to be used as fill.						
Certified PEIR MM GEO-5(b) Soils and Foundation Report. To avoid soil-related hazards, the individual project applicants shall provide a soils/foundation report as part of the initial project application to the City Planning and Community Development Department (standard requirement).	Require soils/foundation reports as part of the initial application submittal to PCD for applicable future projects	With initial application	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM GEO-6(a) Settlement Related Mitigation. Future development shall comply with all recommendations contained in site-specific geologic, geotechnical, and structural design studies as required to be prepared for subsequent development activities. Subsequent subsurface investigations shall determine the required degree of compaction and the proper moisture content and appropriate means of mitigating settlement related hazards. Recommendations contained in these site-specific studies shall be reviewed and approved by the City Planning and Community Development Department and City Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Official prior to issuance of a Grading Permit and/or Building Permit. At a minimum, suitable measures to reduce settlement impacts shall include, but not be limited to: • Removal of organic material in the area of the proposed grading • Removal of non-engineered artificial fill in areas to	Ensure that future development complies with all recommendations contained in site-specific geologic, geotechnical, and structural design studies Ensure that studies as	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department City of Agoura Hills Building and Safety Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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receive engineered fill or in areas where structural support is required • Placement of a keyway at the bottom of all fill slopes a minimum depth of 3 feet and down to the bedrock with the keyway a minimum of 10 feet wide (unless otherwise determined by the site-specific geological study) • Fill soils shall be benched into the hillside • Removal of upper soils to the bedrock After excavation: • All bottoms of the excavations and areas to receive slabs shall be scarified and compacted to 90% • All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness • Soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version • Moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 – 2 % wetter than optimum moisture content • Any utility trenches will need to be properly backfilled as detailed above • Any import soils should be approved by a qualified geologist • Slope faces shall be compacted to at least 90% of maximum compaction	well as final plans are reviewed and approved by the City of Agoura Hills Planning and Community Development Department and City of Agoura Hills Building and Safety Department and found consistent with the measure					
Certified PEIR MM GEO-6(b): Additional Environmental Review. If individual developers are unable to find a disposal site for construction cut within 12.5 miles of the Specific Plan area, or if processed soil is not suitable for fill,	Require developers to demonstrate a means for disposal of excess cut materials, within	Prior to approval of future projects At site	Once per project application	City of Agoura Hills Planning and Community Development		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
then individual projects may require additional environmental analysis. Individual developers must demonstrate a means for disposal of excess cut materials, within 12.5 miles of the project site, prior to approval by the City.	12.5 miles of the project site, prior to approval by the City Ensure that additional environmental analysis is performed in circumstances specified in the measure	inspection	At least once, as required	Department City of Agoura Hills Building and Safety Department		
HAZARDS AND HAZARDOUS MATERIALS						
Certified PEIR MM HAZ-3: Phase I ESA. As part of the initial project application submittal for a new project or for revitalization of an existing development, a project applicant shall be required to prepare a Phase I Environmental Site Assessment (ESA) to examine the potential for onsite contamination issues. For redevelopment of existing structures, the Phase I ESA shall include examination of the possible presence of asbestos containing materials and lead based paint. In the event that recognized adverse environmental conditions are identified, additional Phase II environmental testing shall be performed and recommended mitigation requirements implemented. If necessary, remediation activities (i.e. excavation and removal of contaminated soils, vapor extraction, removal of contamination source) shall be performed under the supervision of a lead oversight agency to be determined based on the nature of the issue identified. If remediation activities are required, the lead oversight agency shall provide confirmation to the City that onsite environmental	Require Phase I ESAs as part of the initial application submittal to the City of Agoura Hills Planning and Community Development Department for applicable future projects, with scopes as defined in the measure. Require Phase II ESAs where recommended by the results of the Phase I Ensure that appropriate remediation is carried when required to the satisfaction of the specific oversight agency by obtaining	With initial application Prior to approval of permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
