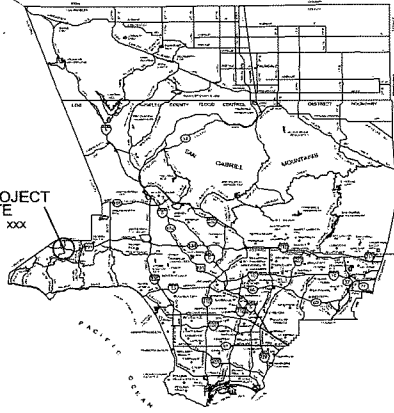


COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS CITY OF AGOURA HILLS KANAN ROAD/ AGOURA ROAD ULTIMATE INTERSECTION IMPROVEMENTS NIB - XX-XX

INDEX TO PROJECT DRAWINGS

SHEET NO.	CITY DWG NO.	DESCRIPTION
1	SD-1	LACFCD TITLE SHEET
2	SD-T2	LACFCD NOTES
3	SD-1	LACFCD PLAN & PROFILE
4	SD-2	LACFCD DETAILS

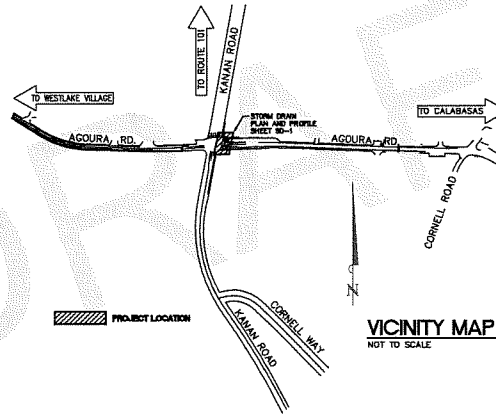
PROJECT SITE
R.O. XXX



LOCATION MAP
NOT TO SCALE

INDEX TO STANDARD DRAWINGS

STD. PLAN	AMERICAN PUBLIC WORKS ASSOCIATION TITLE
300-4	CURB OPENING CATCH BASIN
313-4	LOCAL DEPRESSIONS AT CATCH BASINS
335-2	PIPE CONNECTIONS TO EXISTING STORM DRAINS
380-4	CONCRETE COLLAR FOR RCP 12" (300 mm) THROUGH 72" (1800 mm)



VICINITY MAP
NOT TO SCALE

BENCH MARKS

BM 1: "DY10005" Elev. 873.262 FT
RDBM TAG IN CONC BASE OF LT STD @ ANIMAL CENTER #2525 AGOURA RD 135' N/O CL & 16.4' E/O CL DRWY ENT
(NAVD88, 2005 ADJUSTMENT, WATTS QUAD)

RIPRAP NOTES

- ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 24 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
- THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCKS. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES.
- SURFACE ROCKS SHALL BE IMBEDDED FROM 1/2 TO 2/3 OF THEIR MAXIMUM DIMENSION. NOTE: CONCRETE MAY BE SUBSTITUTED FOR GROUT.

PRIVATE ENGINEERS NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR SHOWN ON THIS DRAWING.

RCE SIGNATURE

DATE

100% SUBMITTAL

LACFCD TITLE SHEET SD-1

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

PREPARED BY:

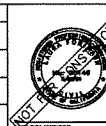
Kimley»Horn

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600 South Figueroa Street, Suite 2000, Los Angeles, CA 90017
Tel (213) 261-4040

PROJECT NUMBER DATE TRACT NO. XXXXX

SHEET 1 OF 4

APPROVED MARK FIELD/RELLA ROAD CORNER/SEWER	NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
BY: ASSISTANT DEPUTY DIRECTOR	DATE:				
RECOMMENDED LAND DEVELOPMENT DIVISION					
BY: ASSISTANT ENGINEER/ENGINEER	DATE:				
SUBMITTED					
BY: SUPERVISOR/PLANNING SECTION	DATE:				



Know what's below.
Call before you dig.

