



PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: April 1, 2024

TO: Denice Thomas, AICP, Community Development Director

FROM: Charmaine Yambao, PE, Senior Civil Engineer, Public Works Department

CC: Jessica Forte, PE, Public Works Director / City Engineer

SUBJECT: Agoura Village Specific Plan Update (“AVSPU”) Project – Mitigation Monitoring and Reporting Program Revision

The Agoura Hills City Council adopted the 2008 AVSP Agoura Village Specific Plan (“2008 AVSP”) and certified the supporting updated Final Revised and Recirculated Program Environmental Impact Report (“Certified PEIR”) (State Clearinghouse [SCH] No. 2003111051) on October 22, 2008 (Resolution 08-1503). The Certified PEIR included a Mitigation Monitoring and Reporting Program (MMRP), which was prepared in accordance with the City’s monitoring requirements and Public Resources Code §21081.6. Various mitigation measures (“MM”) included in the Certified PEIR’s MMRP are no longer applicable or required, as discussed below, therefore, the AVSPU’s MMRP proposes the necessary revisions.

Please do not hesitate to contact me at 818-597-7360 or cyambao@agourahillscity.org with any questions.

MM No Longer Applicable: The following Certified PEIR MM are no longer applicable given these pertain to a roundabout at the Kanan Road/Agoura Road intersection, and the AVSPU proposes to change the Kanan Road/Agoura Road intersection design from a roundabout to a standard intersection, as analyzed in the Agoura Village Specific Plan Update Project Recirculated Public Review Initial Study/Mitigated Negative Declaration (“Recirculated IS/MND”).

- **Certified PEIR MM PS-3(c): Roundabout Engineering.** Further detailed engineering design shall be performed for the proposed roundabout at the intersection of Agoura Road and Kanan Road. The study shall incorporate the applicable geometric features required to accommodate the forecast vehicular, bicycle and pedestrian movements, and safety personnel/emergency access. The study should determine the sufficient capacity and safety at the roundabout for both pedestrians and motorists.
- **Certified PEIR MM PS-3(d): Emergency Access.** The proposed roundabout at the intersection of Kanan and Agoura Road has the potential to restrict access to safety personnel and emergency vehicles. Public education should include information on driver behavior in the event of an emergency vehicle, which is similar to the driver behavior required at conventional intersections. All approaches to the roundabout

shall contain two lanes. Vehicles in queue in front of an emergency vehicle would either move to another lane or move through the roundabout to facilitate passage of the emergency vehicle. The design of the roundabout shall include a mountable apron on the island and mountable splitter islands. In the event of blockage of the circulatory roadway, these elements would provide for sufficient width within the roundabout for passage of emergency vehicles.

- **Certified PEIR MM PS-4(b): Roundabout Engineering.** Refer to Mitigation Measure PS-3(c). This measure shall also be subject to review and approval by the Los Angeles County Sheriff's Department

MM No Longer Required: The following Certified PEIR MM are no longer required given these pertain to traffic improvements, which have already been completed.

- **2008 AVSP Mitigation Measure T-2(b): Palo Comado 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 Comado 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 Comado 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.

A Notice of Completion was approved on March 22, 2023 for this intersection, which included widening the existing overcrossing from 40 feet to 76 feet to accommodate one travel lane in each direction and a left-turn lane, constructing sidewalks, installing a signal at the northbound off-ramp, and incorporating aesthetic enhancements. It is noted the Heschel West school was not built and is currently open space.

- **2008 AVSP Mitigation Measure 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.)

A Notice of Completion was approved on October 10, 2012 for this intersection, which included expanding the overcrossing from three lanes to six lanes, constructing sidewalks, installing decorative fencing and lighting fixtures, constructing drainage and storm water improvements, traffic signal modifications, signing, striping, electrical, landscaping, and relocation of overhead utilities.

- **2008 AVSP Mitigation Measure 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.

Completed as part of the Reyes Adobe Interchange Improvements Project in 2010.

- **2008 AVSP Mitigation Measure 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.

Completed as part of the Reyes Adobe Interchange Improvements Project in 2010.

- **2008 AVSP Mitigation Measure 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.

This improvement was determined to not be warranted as part of the U.S. 101/Palo Comado (at Chesebro Interchange Project) in 2011.