issues have been mitigated to a level that is suitable for the anticipated site use or reuse.	confirmation from the agency					
HYDROLOGY AND WATER QUALITY						
Certified PEIR MM HYD-2: Final Drainage Plans. Individual project applicants shall be required to prepare and submit a final drainage plan, prior to issuance of a grading permit, to the City's Planning and Community Development Department and Los Angeles County Flood Control for approval. Plans shall include detailed design and hydraulic analysis of the drainage facilities that capture and convey on- and off-site runoff. Each developer shall be required to evaluate the extent of potential flood hazards present utilizing the Modified Rational Method(or the latest model approved by Los Angeles County Flood Control) and to implement mitigation measures required to reduce such impacts to a level of insignificance. The drainage plan for each project shall include post development designs for runoff detention and on site infiltration to reduce 50-year frequency storm peak discharge to the pre development level. These drainage facilities shall meet the design requirements and capacities of the Master Plan of Drainage for the City of Agoura Hills, The Los Angeles County Department of Public Works Hydrology Manual and the Hydrology and Sedimentation Appendix, or other revised hydraulic analyses as determined by the City Engineer, and shall not increase the base flood elevation above or below the project site. Additionally, mitigation shall meet all interim peak flow standards, or the most up to date standards, as established by the LACDPW. The plans shall be subject to review and approval by the City Engineer.	Require submittal of a final drainage plan, consistent with the measure, to the City of Agoura Hills Planning and Community Development Department and Los Angeles County Flood Control prior to issuance of a grading permit Ensure that any mitigation meets all interim peak flow standards, or the most up to date standards as established by the LACDPW and that the plans are reviewed and approved by the City Engineer	Prior to issuance of a grading permit for future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM HYD-3(a): Hydrology Study. If any onsite open channels are altered, a channel bed erosion study shall be conducted as part of a hydrology report submitted to the City as part of the initial application submittal. The erosion study shall determine if additional grade stabilization structures are necessary for any restored areas within Medea Creek or within Lindero Canyon Creek. Recommendations of this study shall be fully implemented subject to review and approval by the City of Agoura Hills and Los Angeles County Public Works Department. Design of modifications to Medea Creek shall meet the standards of the City of Agoura Hills and Los Angeles County Public Works Department, and shall be approved by the City prior to the issuance of grading permits.	Require that a channel bed erosion study, designed as specified in the measure, is part of hydrology reports in initial application submittals of any onsite open channels are altered Ensure that recommendations of the study are fully implemented subject to review and approval by the City and the Los Angeles County Public Works Department	With initial application / prior to issuance of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM HYD-3(b): Public Facilities Flood Protection. Any trunk sewer manholes located adjacent to Lindero Canyon Creek and Medea Creek shall be protected from peak flows laden with debris by further armoring via cement casing, piering, or other appropriate method. A plan to protect the sewerline and exposed manholes from erosion and flooding and from construction activity shall be submitted to the Las Virgenes Municipal Water District for review, comment, and approval prior to the issuance of grading or building permits.	Require a plan to protect the sewerline and exposed manholes as specified in the measure for projects adjacent to the identified creeks Ensure review and approval by the Las Virgenes Municipal Water District, as well as the City, prior to the issuance of grading or building permits	With initial application / prior to issuance of grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
NOISE						