GENERAL NOTES

- A PERMIT SHALL BE OBTAINED AND ALL FEES AND DEPOSITS FOR CONSTRUCTION INSPECTION SHALL BE PAID TO THE PUBLIC WORKS AT THE PERMIT COUNTER, 600 SOUTH FREMONT AVENUE, FLOOR, PRIOR TO STARTING WORK UNDER THIS CONTRACT. ALSO, ALL OTHER REQUIRED PERMITS, SUCH AS ROAD EXCAVATION PERMITS, MUST BE OBTAINED PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL CONTACT THE DISTRICT OFFICE LISTED ON THE "APPLICATION FOR STORM DRAIN CONSTRUCTION INSPECTION FORM" TO ARRANGE FOR AN ACCEPTABLE CONSTRUCTION START DATE.
- APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION TO THE ACCURACY OF THE LOCATION, OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL SHEETS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (INCLUDING SUPPLEMENTS), AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE DIRECTOR OF PUBLIC WORKS.
- THE CONTRACTORS ATTENTION IS DIRECTED TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION IN REGARD TO SAFETY ORDERS AND SHALL CONFORM TO THE "MINIMUM PUBLIC SAFETY REQUIREMENTS" AS SHOWN ON THE LOS ANGELES COUNTY PUBLIC WORKS STANDARD PLAN 6008.
- ELEVATIONS ARE IN FEET ABOVE U.S.C. AND G.S. MEAN SEA LEVEL DATUM OF 1929 UNLESS OTHERWISE INDICATED.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED, AND APPROVED.
- ALL STRUCTURAL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- TRANSVERSE REINFORCEMENT AND TRANSVERSE JOINTS SHALL BE PLACED AT RIGHT ANGLES (OR RADIAL) TO THE CONDUIT CENTERLINE EXCEPT AS OTHERWISE SHOWN ON THE DRAWINGS.
- ALL STEEL ADJACENT TO FACE OF CONCRETE SHALL HAVE A 2-1/2-INCH CLEARANCE UNLESS OTHERWISE SPECIFIED.
- REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE STEEL, PER ASTM A615GRADE 60.
- ALL BAR BENDS AND HOOKS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "MANUAL OF STANDARD PRACTICE".
- DIMENSIONS FROM FACE OF CONCRETE TO STEEL ARE TO CENTERLINE OF STEEL UNLESS OTHERWISE NOTED.
- ALL STEEL THAT IS TO BE CONTINUOUS SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER.
- ALL CONSTRUCTION JOINTS IN THE FOOTING OR SLABS AND WALLS SHALL BE IN THE SAME PLANE. NO STAGGERING OF JOINTS WILL BE PERMITTED.
- ALL EXPOSED EDGES SHALL BE FINISHED WITH A 3/4-INCH CHAMFER.
- UNLESS OTHERWISE SHOWN, CONCRETE DIMENSIONS SHALL BE MEASURED VERTICALLY OR HORIZONTALLY AND PARALLEL OR AT RIGHT ANGLES (OR RADIAL) TO THE CENTER LINE OF CONSTRUCTION.
- CONCRETE BACKFILL IS REQUIRED WHEN THE PIPE HAS LESS THAN ONE-FOOT OF COVER. THE CONCRETE BACKFILL SHALL CONSIST OF 1:3:5 MIX, PORTLAND CEMENT CONCRETE POURED FROM WALL TO WALL OF TRENCH AND FROM BOTTOM OF TRENCH TO A MINIMUM OF 4 INCHES OVER THE TOP OF THE PIPE.
- ALL PIPES SHALL BE PLACED IN TRENCH IN NATURAL GROUND AND/OR COMPACTED FILL. THE GROUND LEVEL BEFORE THE TRENCHING SHALL BE AT LEAST 3 FEET ABOVE THE TOP OF THE PIPE ELEVATION OR AT FINISH SURFACE ELEVATION, WHICHEVER IS LESS.
- ALL BACKFILL AND RELATIVE COMPACTION FILLS OUTSIDE OF STREET RIGHT OF WAY SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SOIL TEST D 1567-91 METHOD D UNLESS OTHERWISE SPECIFIED. THIS SHALL BE CERTIFIED BY A SOILS ENGINEER. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE COUNTY.
- ALL BACKFILL AND FILLS WITHIN STREET RIGHTS OF WAY SHALL BE COMPACTED IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE NOTED AND INSPECTED BY THE CITY. THE SOIL COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
- PIPE BEDDING SHALL BE:
IN ACCORDANCE WITH LOS ANGELES COUNTY PUBLIC WORKS STANDARD PLAN NO. 3092 UNLESS OTHERWISE NOTED, OR
ACCORDING TO STANDARD PLAN NO. 3080, CASE III, EXCEPT BELL AND SPIGOT PIPE, WHICH SHALL BE CASE II BEDDING UNLESS OTHERWISE SHOWN. W VALUES SHALL BE AS SPECIFIED ON STANDARD PLAN NO. 3080 FOR CASE III BEDDING, NOTES 3 (A), 3 (B), AND 3 (C). IF THE W VALUE AT THE TIP OF THE PIPE IS EXCEEDED, THE BEDDING SHALL BE MODIFIED AND/OR PIPE OF ADDITIONAL STRENGTH SHALL BE PROVIDED. THE PROPOSED MODIFICATION SHALL BE APPROVED BY PUBLIC WORKS.
- PIPE SHALL BE EMBEDDED 5 INCHES INTO ALL STRUCTURES INCLUDING INLET AND HEAD WALLS UNLESS OTHERWISE SPECIFIED.
- THE MINIMUM CONCRETE COVER FOR REINFORCEMENT IN PRECAST CONCRETE PIPE SHALL BE 1 INCH IN PIPE HAVING A WALL THICKNESS OF 2 1/2 INCHES OR GREATER AND 3/4 INCH IN PIPE HAVING A WALL THICKNESS OF LESS THAN 2 1/2 INCHES.
- ALL CATCH BASINS WITHIN THE DEDICATED STREET RIGHT OF WAY SHALL BE CONSTRUCTED PER THE STREET PLANS
- THE CONTRACTOR SHALL PROVIDE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS A DRAINAGE SYSTEM FOR CONTRIBUTORY FLOWS TO BE OPERABLE AT ALL TIMES UNTIL THIS STORM DRAIN SYSTEM IS ACCEPTED FOR MAINTENANCE. THE DESIGN OF THE DRAINAGE SYSTEM MUST BE PREPARED UNDER THE DIRECTION OF A CIVIL ENGINEER.