Agoura Village Specific Plan Update Project

State Clearinghouse No. 2022120241

Final Initial Study/Mitigated Negative Declaration

April 2024

Lead Agency:

City of Agoura Hills

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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 signalized 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, completed improvements, and those determined to no longer be needed to meet applicable City standards. 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.

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.

STAFF NOTE TO FILE

RE: AVSPU MMRP

A minor correction related to those mitigation measures included in the 2008 AVSP Appendix I: Mitigation Monitoring and Reporting Program (MMRP) which are no longer applicable to the AVSPU was identified as needed after the Recirculated IS/MND's public review period. In addition to those mitigation measures pertaining to the roundabout, it was identified that additional mitigation measures concerning improvements Kanan Corridor and Kanan Interchange Projects outside of the AVSPU area are no longer applicable to the AVSPU. These improvements have either been completed or have been determined to no longer be needed to meet applicable City standards. To correct this discrepancy, the Recirculated IS/MND is revised as follows:

Recirculated IS/MND Page 30

The proposed AVSPU also updates 2008 AVSP Appendix I: Mitigation Monitoring and Reporting Program (MMRP) to exclude any Mitigation Measures (MM), which are no longer applicable, such as those pertaining to the roundabout, completed improvements, and those determined to no longer be needed to meet applicable City standards.

Recirculated IS/MND Page 108

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, completed improvements, and those determined to no longer be needed to meet applicable City standards.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1. 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, such as those pertaining to the roundabout, completed improvements, and those determined to no longer be needed to meet applicable City standards.

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						
<p>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.</p>	<p>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</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>One per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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</p>	<p>Ensure that any development or earthwork avoids or minimizes disturbance of the respective knolls as specified</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

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.						
<p>Certified PEIR MM AES-4: Glare Reduction. Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	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	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application.</p> <p>At least once, as required</p>	City of Agoura Hills Planning and Community Development Department		
<p>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.</p>	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						
<p>Certified PEIR MM AQ-1(a): Fugitive Dust Control Measures.</p> <ul style="list-style-type: none"> 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	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	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
<p>Certified PEIR MM AQ-1(b): NO_x Control Measures.</p> <ul style="list-style-type: none"> 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		
<p>Certified PEIR MM AQ-1(c): VOC Control Measure.</p> <ul style="list-style-type: none"> 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		
<p>Certified PEIR MM AQ-1(d): Ozone Precursor Control Measure.</p> <ul style="list-style-type: none"> 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
<p>Certified PEIR MM AQ-2: Decrease Emissions of particulate matter during site grading by implementing one of the following four measures.</p> <ul style="list-style-type: none"> • 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. 	<p>Ensure that one of the specified measures is implemented during grading for future projects</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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</p>	<p>Ensure that future structures include measures to reduce energy consumption by at least 20% below current Federal guidelines</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
roof/attic space of all onsite structures.						
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	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
	appropriate					
<p>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:</p> <ul style="list-style-type: none"> • 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						
<p>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</p>	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
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 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	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
<p>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 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</p>	<p>Ensure that restoration efforts are coordinated with applicable federal, state, and local agencies</p>					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
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, 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	Require bird nesting surveys as specified in the measure for	Prior to approval of future project	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
<p>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. 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.</p>	<p>proposed development within the Specific Plan area, and mitigation and monitoring as specified where appropriate</p>	<p>During construction and at site inspection</p>	<p>At least once, as required</p>	<p>Development Department</p>		
<p>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</p>	<p>Require incorporation of appropriate habitat buffer areas for native vegetation for future projects</p>	<p>Prior to approval of future projects At site inspection</p>	<p>Once per project application At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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 (preferred) feet from the edge of the exterior riparian canopy.</p>						
<p>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</p>	<p>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</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 	mitigation measure					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>grading, and utilities shall be prohibited within the fenced native grassland area.</p> <p>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.</p> <p>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</p>						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>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:</p> <ul style="list-style-type: none"> • 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 <p>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</p>						

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mitigation bank acceptable to the City of Agoura Hills shall be done.						
<p>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:</p> <ul style="list-style-type: none"> Riparian areas shall be indicated and fenced off on all grading and construction plans. The 	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	<p>Prior to approval of future projects</p> <p>During construction and at site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	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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<p>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</p> <ul style="list-style-type: none"> All ground disturbances including grading for buildings, accessways, easements, subsurface grading, and utilities shall be prohibited within the fenced riparian area. <p>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.</p> <p>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</p>						