Certified PEIR MM N-1: Construction Hours. On-site construction activity, including blasting, or involving the use of equipment or machinery that generates noise levels in excess of the 55 dBA standard shall be limited to between the hours of 7 AM and 8 PM, Monday through Saturday pursuant to City Ordinance 9656 and City Municipal Code Section 9666.4. No construction activity shall occur between 8 PM and 7AM that generates noise in excess of the 50 dBA standard. No construction activity shall take place on Sundays or legal holidays.	Require that project construction schedules adhere to the days, hours and limitations expressed in the condition	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-2(a): Rubberized Asphalt. In potentially noise impacted areas within the Specific Plan, the City shall consider and, if feasible, use rubberized asphalt paving material for street re-paving projects. Studies have demonstrated that this type of paving materials can substantially reduce roadway noise. A 1992 noise study in the City of Thousand Oaks by Acoustical Analysis Associates, Inc. indicated that the use of an asphalt rubber overlay can achieve a noise reduction of from 2 to 5 dBA as compared to standard asphalt.	Ensure that, where applicable, rubberized asphalt paving material is used for street re-paving projects	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-2(b): Sound Wall. If traffic-related noise problems from U.S. 101 arise within the Specific Plan area, the City shall investigate and, if feasible, implement appropriate measures to reduce noise impacts at affected receptor locations. Such measures may include, but are not limited to, the use of a sound wall along the northern boundary of the Specific Plan area, between Roadside Drive and U.S. 101. It is estimated that a 10-foot high sound wall located adjacent to the southern edge of U.S. 101 would decrease noise levels at the property boundaries on the southern side of Roadside Drive from	Investigate and, if feasible, implement appropriate measures, which could include a sound wall along Roadside Drive, to reduce noise impacts from Highway 101 at affected receptor locations	If/when traffic-related noise problems from U.S. 101 arise within the Specific Plan	At least once depending on results of initial action	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
78.8 dBA to 69.3 dBA (refer to Appendix E for Sound Barrier Loss Estimation Spread Sheet).						
Certified PEIR MM N-3(b): Operating Hours. Loading dock and delivery truck (i.e. refrigerator trucks, trash and recycling pickups) and parking lot sweeping hours shall be restricted to daytime operating hours (7:00 AM to 7:00 PM). Delivery trucks entering and leaving the site shall not block driveways and shall be allowed to idle no more than 15 minutes in any half hour period.	Require that proposed loading, delivery and parking lot sweeping activities for future projects adhere to the hours and standards specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(c): Loading Dock Location. To the degree feasible, loading docks and delivery areas shall be located out of line of sight and/or oriented away from nearby residences.	Require that proposed loading docks and delivery areas for future projects adhere to the standards specified	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(d): Ventilation Noise. Parapets that reduce noise from rooftop ventilation systems shall be installed on all project structures.	Require that projects with rooftop ventilation systems include noise-reducing parapets	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(e): Parking Lot Noise. Surface-texturing materials and landscaping shrubs and trees shall be used in the parking areas to reduce parking lot related noise.	Require that proposed parking lots include the specified features	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM N-3(f): Mechanical Equipment. All exterior mechanical equipment shall be oriented away from adjacent residential uses and shall be fitted with sound-rated parapets.	Require exterior mechanical equipment to be oriented away from adjacent residential uses and fitted with sound-rated parapets	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM N-3(g): Interior Noise. At a minimum, all on-site structures shall include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL: • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications) • Solid core exterior doors with perimeter weather stripping and threshold seals • Roof and attic vents facing away from Highway 101 • Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater.	Ensure that proposed structures include the listed items to reduce interior noise below 45 CNEL	Prior to approval of future projects At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
PUBLIC SERVICES						