STORMWATER POLLUTION CONTROL REQUIREMENTS FOR ROAD CONSTRUCTION

STORMWATER POLLUTION PLAN NOTES

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDEED VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL):

EROSION CONTROL

- EC1 SCHEDULING
- EC2 PRESERVATION OF EXISTING VEGETATION
- EC3 HYDRAULIC MULCH
- EC4 HYDROSEEDING
- EC5 SOIL BINDERS
- EC6 STRAW MULCH
- EC7 GEOTEXTILES & MATS
- EC8 WOOD MULCHING
- EC9 EARTH DIKES AND DRAINAGE SWALES
- EC10 VELOCITY DISSIPATION DEVICES
- EC11 SLOPE DRAINS
- EC12 STREAMBANK STABILIZATION
- EC13 RESERVED
- EC14 COMPOST BLANKETS
- EC15 SOIL PREPARATION/ROUGHENING
- EC16 NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 SILT FENCE
- SE2 SEDIMENT BASIN
- SE3 SEDIMENT TRAP
- SE4 CHECK DAM
- SE5 FIBER ROLLS
- SE6 GRAVEL BAG BERM
- SE7 STREET SWEEPING AND VACUUMING
- SE8 SANDBAG BARRIER
- SE9 STRAW BALE BARRIER
- SE10 STORM DRAIN INLET PROTECTION
- SE11 ACTIVE TREATMENT SYSTEMS
- SE12 TEMPORARY SILT DIKE
- SE13 COMPOST SOCKS & BERMS
- SE14 BIOPILER BAGS

WIND EROSION CONTROL

- WE1 WIND EROSION CONTROL

CATCH BASIN STENCIL DETAIL

ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE STENCILED TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS. THIS STENCIL SHALL HAVE A MINIMUM DIAMETER OF 30 INCHES.

EQUIPMENT TRACKING CONTROL

- TC1 STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 STABILIZED CONSTRUCTION ROADWAY
- TC3 ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 WATER CONSERVATION PRACTICES
- NS2 DEWATERING OPERATIONS
- NS3 PAVING AND GRINDING OPERATIONS
- NS4 TEMPORARY STREAM CROSSING
- NS5 CLEAR WATER DIVERSION
- NS6 ILLICIT CONNECTION/DISCHARGE
- NS7 POTABLE WATER/IRRIGATION
- NS8 VEHICLE AND EQUIPMENT CLEANING
- NS9 VEHICLE AND EQUIPMENT FUELING
- NS10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 PILE DRYING OPERATIONS
- NS12 CONCRETE CURING
- NS13 CONCRETE FINISHING
- NS14 MATERIAL AND EQUIPMENT USE
- NS15 DEMOLITION ADJACENT TO WATER
- NS16 TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