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<p>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:</p> <ul style="list-style-type: none"> • 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). <p>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</p>						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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would be lost due to the project. The final restoration plan shall be subject to review and approval by the City Planning and Community Development Department prior to Grading Permit issuance.						
<p>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:</p> <ul style="list-style-type: none"> • 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 	<p>Require oak tree surveys, reports and preservation programs for future development projects</p> <p>Ensure review of these documents by the department’s oak tree consultant</p>	<p>Prior to approval of future projects</p> <p>During construction and at site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>of a specimen oak tree (pervious paving and other materials are allowed, as approved by the City).</p> <ul style="list-style-type: none"> 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 in 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. 						
<p>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.</p>	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		
<p>Certified PEIR MM BIO-3(c): Oak Tree Replacement. For impacts involving 10 percent or less of oak tree</p>	Ensure that the specified oak	Prior to approval of future projects	Once per project	City of Agoura Hills Planning		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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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 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 criteria and ratios are applied to future projects involving oak tree removal	At site inspection	application At least once, as required	and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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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		
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	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	
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<p>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.</p>						
<p>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:</p> <ul style="list-style-type: none"> • 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). 	<p>Require wetland creation or restoration plans as specified in the measure where projects would result in wetland impact</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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.</p>	<p>Require applicants for projects that would affect wetlands to demonstrate to the City compliance with regulations of other agencies having jurisdiction over wetlands</p>	<p>Prior to approval of grading permits for future projects</p>	<p>Once per project application</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>Certified PEIR MM BIO-4(d): Riparian Habitat Preservation and Restoration. Refer to Certified PEIR MM BIO-2(c) above.</p>	<p>Refer to Certified PEIR MM BIO-2(c) above.</p>					
<p>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.</p>	<p>Require fencing proposed around areas that border open spaces or routes of animal movement to allow for wildlife movement as specified</p>	<p>Prior to approval of future projects At site inspection</p>	<p>Once per project application At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>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.</p>	<p>Require the specified lowlight design features for projects in the plan area, and that these be shown on project plans</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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.</p>	<p>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</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>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.</p>	<p>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</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
CULTURAL RESOURCES						
<p>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</p>	<p>Ensure retention of a qualified archeologist for monitoring during construction activities as specified in the measure.</p> <p>Ensure WEAP training is given prior to the start of construction</p>	<p>Prior to Grading Permit issuance/ commencement of excavation activities</p> <p>During construction excavations (e.g., clearing/grubbing, grading, trenching, or any other construction</p>	<p>Once per project application</p>	<p>City of Agoura Hills Planning and Community Development Department</p> <p>Qualified Archaeologist</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
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 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.		excavation activity)				
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	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
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						
<p>Intersection Component MM CUL-3: In the event that historic (e.g., bottles, foundations, refuse dumps/prives, 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.</p> <p>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</p>	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
<p>“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) 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.</p>						
<p>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</p>	<p>Ensure preparation of Final Report and DPR 523 Site Forms</p>	<p>Conclusion of archaeological monitoring</p>	<p>Upon completion of archeological monitoring</p>	<p>City of Agoura Hills Planning and Community Development</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
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.				Department		
<p>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:</p> <ul style="list-style-type: none"> • Planning construction to avoid archaeological sites where feasible. 	<p>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</p> <p>Ensure that applications include protection/ treatment measures when warranted as</p>	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
<ul style="list-style-type: none"> • 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. • 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 	<p>described in the mitigation measure</p> <p>Ensure compliance with the requirements of California Public Resources Code 21083.2.c</p>					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
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 CALAN-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	Ensure the Project is compliant with State Health and Safety Code Section 7050.5	During construction if unanticipated discovery of	If human remains are unearthed	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
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.	and California Public Resources Code Section 5097.98	human remains occurs		Department		
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:	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	When an Unanticipated Discovery of a Paleontological 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
<ul style="list-style-type: none"> 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. 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. 		of Building Permit				
<p>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</p>	<p>Require that structures are built to the standards listed and comply with the CBC and Municipal Code</p>	Prior to approval of building or grading permits for future projects	Once per project application	City of Agoura Hills Planning and Community Development Department		
		At site inspection	At least once, as required	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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these requirements shall be verified by the City 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 <u>current</u> Uniform Building Code and the 1998 <u>current</u> 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	Once per project application	City of Agoura Hills Planning and Community Development Department		
		At site inspection	At least once, as required	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	Ensure that, where required, geologic and soils studies are consistent with the	Prior to approval of building or grading 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	
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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: <ul style="list-style-type: none"> • 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. 	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	At site inspection	At least once, as required	Department 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	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	
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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.	<p>Ensure that development adheres to recommendations of such studies as deemed appropriate by the City of Agoura Hills Building and Safety Department</p> <p>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</p>					