Certified PEIR MM PS-3(a): Fuel Modification Plan (FMP). Individual project applicants shall develop a Fuel Modification Plan for all development areas within or adjacent to wildland fire hazard areas. These plans shall be subject to review and approval by the Los Angeles County Fire Department Fuel Modification Unit. The FMP shall be submitted to the City Planning and Community Development Department for approval prior to issuance of a grading or building permit. Funding and execution of all measures required in the FMP shall be the responsibility of individual developers or land owners. Prior to approval of the FMP the City shall confirm that appropriate easements have been secured and that long-term funding mechanisms area in place to ensure successful implementation of the FMP.	Require Fuel Modification Plans for proposed development within or adjacent to wildland fire hazard areas Ensure review and approval by the Los Angeles County Fire Department Fuel Modification Unit	Prior to issuance of a grading or building permit At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM PS-3(b): Landscape Palette. The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space.	Ensure that landscape plans prohibit the use of highly flammable vegetation near open space areas	Prior to issuance of a grading or building permit At site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM PS-4(a): Design Approval. Project plans shall be submitted to the Los Angeles County Sheriff's Department Lost Hills Substation for review and comment. All recommendations made by the Department, including, but not limited to, those pertaining to site access, site security, lighting, and requirements for onsite security, shall be incorporated into the design of the project, prior to approval of final building permits.	City to ensure LA County Sheriff's Department review of project plans consistent with the measure, and that the Sheriff's comments be incorporated into the project	Prior to project approvals	Once	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM PS-5(a): In Lieu Fees. Individual project applicants shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts. If permissible, at the time the application is processed, these fees shall include additional District costs associated with impacts to student transportation or other measures to alleviate student transportation overcrowding (e.g. pro-rata contribution to new school transportation systems, student carpooling bulletin boards, etc.)	Ensure statutory school fees are collected by the School District as required	Prior to issuance of building permits	Once per project approval	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM PS-5(b): School District Noticing. The applicant shall notify the Las Virgenes Unified School District of the expected buildout date of the project as soon as possible to allow the District to plan in advance for new students.	Ensure that applicants notify the Las Virgenes Unified School District of the expected buildout date of their projects	Prior to issuance of building permits	Once per project approval	City of Agoura Hills Planning and Community Development Department		
TRANSPORTATION						
Intersection Component MM TRANS-1: To the greatest extent possible, the City shall coordinate the Traffic Control Plan and construction of the proposed Project with any projects that are scheduled to be constructed concurrently within one mile of the Project's improvements. If related projects are anticipated to be constructed concurrently, the City shall provide the Traffic Control Plan to the related project's proponent or other responsible entity and receive additional input from the proponent or responsible entity on potential construction haul routes and timing. The City would coordinate with the appropriate agencies (e.g., Las Virgenes Unified School District, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department), as needed.	Ensure the Project prepares a Traffic Control Plan as specified in the measure	Prior to construction activities	Once per project application.	City of Agoura Hills Planning and Community Development Department/ Appropriate Agencies (e.g., Las Virgenes Unified School District, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department)		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM T-2(a): Kanan Road/Canwood Street – U.S. 101 Northbound Ramps intersection (A.M. and P.M. peak hour). Additional capacity will need to be provided at this intersection to obtain acceptable operations. As part of the Kanan Interchange Projects, the future geometry for the southbound approach of the intersection includes three southbound through lanes and a separate right-turn lane. One southbound through lane is a trap lane onto the Northbound On-Ramp, and two through lanes would continue onto the overpass. Future cumulative peak hour volumes on the southbound through approach would exceed 2,000 vehicles per hour (vhp) during the A.M. peak hour and would exceed 1,700 vph during the P.M. peak hour. These volumes indicate the need for additional southbound capacity. Additional measures that would be necessary include restriping of the southbound approach to three through lanes and a shared through/right –turn lane would improve the intersection operations to LOS D during the A.M. peak hour and LOS C during the P.M. peak hour. This mitigation would require that the Northbound on-ramp approach be moved 16 feet (4.9 m) to the west and the overpass be restriped from two southbound lanes to three southbound lanes. The southbound direction on the overpass contains 43.5 feet (13.3 m), which is sufficient to accommodate three 11.8 feet (3.6 m) wide lanes and a 4 feet (1.2 m) wide bike lane. Additional widening on the eastbound approach (Canwood Street) is required to provide LOS C during the A.M. peak hour. The eastbound approach would need to	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
be widened from one left-turn lane and one right-turn lane to one left-turn lane, a shared left/right-turn lane, and a right-turn lane. The mitigated geometry is shown below and the mitigated levels of service are shown below in Tables 4.11-9 and 4.11-10.						
Certified PEIR MM T-2(b): Palo Camado Canyon Road/U.S. 101 Northbound Ramps intersection (A.M. and P.M. peak hour). City staff have indicated that several improvement options for the intersection are being evaluated as part of the EIR underway for the Heschel West school site proposed east of Palo Camado Canyon Road within County limits. Improvement options that are evaluated include installation of a signal, widening of the overpass and/or intersection approaches, and construction of a roundabout. It is noted that the cumulative traffic forecasts derived from the Agoura Hills Traffic Model did not include any traffic volumes associated with the proposed Heschel West school site. The future evaluation process for the intersection and/or the U.S. 101/Palo Camado Canyon-Dorothy Drive interchange would likely be through the Caltrans process, which would evaluate all future traffic volumes (including the Heschel West school traffic) and mitigation options. It is anticipated that the ultimate intersection and/or interchange improvements would provide for acceptable levels of service at this location during the peak hours. The project would contribute its proportionate share to any improvement that will be elected for this intersection.	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM T-2(c): Reyes Adobe Road/Canwood Street Intersection (A.M. and P.M. peak hour). The City has programmed the widening of the northbound approach as part of the U.S. 101/Reyes Adobe interchange improvement project. After implementation of the proposed improvements, the intersection would operate at LOS A during the P.M. peak hour, thereby reducing the project's impact to a level of insignificance. It is noted that no implementation schedule has been developed for this project at this time. (The mitigated level of service is shown in the EIR in Table 4.11-10.)	None required	N/A	N/A	N/A		
Certified PEIR MM T-2(d): Reyes Adobe Road/U.S. 101 Southbound Ramps Intersection (A.M. and P.M. peak hour). The City has programmed the widening of this intersection as part of the U.S. 101/Reyes Adobe interchange improvement project. After construction, the intersection would operate at LOS C during the P.M. peak hour, thereby reducing the project's effect to less than significant. It is noted that no implementation schedule has been developed for this project at this time. The mitigated level of service is shown above in Table 4.11-10.	None required	N/A	N/A	N/A		
Certified PEIR MM T-2(e): Reyes Adobe Road/U.S. 101 Southbound Ramps Intersection (A.M. and P.M. peak hour). Restriping the southbound approach to provide dual left-turn lanes and a right-turn lane, and providing additional capacity on the westbound approach would result in LOS C during the P.M. peak hour, thereby reducing the project's impact to less than significant. There are two receiving lanes on all three legs of this intersection. The southbound approach contains one left-turn lane and the right-turn lane which are separated by a wide striped channelization island. There is sufficient	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
pavement width between the raised median and the western curb (43 ft) to restripe the approach to two left-turn lanes and a right-turn lane. In addition, the westbound approach should be restriped to a shared through/right-turn lane and a dedicated right-turn lane, or be widened to include an additional lane (through, through-right, and right-turn lane) to provide LOS C during the P.M. peak hour. The mitigated level of service is shown in the EIR in Table 4.11-10.						
Certified PEIR MM T-2(f): Kanan Road/Canwood Street (E) Intersection (A.M. and P.M. peak hour). This intersection was recently reconstructed as part of the Kanan Road/U.S. 101 interchange improvement project. Kanan Road contains two northbound through lanes and a right-turn lane; the southbound approach contains a left-turn lane and three through lanes. A third northbound through lane (two through lanes and a through-right-turn lane) is required to provide LOS C during the P.M. peak hour. This mitigation measure would require some widening of the north side of the intersection for 200 ft or more to provide three receiving lanes. The mitigated level of service is shown in the EIR in Table 4.11-10.	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-2(g): Kanan Road/Canwood Street (E) Intersection (A.M. and P.M. peak hour). Additional capacity on the northbound and southbound approaches will need to be provided at this intersection to provide LOS C operations. The required improvements are outlined below: There are three northbound receiving lanes provided on the north side of the intersection. Under the proposed intersection design, two lanes continue onto the overpass	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
and one lane traps into the U.S. 101 Southbound On-Ramp. The northbound approach would contain one through lane and one shared through/right-turn lane. This approach should be widened to provide two through lanes and one shared through/right-turn lane. Under the proposed intersection design, the southbound approach would contain one left-turn lane, two through lanes and one right-turn lane. To provide LOS C during the P.M. peak hour, a second southbound left-turn lane is needed. There is sufficient roadway width provided on the north leg of the intersection and the overpass to provide dual left-turn lanes, two through lanes and a right-turn lane on the southbound approach, and retain the three northbound receiving lanes provided on the north side of the intersection. The bike lane on the southbound approach shown on the proposed intersection design may need to be eliminated. It is noted that the lane widths on the north leg (11-foot left-turn lanes, 11-foot through lanes and 12 to 13-foot right-turn lanes) would be less than the lane widths specified by Caltrans (12-foot left-turn lanes, 12-foot through lanes and 16-foot right-turn lanes), and would require approval of a design exception. Additionally, the east leg of the intersection (Roadside Drive) would need to be widened to the south to provide two receiving lanes. Implementation of the above improvements would result in LOS C (V/C 0.78). The mitigated geometry is shown below followed by the mitigated level of service as shown in Table 4.11-10.						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM T-2(h): Dorothy Drive/U.S. 101 Southbound Ramps Intersection (P.M. peak hour). This intersection is currently controlled by stop signs on all approaches. Signalizing this intersection would result in LOS C during the P.M. peak hour, therefore mitigating the project's impact to a level of insignificance. The mitigated levels of service are shown in the EIR in Table 4.11-10.	Ensure that funding is secured and the specified improvements are implemented	After plan adoption as individual projects are proposed	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(b): Agoura Road/Zone A Pedestrian Crossing. It is recommended that the final design of any intersection at the mid-block of Agoura Road (between Kanan and Cornell Road), if proposed, be configured as a roundabout or a conventional intersection. It should be designed to accommodate pedestrians, bicyclists, and should contain a traversable island allowing larger vehicles such as trucks, buses and emergency vehicles to pass through the intersection.	Include design features as described in the measure for the specified intersection	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(c): Pedestrian Friendly Median. As the use of midblock crosswalks may create safety issues for pedestrians, the median proposed along Agoura Road should also be designed to provide a refuge area for pedestrians using the proposed crossings on Agoura Road. Consideration should be given to making the area more pedestrian friendly.	Include design features as described in the measure for the median proposed along Agoura Road. Ensure that future improvements give consideration to making the area more pedestrian friendly	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(d): Pedestrian Cross Walks. Pedestrian crosswalks should utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement. Final design must be approved by the City Engineer.	Include design features as described in the measure for public improvements	Upon plan adoption	Ongoing	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
Certified PEIR MM T-3(e): Individual Access. The design and control of individual access driveways will need to be determined as individual projects are analyzed. Analysis of these individual access driveways should give consideration to traffic volumes to and from each individual site within the Specific Plan and opposing traffic volumes on the adjacent roadway system.	Ensure that design of individual driveways gives consideration to traffic volumes and patterns consistent with the measure	Prior to approval of future projects	Once	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM T-3(f): Construction Impacts. Prior to individual project approval, short-term construction impacts shall be examined. Where necessary, a construction vehicle management plan shall be developed and implemented. This plan shall include measures to avoid conflicts with nearby businesses and other land uses (such as construction activity notification and timing so as to minimize conflicts) and to minimize the effects on the local street network.	City shall require construction vehicle management plans for projects with potential short-term traffic related construction impacts	As part of individual project application prior to approval	Once	City of Agoura Hills Planning and Community Development Department		

CITY OF AGOURA HILLS

PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: March 5, 2024

TO: Denice Thomas, Community Development Director

FROM: Jessica Forte, Public Works Director / City Engineer

CC: Charmaine Yambao, Senior Civil Engineer

SUBJECT: AVSP – Public Works Department Information

The Public Works Department is responsible for the development of the Public Right of Way, traffic flow, and roadway safety throughout the City. As the Community Development Department moves toward the goal of adopting the revised AVSP, we appreciate the opportunity to share the information below for your use in the staff report for the Planning Commission, or other purposes you may need. Please do not hesitate to ask for any further or reformatted information.

Intersection Background

The AVSP is a comprehensive document that provides regulations and guidelines for new development and redevelopment, streetscape beautification, and mobility improvements. The Agoura Hills City Council adopted the 2008 AVSP and certified the supporting updated Final Revised and Recirculated Program Environmental Impact on October 22, 2008. At that time, the AVSP included a roundabout at the Kanan Road/Agoura Road intersection, which was evaluated throughout the Certified PEIR as the Preferred Alternative.

In September 2014, the City Council voted to discontinue the Kanan Road/Agoura Road roundabout as the Preferred Alternative because of the large amount of property outside of the existing right-of-way ("ROW") which the City would need to acquire to construct the roundabout. In order to limit ROW acquisition, the City Council authorized the design of a widened standard four-leg signalized intersection.

The final design plans for the Kanan Agoura Intersection will act as the objective design for any frontage improvement along the adjacent Affordable Housings sites (Sites A and B).

Frontage Improvement Background

Under a typical development review, the City would condition an applicant to construct half-width street frontage improvements pursuant to the street sections depicted in the General Plan as well as any additional information provided in a specific plan area within which that development falls. These conditions would include driveway locations, sidewalks, public landscaping, roadway improvements, lighting, and other typical right of way improvements as interpreted by staff from any associated Specific Plan or the General Plan.

For Affordable Housing Overlay sites, ministerial approval requires further knowable information be adopted to assure the applicant includes necessary improvements within their application. The City's Objective Standards did not include specific details related to street frontage improvements, therefore the 2023 AVSP also proposes the Street Frontage Objective Design Standards Checklist ("Street Frontage Standards"), which would apply to six of the eight housing sites identified in the 2021-2029 HEU (Sites C,E,G,I,J, and K). The other two sites (sites A and B) are included in the Kanan Agoura Intersection design and are discussed elsewhere in this report.

These proposed standards are intended to provide clarity regarding required street frontage improvements within the AVSP and shorten review and processing times for ministerial projects. As such, any project within the AVSP area, upon adoption of the AVSPU, would be subject to compliance with the Objective Standards, and if applicable, the proposed Street Frontage Standards or Kanan Agoura Intersection Design Plans.

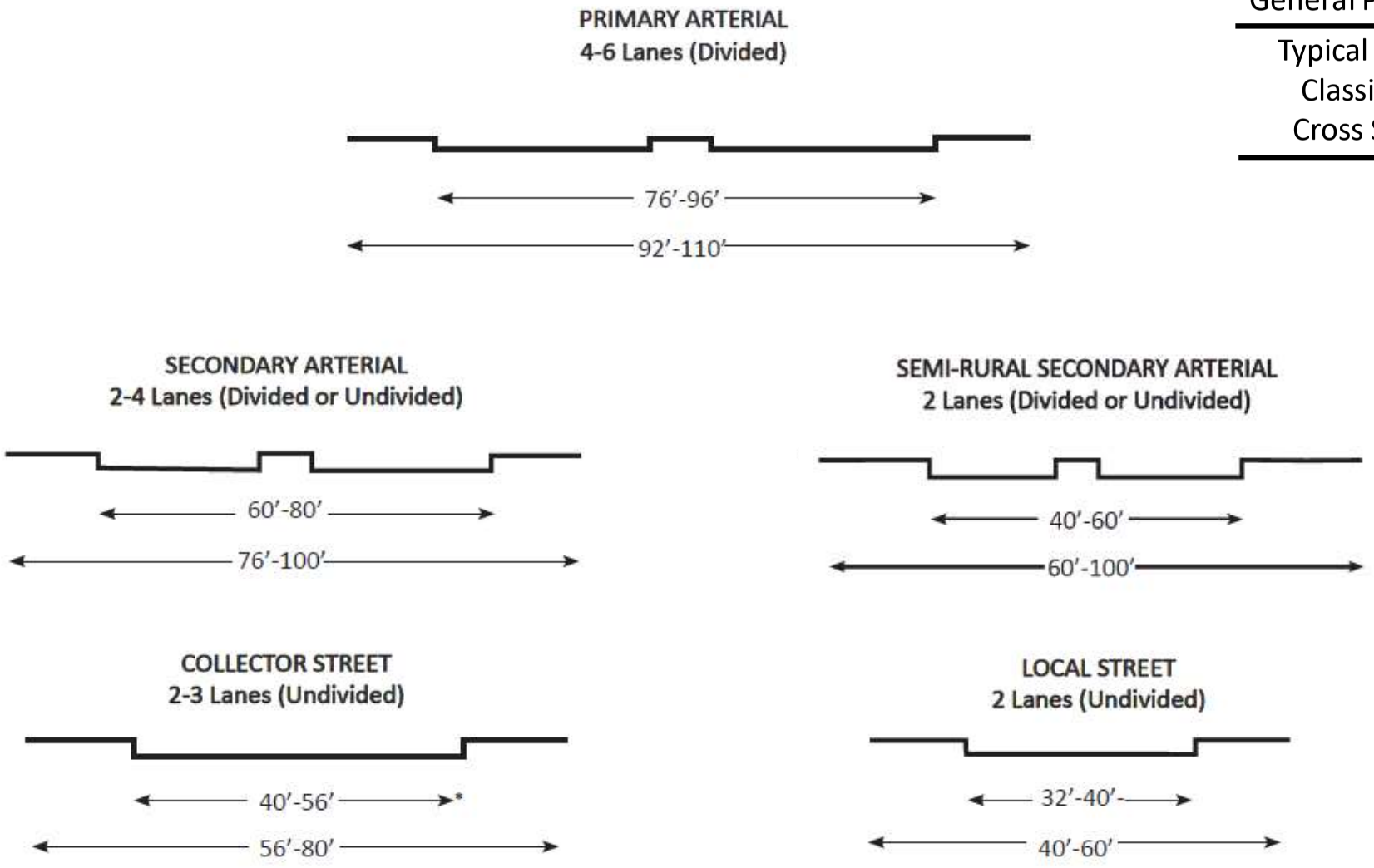
Associated General Plan Updates

An accompanying GPA is included as part of the Project to ensure consistency between the City's General Plan and the proposed 2023 AVSP. The accompanying GPA is comprised of minor amendments to the General Plan Infrastructure and Community Services Chapter, Mobility Section, which are summarized below and detailed in **Appendix 2-1: General Plan Infrastructure and Community Services Chapter Amendments**.

1. Revise General Plan Section text to add to the City's roadway network the new "Semi-Rural Secondary Arterial" roadway classification as a sub-classification under the Secondary Arterial classification. This new sub-classification is meant to clarify the intent of the General Plan language that directs Agoura Road to be rural in nature. This inclusion can only be applied the AVSP area.
2. Modify General Plan Figure M-2: Typical Roadway Classification Cross Sections to include the new Semi-Rural Secondary Arterial roadway sub-classification's cross-section (see **Figure 2-10: Typical Roadway Classification Cross Streets** below); and
3. Modify General Plan Figure M-2: Typical Roadway Classification Cross Sections to reduce the minimum roadway width range from 40 feet to 36 feet for only specified portions of select Collector Streets within the AVSP (i.e., Roadside Drive and Cornell Road); see **Figure 2-10** below.

CITY of AGOURA HILLS
General Plan Update

Typical Roadway Classification Cross Sections



*Minimum roadway width for Collector Streets (i.e., Cornell Road and Roadside Drive) within AVSP is 36'.

Figure M-2