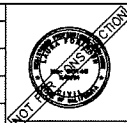
- WM1 MATERIAL DELIVERY AND STORAGE
- WM2 MATERIAL USE
- WM3 STOCKPILE MANAGEMENT
- WM4 SPILL PREVENTION AND CONTROL
- WM5 SOLID WASTE MANAGEMENT
- WM6 HAZARDOUS WASTE MANAGEMENT
- WM7 CONTAMINATION SOIL MANAGEMENT
- WM8 CONCRETE WASTE MANAGEMENT
- WM9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 LIQUID WASTE MANAGEMENT

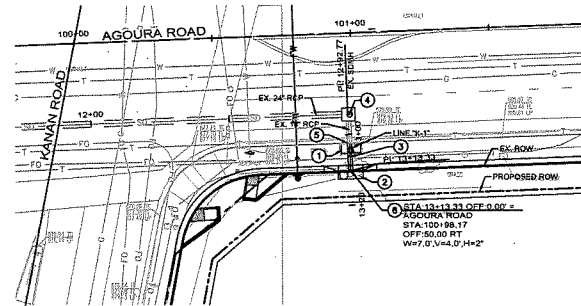
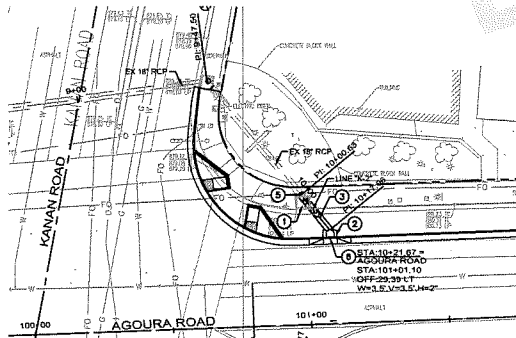
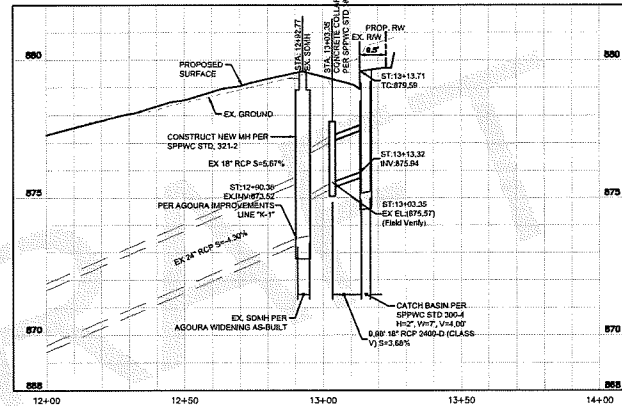
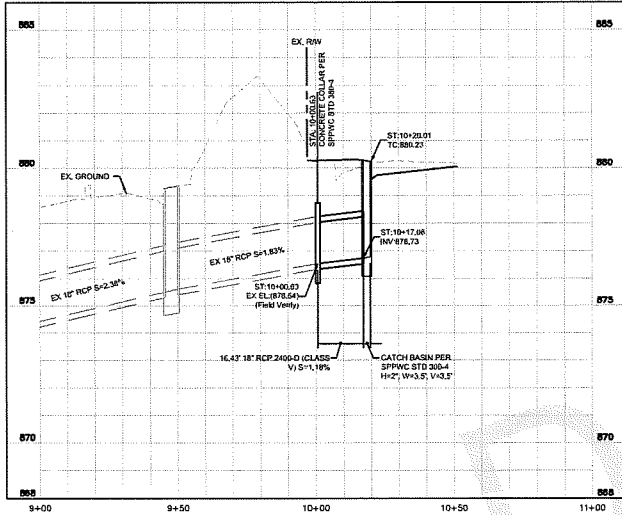
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LACFCD NOTES SD-T2

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS	
PREPARED BY:	Kimley»Horn
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TRACT NO. XXXXX	SHEET 2 OF 4

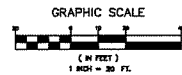
APPROVED MARK FIELD (ALLS, ROLLS, COMPOSITE)	NO.	REVISIONS	REVISED BY	APPROVED BY	DATE
BY: ASSISTANT ENGINEER (DATE)					
RECOMMENDED LAND DEVELOPMENT DIVISION					
BY: ASSISTANT ENGINEER (DATE)					
BLANKETTED					
BY: SUPERVISOR/PLAN CHECKER (DATE)					





LINE 'K-2'
TO BE MAINTAINED BY
CITY OF AGOURA HILLS

LINE 'K-1'
TO BE MAINTAINED BY
LACFC



100% SUBMITTAL

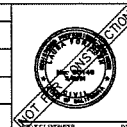
GENERAL NOTES

1. ALL CATCH BASIN STATION AND OFFSET LOCATIONS ARE BASED ON THE CENTER OF THE CB AT THE FACE OF CURB.
2. ALL STATION AND OFFSETS SHOWN IN PLAN ARE BASED ON AGOURA ROAD ALIGNMENT.
3. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

1. REMOVE AND DISPOSE OF EXISTING CURBSIDE GRATED INLET.
2. CONSTRUCT CURBSIDE GRATED BASIN PER SPPWC STD. PLAN 300-4. SEE DETAIL 1 ON SHEET SD-2. SEE PLAN FOR W, V, AND H.
3. CONSTRUCT 18" REINFORCED CONCRETE PIPE.
4. REMOVE EXISTING MANHOLE & CONSTRUCT STORM DRAIN MANHOLE PER SPPWC STD. 321-2. SEE DETAIL 3 ON SHEET SD-2.
5. CONSTRUCT CONCRETE COLLAR CONNECTION PER SPPWC STD. 380-4. SEE DETAIL 4 ON SHEET SD-2.
6. CONSTRUCT LOCAL DEPRESSION PER SPPWC STD. PLAN 313-4. MODIFIED CASE B. SEE DETAIL 2 ON SHEET SD-2.

APPROVED MARK FIELD/REVISION	NO.	REVISION	REVISED BY	APPROVED BY	DATE
BY: _____ DATE: _____					
RECOMMENDED LIAISON DEVELOPMENT DIVISION					
BY: _____ DATE: _____					
SUBMITTED					
BY: _____ DATE: _____					



LACFC PLAN & PROFILE SD-1
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

PREPARED BY:
Kimley-Horn
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600 South Figueroa Street, Suite 2050, Los Angeles, CA 90017
141 (013) 261-4640

TRACT NO. XXXXX
SHEET 3 OF 4

Exhibit 6

Summary of Proposed Changes
(Attached)



MEMORANDUM

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

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

Chapter 1:

Relationship to Other Planning Documents and Overlays

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

Chapter 2:

Village Areas

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

Development Standards

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

Chapter 4:

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

Chapter 7:

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

Global changes:

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

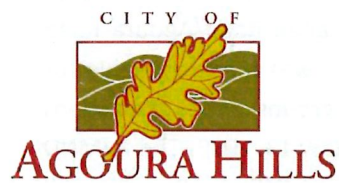
The following describes additional updates that we would like to incorporate for clarity:

Pending items:

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

Exhibit 7

IS/MND and MMRP
(Attached)



Agoura Village Specific Plan Update Project

State Clearinghouse No. 2022120241

Final Initial Study/Mitigated Negative Declaration

April 2024

Lead Agency:

City of Agoura Hills

30001 Ladyface Court
Agoura Hills, CA 91301

Denice Thomas, AICP – Community Development Director
818.597.7311

Consultant:

Kimley-Horn and Associates, Inc.

660 South Figueroa Street, Suite 2050
Los Angeles, California 90017
213.261.4040

1.0 Introduction

1.1. Background

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

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

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

2.0 Comment Letters and Responses

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

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

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

IS/MND Public Review

Letter Number / Author / Date

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

Recirculated IS/MND Public Review

No comments on the Recirculated IS/MND were received.

RESPONSE TO COMMENT LETTER 1

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

- 1-1 This comment introduces the California Department of Transportation’s (Caltrans) response to the IS/MND and provides a summary of the Intersection Component and its location. This comment does not address the IS/MND’s adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 1-2 This comment discusses the Intersection Component’s potential impacts to State Route 101 (U.S. 101) due to the proposed Project’s proximity to U.S. 101 and requests that the Lead Agency (City of Agoura Hills) provide additional documents for review and implementation of multimodal mitigation measures if the Intersection Component would have significant impacts on U.S. 101. The Intersection Component includes an eastbound right-turn lane and northbound right-turn lane. The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor’s Office of Planning and Research states that “installation, removal, or reconfiguration of traffic lanes that are not for through traffic, such as left, right, and U-turn pockets, two-way left turn lanes, or emergency breakdown lanes that are not utilized as through lanes” are not likely to lead to a substantial increase in vehicle traffic. As addressed in the IS/MND and Recirculated IS/MND, “the Intersection Component does not propose to add through lanes and would generally match the existing Kanan and Agoura Roads pavement structural sections. Given its nature and scope, the Intersection Component would not lead to induced vehicle travel.” Additionally, the intersection improvements would reduce congestion at the Kanan Road/Agoura Road intersection and the surrounding roadway segments. The right-turn lanes in the eastbound and northbound directions allow for the traffic signal to operate more efficiently by reducing the amount of “green time” needed for the northbound and eastbound directions. These improvements would not affect movements to or from the U.S. 101 and are proposed to reduce congestion at the Kanan Road/Agoura Road intersection. Therefore, the intersection improvements would not impact operation of U.S. 101 and the conclusions provided in the IS/MND remain applicable.
- 1-3 This comment outlines Caltrans requirements for the Intersection Component’s construction. If the Intersection Component’s construction requires transportation of heavy construction equipment and/or materials that require use of oversized transport vehicles on State Highways, a Caltrans Transportation Permit would be obtained. Additionally, because during the Intersection Component’s construction may result in lane closures, Mitigation Measure TRANS-1 requires the preparation of a Traffic Control Plan for Caltrans review. Finally, if any construction work for the Intersection Component is completed on or near Caltrans’ right-of-way, an Encroachment Permit would be obtained. Therefore, as concluded in the IS/MND, the Intersection Component’s impacts

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

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

3.0 MITIGATION MONITORING AND REPORTING PROGRAM

3.1. Purpose of Mitigation Monitoring and Reporting Program

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

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

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

(a) *When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*

(1) *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural*

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

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

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

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

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
AESTHETICS						
<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 roof/attic space of all onsite structures.</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
<p>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.</p>	<p>Encourage use of electrical powered landscape maintenance equipment for future multi-unit residential projects, and require provision of exterior outlets to facilitate their use</p>	<p>Prior to approval of future projects</p>	<p>Once per application</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>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.</p>	<p>Require shade trees in future projects to shade structures, and that the Architectural Review Board review landscaping plans for consistency</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>		
<p>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.</p>	<p>Require that bus stops meeting City and transit agency standards and including passenger shelters as specified be provided in future projects in the Specific Plan Area as appropriate</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>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. 	<p>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</p>	<p>Prior to release of the feasibility study</p>	<p>Once per study draft</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
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 part of the underground utility component, depending on the size of the potential permanent impact</p>	<p>Ensure the vegetation mapping is updated and permanent and temporary impacts to vegetation communities and land covers are calculated</p>	<p>Prior to the start of Intersection Component construction</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
resulting from the structure(s) and quality of habitat, those impacts could be considered negligible on native habitat. Larger permanent potential impacts on native habitat could require the restoration of similar habitat in the Intersection Component vicinity or even the purchase of mitigation credits for the conservation of similar habitat.						
Certified PEIR MM BIO-1(a): Sensitive Plant Survey and Protection Plan. Prior to approval of individual development applications within the residual natural areas of Zones A south, B, E, and F, surveys for sensitive plant species, including but not limited to Agoura Hills dudleya and Lyon’s pentachaeta, should be performed by a qualified plant ecologist. These surveys shall be performed during the blooming period (April - June). If a sensitive species is found, avoidance shall be required unless the applicant provides substantial documentation that avoidance would not be feasible or would compromise the objectives of the Specific Plan. For Lyon’s pentachaeta and Agoura Hills dudleya, avoidance is defined as a minimum 200 foot setback unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review and approval by the jurisdictional agencies (USFWS and/or CDFG). For other sensitive species avoidance shall be determined based on the specific plant pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for	Require sensitive plant surveys be performed as specified in the measure for proposed development within the areas listed, and mitigation monitoring as specified where appropriate, including avoidance of Lyon’s pentachaeta and Agoura Hills dudleya, unless a successful mitigation replacement population is established in accordance with the appropriate success period (as determined by the permitting agencies)	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>state or federally listed plants. The maintenance and management plan must be approved by the appropriate jurisdictional agencies prior to issuance of a grading permit. If avoidance is not feasible, on-site mitigation is preferred if suitable, unoccupied, habitat is present that can be isolated from human disturbance. Otherwise, an offsite location would be considered; the Ladyface Mountain Specific Plan area may contain appropriate habitat and may be a preferred location. A mitigation restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in the on- or off-site mitigation location. The plan shall also include a monitoring program so that the success of the effort can be measured. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The required level of success for Agoura Hills dudleya and Lyon’s pentachaeta shall be defined at a minimum as a demonstration of five consecutive years, or a period as deemed appropriate by the permitting agencies (USFWS and/or CDFG), of growth of a population equal to or greater than that which would be lost due to the project. This level of success shall be achieved prior to removal of the impacted population. Success criteria for other sensitive species will be determined on an individual basis pursuant with the recommendations of a qualified plant ecologist, and with the coordination of USFWS and/or CDFG for state or federally listed plants. When applicable the mitigation restoration</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
plan shall be submitted to the appropriate regulatory agencies for review and approval, with the approved plan then submitted to the City of Agoura Hills prior to issuance of a grading permit for the area of concern.						
Certified PEIR MM BIO-1(b): Sensitive Wildlife Survey. Not more than two weeks prior to ground disturbing construction within the Specific Plan area, a preconstruction survey for the two-striped garter snake, burrowing owl, western pond turtle, sensitive bat species, and any other special-status species shall be conducted by a qualified biologist and submitted to the City Planning and Development Department prior to beginning construction and/or commencement of any disturbance. If a species is found, avoidance is the preferred mitigation option. If avoidance is not feasible these species shall be captured, when possible, and transferred to adjacent appropriate habitat within designated open space areas either onsite or directly adjacent to the project area. This shall be performed only by a CDFG approved biologist. The CDFG and City of Agoura Hills shall be formally notified and consulted regarding the presence of these species onsite. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified. Only a USFWS approved biologist would be allowed to capture and relocate these animals.	Require sensitive wildlife surveys as specified in the measure for proposed development within the Specific Plan area, and mitigation and monitoring as specified where appropriate. Ensure that a CDFG-approved biologist perform surveys, and that if a federally listed species is found, the USFWS is notified and a USFWS-approved biologist carry out any capture and relocation of such animals	Prior to approval of future projects During construction and at site inspection	Once per project application At least once, as required	City of Agoura Hills Planning and Community Development Department		
Certified PEIR MM BIO-1(c): Bird Nesting Surveys. If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season (February 1 through August 31), preconstruction/grading surveys	Require bird nesting surveys as specified in the measure for proposed development within	Prior to approval of future project	Once per project application	City of Agoura Hills Planning and Community Development Department		

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

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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 demonstrates that avoidance would not be feasible or would compromise the objectives of the Specific Plan,</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 mitigation measure</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>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 grading, and utilities shall be prohibited within the fenced native grassland area. 						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<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 soil type and habitat criteria sufficient for the establishment and growth of the native grassland lost.</p>						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<p>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 mitigation bank acceptable to the City of Agoura Hills shall be done.</p>						

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
					Date	Initials
<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 location of the habitat and fencing off shall be done under the direction of a qualified biologist 	<p>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>	<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>(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 development were to encroach upon this sensitive community, the appropriate permits would be</p>						

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<p>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 would be lost due to the project. The final restoration plan shall be subject to review and approval by the</p>						

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					Date	Initials
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 of a specimen oak tree (pervious paving and other materials are allowed, as approved by the City). 	<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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<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 removal resulting from grading and project development, each oak tree shall be replaced with</p>	Ensure that the specified oak replacement criteria and ratios are applied	Prior to approval of future projects At site inspection	Once per project application	City of Agoura Hills Planning and Community Development		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>specimen oak trees of the same species as the tree that was removed at a ratio and dimension specified in the City's Zoning Ordinance. This mitigation is to occur onsite. For impacts involving greater than 10 percent of oak tree removal resulting from grading and project development, mitigation shall either be onsite with the requirements as listed above, or an in-lieu fee may be paid to the City to be used to acquire land and/or install oak trees on another site, preferably in as close proximity to the area of removal as possible. The sum of the calipers of all oak trees planted must be at least equal to that removed. The locations of the replanted trees shall be indicated on the project plans submitted to the City for review by the City's oak tree consultant. Trees shall be planted so that mature trees will have a continuous canopy. Every attempt shall be made to plant oak trees according to species-specific habitat requirements: valley oaks at lower elevations in alluvial soils; and coast live oaks on mesic north facing slope locations. Each oak tree removed by grading and project development shall be replaced with two 36 inch box and two 24 inch box specimen oak trees of the same species as the tree that was removed. Additionally, all naturally occurring native vegetation in the areas proposed for oak tree mitigation shall be identified. This includes surveys for ephemeral plants and bulbs. Oak tree planting shall not cause the removal or destruction of existing native vegetation without replacement in the same locations.</p>	<p>to future projects involving oak tree removal</p>		<p>At least once, as required</p>	<p>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-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.</p>	<p>Ensure that the specified oak replacement standards are applied to future projects involving oak tree removal</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>		
<p>Certified PEIR MM BIO-4(a): Replacement Ratio. Federal and State protected wetland habitat shall be replaced at a minimum ratio of 2.0 acres of habitat, at the same or greater quality, for every 1.0 wetland acre removed. Replacement shall be at an Agoura Hills Planning and Community Development Department approved location or by providing adequate funding for the replacement of wetland habitat to an organization currently conducting restoration of wetland habitat. The organization and its activities are to be approved by an Agoura Hills Planning and Community Development Department approved biologist. Two areas located within the Specific Plan boundaries shall be considered for mitigation credit. That portion of Lindero Canyon Creek located between Agoura Road and Kanan Road is the preferred mitigation location for impacts to other wetland areas within the project area. This restoration effort would include restoring the channel to a more natural state. Improvement of the unchannelized</p>	<p>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</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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portion of Medea Creek, located south of Agoura Road, shall be considered as an alternate location for mitigation and wetland restoration.						
<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). 	Require wetland creation or restoration plans as specified in the measure where projects would result in wetland impact	<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		

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<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</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>		

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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>		

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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 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>		
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 excavation, and if found, the abundance and type of archaeological resources encountered, as determined</p>	<p>Ensure retention of a qualified archeologist for monitoring during construction activities as specified in the measure. Ensure WEAP training is given prior to the start of construction</p>	<p>Prior to Grading Permit issuance/commencement of excavation activities During construction excavations (e.g., clearing/grubbing, grading, trenching, or any other construction excavation activity)</p>	<p>Once per project application</p>	<p>City of Agoura Hills Planning and Community Development Department Qualified Archaeologist</p>		

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

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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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/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed during Intersection Component construction, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified Archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist and the consulting Tribe.</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 “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified</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	
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<p>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 archaeological monitoring for the Intersection Component. The report shall include a description 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 Department</p>		

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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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.						
<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. • Deeding archaeological sites into permanent conservation easements. 	<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 described in the mitigation measure</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		

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<ul style="list-style-type: none"> • Planning parks, greenspace, or other open space to incorporate archaeological sites. • Dedication of informational booth which explains Native American cultural heritage and displays recovered artifacts from the project site. • Salvage and recordation of resources by a qualified archaeologist. These resources shall be preserved onsite in an interpretive center, designed under the review of both the Native American Heritage Commission and the City of Agoura Hills. • Pursuant to Public Resources Code 21083.2.c., the project applicant shall provide a guarantee to the lead agency to pay one-half the estimated cost of mitigating the significant effects of the project on unique archaeological resources. In determining payment, the lead agency shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the lead agency shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide the funding 	Ensure compliance with the requirements of California Public Resources Code 21083.2.c					

Mitigation Measures (MMs)	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible for Approval/Monitoring	Verification	
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<p>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).</p>						
<p>Certified PEIR MM HA-1(b): Construction Monitoring. Initial grading activities near archaeological sites CA-LAN-1436, CALAN-1352, and CA-LAN-41 shall be monitored by a qualified archaeologist and Native American Monitor. If cultural resource remains are encountered during construction or land modification activities, the applicable procedures established under CEQA (CEQA Guidelines §15064.5). In this event the City 's Department of Planning and Community Development shall be notified at once and work shall stop within a 100 ft radius until a qualified archaeologist satisfactory to the City has assessed the nature, extent, and potential significance of any cultural remains. If such remains are determined to be significant, appropriate actions to mitigate impacts to the remains shall be implemented per Section 21083.2 of the Public Resources Code. Depending upon the nature of the find, mitigation could involve avoidance, documentation, or other appropriate actions, to be determined by a qualified archaeologist.</p>	<p>Require construction monitoring as specified in the measure for grading near the identified known sites</p> <p>Ensure CEQA and City guidelines and the standards in the measure are followed if cultural resource remains are encountered during grading</p> <p>Ensure compliance with the requirements of California Public Resources Code 21083.2.c</p>	<p>During grading for future projects</p> <p>At site inspection</p>	<p>At least once, as required</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		
<p>Certified PEIR MM HA-1(c): Archaeological Discovery. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section</p>	<p>Ensure the Project is compliant with State Health and Safety Code Section 7050.5 and California Public Resources Code</p>	<p>During construction if unanticipated discovery of human remains occurs</p>	<p>If human remains are unearthed</p>	<p>City of Agoura Hills Planning and Community Development Department</p>		