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	<p>Require submittal and implementation of site-specific erosion control plans for future projects.</p> <p>Ensure that landscape plans are prepared by a licensed landscape architect and that final landscaping plans</p>	<p>Prior to approval of permits for future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p> <p>City of Agoura Hills Building and Safety Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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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.	are reviewed and 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	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	
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<p>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.</p>	<p>The City Council and Fire Marshall, in addition to Planning and Community Development Department, shall review and approve</p>					
<p>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.</p> <p>Suitable measures to reduce impacts from expansive soils could include one or more of the following techniques, as determined by a qualified geotechnical</p>	<p>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</p>	<p>Prior to approval of future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p> <p>City of Agoura Hills Building and Safety Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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engineer: <ul style="list-style-type: none"> 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	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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<p>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:</p> <ul style="list-style-type: none"> • 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 <p>After excavation:</p> <ul style="list-style-type: none"> • 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% 	<p>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</p>					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
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<p>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</p> <ul style="list-style-type: none"> 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 						
<p>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.</p>	<p>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</p> <p>Ensure that additional environmental analysis is performed in circumstances specified in the measure</p>	<p>Prior to approval of future projects At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p> <p>City of Agoura Hills Building and Safety Department</p>		
HAZARDS AND HAZARDOUS MATERIALS						
<p>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</p>	<p>Require Phase I ESAs as part of the initial application submittal to the City of Agoura</p>	<p>With initial application</p> <p>Prior to approval</p>	<p>Once per project application</p>	<p>City of Agoura Hills Planning and Community Development</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>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.</p> <p>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.</p>	<p>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</p> <p>Ensure that appropriate remediation is carried when required to the satisfaction of the specific oversight agency by obtaining confirmation from the agency</p>	<p>of permits for future projects</p>		<p>Department</p>		
HYDROLOGY AND WATER QUALITY						
<p>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</p>	<p>Require submittal of a final drainage plan, consistent with the measure, to the City of Agoura Hills Planning and Community Development Department</p>	<p>Prior to issuance of a grading permit for future projects</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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.</p>	<p>and Los Angeles County Flood Control prior to issuance of a grading permit</p> <p>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</p>					
<p>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</p>	<p>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</p>	<p>With initial application / prior to issuance of grading permits for future projects</p>	<p>Once per project application</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
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.	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, piercing, 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	Require that project construction schedules adhere to the days, hours and	Prior to approval of 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	
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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.	limitations expressed in the condition	At site inspection	At least once, as required	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 78.8 dBA to 69.3 dBA (refer to Appendix E for	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
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		
Certified PEIR MM N-3(f): Mechanical Equipment. All exterior mechanical equipment shall be oriented away	Require exterior mechanical	Prior to approval of future projects	Once per project	City of Agoura Hills Planning		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
from adjacent residential uses and shall be fitted with sound-rated parapets.	equipment to be oriented away from adjacent residential uses and fitted with sound-rated parapets	At site inspection	application At least once, as required	and Community Development Department		
<p>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:</p> <ul style="list-style-type: none"> • 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	Require Fuel Modification Plans for proposed development within or adjacent to	Prior to issuance of a grading or building permit 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
<p>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.</p> <p>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 are in place to ensure successful implementation of the FMP.</p>	<p>wildland fire hazard areas</p> <p>Ensure review and approval by the Los Angeles County Fire Department Fuel Modification Unit</p>		as required			
<p>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.</p>	<p>Ensure that landscape plans prohibit the use of highly flammable vegetation near open space areas</p>	<p>Prior to issuance of a grading or building permit</p> <p>At site inspection</p>	<p>Once per project application</p> <p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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.</p>	<p>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</p>	<p>Prior to project approvals</p>	<p>Once</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>Certified PEIR MM PS-5(a): In Lieu Fees. Individual project applicants shall pay the statutory school fees</p>	<p>Ensure statutory school fees are</p>	<p>Prior to issuance of building</p>	<p>Once per project</p>	<p>City of Agoura Hills Planning</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/ Monitoring	Verification	
					Date	Initials
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.)	collected by the School District as required	permits	approval	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	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		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
needed.				Department)		
<p>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.</p> <p>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.</p> <p>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</p>	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
<p>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.</p> <p>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.</p>						
<p>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.</p>	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		
<p>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</p>	Ensure that funding is secured and the specified improvements are	After plan adoption as individual projects are	Ongoing	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
<p>this intersection to provide LOS C operations. The required improvements are outlined below:</p> <p>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.</p> <p>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</p>	implemented	proposed		Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>leg of the intersection (Roadside Drive) would need to be widened to the south to provide two receiving lanes.</p> <p>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.</p>						
<p>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.</p>	<p>Include design features as described in the measure for the specified intersection</p>	<p>Upon plan adoption</p>	<p>Ongoing</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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.</p>	<p>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</p>	<p>Upon plan adoption</p>	<p>Ongoing</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>Certified PEIR MM T-3(d): Pedestrian Cross Walks. Pedestrian crosswalks should utilize textured and colored surface treatments to clearly distinguish these</p>	<p>Include design features as described in the measure for</p>	<p>Upon plan adoption</p>	<p>Ongoing</p>	<p>City of Agoura Hills Planning and Community</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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areas for pedestrian movement. Final design must be approved by the City Engineer.	public improvements			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 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		



Appendix A

Comment Letters

DEPARTMENT OF TRANSPORTATION

District 7 – Office of Regional Planning
 100 S. MAIN STREET, MS 16
 LOS ANGELES, CA 90012
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Making Conservation
 a California Way of Life.

January 13, 2023

Jessica Cleavenger
 Principal Planner
 City of Agoura Hills, Community Development Department
 30001 Ladyface Court
 Agoura Hills, CA 91301

RE: Kanan Road/ Agoura Road Ultimate
 Intersection Improvements Project –
 Public Review Initial Study (IS)/
 Mitigated Negative Declaration (MND)
 SCH # 2022120241
 GTS # 07-LA-2022-04135
 Vic. LA-101/PM 35.041

Dear Jessica Cleavenger:

1-1 Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Mitigated Negative Declaration. The project consists of improvements to the existing signalized intersection at Kanan Road/Agoura Road. The City is regarded as the “Gateway to the Santa Monica Mountains,” and the Kanan Road/Agoura Road Intersection will provide a unique focal point for motorists traveling to, from and along the City’s southerly limits. The project will provide for improved flow of traffic, pedestrian safety, potential decrease in the number of accidents and also provide for aesthetic enhancements. The project is bordered at the northwest and northeast corners of the intersection by fully improved and built-out commercial developments. Additionally, the Kanan-101 Freeway interchange is located approximately 600-ft north of the intersection. These constraints, coupled with the high use and visibility of the intersection, make the project a challenging and sensitive priority for the City. The City of Agoura Hills is the Lead Agency under the California Environmental Quality Act (CEQA).

1-2 The project site is approximately 600 feet south of State Route 101 (US-101). After reviewing the IS/MND, Caltrans has the following comments: Due to the proximity of the Project to Caltrans right-of-way, the Project may have an adverse impact on State Route 101. As such, the Lead Agency should provide additional documents for review. These documents should include, but are not limited to, Project Report and Plan sheets, such as, Traffic Counts, Traffic Signal Sheets, and proposed Signal Plans.

If there are any significant impacts to the State Highway System, the implementation of multimodal mitigation measures and other TDM strategies should be considered to reduce the number of vehicle trips generated by the project.

1-3 Additionally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, including US-101, please submit a construction traffic control plan detailing these issues for Caltrans' review.

1-3 Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

1-4 We look forward to reviewing any proceeding documents related to this project and will provide additional comments at that time, if warranted. In the spirit of cooperation, Caltrans staff is available to work with your planners and traffic engineers for this project. If you have any questions regarding these comments, please contact Carlo Ramirez, the project coordinator, at Carlo.Ramirez@dot.ca.gov, and refer to GTS # 07-LA-2022-04135.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse