



CITY OF AGOURA HILLS
NOTICE OF PUBLIC HEARING AND
AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

A Draft Mitigated Negative Declaration has been prepared for the following project pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date.

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: Citywide Trails and Pathways Master Plan

This Initial Study and Mitigated Negative Declaration (IS/MND) addresses the potential environmental effects resulting from the adoption of the Citywide Trails and Pathways Plan. The Plan is a long-range trail planning document that will be used in guiding the creation and maintenance of a citywide trail and pathway network. The Plan contains guidelines for the design and construction of trails as well as the maintenance and management of trails. The Plan identifies existing trails in the City and provides guidance on the preferred location of new trails. The Plan is not intended to show precise alignments or locations of physical improvements. Precise locations will be developed on a case-by-case basis following appropriate review procedures.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and Draft Mitigated Negative Declaration (IS/MND) that evaluate environmental effects of the project have been prepared and are available for review and comment. The analysis identifies no significant environmental effects.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at the Planning and Community Development Department, 30001 Ladyface Court between the hours of 8:00 AM and 5:00 PM. Any questions regarding the project may be directed to Joyce Parker-Bozylinski at (818) 597-7300. Please call Sally Schneider (818) 597-7313 for copies of the document.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comment on the environmental document. The public review period begins on Thursday, October 9, 2008. Comments on the Draft MND must be submitted by Tuesday, November 4, 2008 at 5:00 PM. Please send your comments to Joyce Parker-Bozylinski, City of Agoura Hills, Planning and Community Development Department, 30001 Ladyface Court, Agoura Hills, CA 91301.

PUBLIC HEARING: The Planning Commission will hold a public hearing considering recommendation of approval of the project and the environmental document on November 6, 2008 at 6:30 PM in the City Council Chambers at 30001 Ladyface Court, Agoura Hills, CA.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

INTRODUCTION

This Initial Study and Mitigated Negative Declaration (IS/MND) addresses the potential environmental effects resulting from the adoption of the Citywide Trails and Pathway Plan.

LEGAL AUTHORITY AND FINDINGS

This Initial Study/ Mitigated Negative Declaration has been prepared in accordance with the CEQA Guidelines and relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended.

Initial Study. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of the Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

Negative Declaration or Mitigated Negative Declaration. Section 15070 of the CEQA Guidelines states that a public agency shall prepare a Negative Declaration or Mitigated Negative Declaration for a project subject to CEQA when:

- (a) The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The Initial Study identifies potentially significant effects but:
 1. Revisions in the project plans or proposals made by, or agreed to by, the applicant before a proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
 2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/MND may be used to satisfy the requirements of CEQA when the physical effects of the proposed project are anticipated to have no significant unmitigable effects on the environment. As discussed further in subsequent sections of this document, implementation of the proposed project would not result in any significant effects on the environment.

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/MND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are discussed and evaluated.

A “significant effect” is defined by Section 15382 of the CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” According to the CEQA Guidelines, “an economic or social change by itself shall not be

considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The following information applies to the Initial Study Checklist:

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, and EIR is required.
- (4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- (5) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
- (6) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (a) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 - (b) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significant.

INITIAL STUDY CHECKLIST

Project Title: Citywide Trails and Pathway Plan

Lead Agency Name and Address: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Contact Person and Phone Number: Joyce Parker-Bozylinski, Special Projects Planner
City of Agoura Hills 818-597-7300

Project Location: Citywide

Project Sponsor's Name and Address: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 93101

General Plan Designation: Existing: Regional Park/Recreation (PR), Restricted Open Space (OS-R), Restricted OS/Deed Restricted (OS-R/DR), Ladyface Mountain Specific Plan, Business Park Office (BP-O), Business Park Manufacturing (BP-M), Commercial-Retail/Service (CG), Rural Residential (RR), Very Low Density Residential (RV), Low Density Residential (RL), and Single Family Residential (RS).
Proposed: Same

Zoning: Existing: Park-Open Space- Drainage (P-OS-D), Specific Plan (SP), Business Park-Office-Retail (BP-OR), Business Park – Manufacturing (BP-M), Retail Service Commercial (CRS), Open Space-Deed Restricted (OS-DR), Open Space-Restricted (OS-R) Open Space (OS), Rural Residential (RR), Very Low Density Residential (RV), Low Density Residential (RL), and Single Family Residential (RS).
Proposed: Same

Project Description: The Citywide Trails and Pathway Plan is a long-range trail planning document that will be used in guiding the creation and maintenance of a citywide trail and pathway network. The Plan contains guidelines for the design and construction of trails as well as the maintenance and management of trails. The Plan identifies existing trails in the City and provides guidance on the preferred location of new trails. The Plan is not intended to show precise alignments or locations of physical improvements. Precise locations will be developed on a case-by-case basis following appropriate review procedures. The majority of planned trails and pathways are located within the urban areas of the City and most of the trails in the open space areas are planned on existing utility roads or existing dirt pathways.

Surrounding Land Uses: Citywide.

Site Description and Environmental Setting: Citywide.

Other Public Agencies Whose Approval Is Required: None.

Entitlements: No entitlements or permits are required.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that could be lessened to a level of insignificance through incorporation of mitigation.

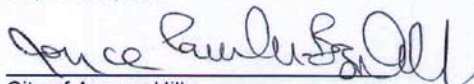
- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Biological Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Hazards/Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Land Use/Planning |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to an earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Report Preparer:


 City of Agoura Hills

10/17/08

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(1) LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

Discussion:

The project consists of the adoption of a Citywide Trails and Pathway Plan and therefore is not a physical development capable of dividing an established community. The proposed Trails and Pathways Master Plan is consistent with the Circulation, Open Space and Conservation and Parks and Recreation Element of the General Plan. The Plan will not result inconsistencies with the standards and guidelines in the General Plan, nor will the project result in any significant conflicts with existing uses. Both private and publicly owned properties will be traversed by the proposed trail alignments. Easements will need to be acquired from private land owners and the City will need to work cooperatively with the other agencies that build and maintain trails within the City. The project would not conflict with any plan, policy or regulation that was adopted to avoid or mitigate an environmental effect.

The majority of planned trails and pathways are located within the urban areas of the City and most of the trails in the open space areas are planned on existing utility roads or existing dirt pathways. There are no habitat conservation plans or natural communities conservation plans applicable to the geographical area of the Citywide Trails and Pathway Plan, either within or in the vicinity of, and so the project would result in no impact.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(2) BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				x
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?		x		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		x		
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				x
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				x
g) Result in damage to, loss of, or removal of native oak trees or other locally identified specimen trees of significance?		x		

Discussion:

A number of sensitive plant species and habitats and a variety of wildlife species can be found in the Santa Monica Mountains and parts of the City of Agoura Hills. Some of the proposed trail alignments are situated within intact natural habitats. When planning for trail construction within natural habitat areas, biological resource assessments should be conducted.

Mitigation Measures:

1. A preliminary biological resource assessment shall be conducted by staff within areas of intact natural habitats.
2. Damage to oak woodland habitat can and should be prevented by avoidance. In the event that Oak woodland habitat is damaged, the damaged habitat shall be replaced at a 1" removal to 1" replacement ratio.
3. Damage to riparian habitat can and should be prevented by avoidance. In those areas where riparian areas must be crossed, the trail crossing shall be designed to minimize disturbance. Flat

rocks/stepping stones shall be utilized to traverse slow moving streams. When bridges or culverts are required, they should be designed so that they visually and functionally blend with the environment and do not substantially interfere with water flow. Crossing structures shall be designed to allow for passage of high flows with flows from the structures directed away from downstream channel banks to prevent erosion of channel bank.

4. When parallel to a stream or riparian zone, new trails shall be set back from the top of bank or from the outside edge of the riparian zone, whichever is greater, except where topographic, resource management or other constraints and management objectives make this not feasible or undesirable.
5. If any proposed trail alignment(s) result in impacts to riparian habitat under the jurisdiction of state and/or federal agencies, a Clean Water Act Section 401 and 404 permit or other clearance from the Regional Water Quality Control Board, Army Corps of Engineers and California Fish and Game shall be obtained prior to the start of the project.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(3) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				x
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			x	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			x	
d) Expose sensitive receptors to substantial pollutant concentrations?				x
e) Create objectionable odors affecting a substantial number of people?				x

Discussion:

The City of Agoura Hills is located within the South Coast Air Basin, and is governed by the South Coast Air Quality Management District (SCAQMD). Traffic and automobile travel are the most significant sources of air emissions. The use of the trail system will be limited to bicycles, equestrians, and hikers and therefore it will not result in significant contributions to air pollution. Minor quantities of particulates less than 10 microns in diameter (PM-10) may be suspended if portions of the trail system are utilized heavily by bicycles or horses. However, these concentrations will be less than significant based on emission projects developed by the South Coast Air Quality Management District. Motor vehicles or motorcycle use of the trail system will be prohibited, therefore, contributions to existing carbon monoxide, nitrogen oxide, and ozone concentrations will not be significant when compared to ambient suspended pollutant concentrations.

The small increase in traffic attributed to trail users traveling to and from trailheads is consistent with the State and Federal standards as outlined in the South Coast Air Quality Management Program. Trail construction in steep regions will involve the limited use of a small, gasoline powered excavator unit. Air pollutant emitted from this unit will not exceed state pollutant emission thresholds. Therefore,

implementation of the proposed project will not result in any significant impacts to air quality.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(4) CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				x
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			x	
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?			x	
d) Disturb any human remains, including those interred outside of formal cemeteries?			x	
e) Result in physical disruption of an identified sacred place or other ethnographically documented location of significance to native Californians?			x	

Discussion:

Some of the open space areas have already been developed with trails or structures; however, some of the proposed trail locations will traverse undisturbed open space areas. Mitigation measures have been developed to ensure proper compliance with cultural resources.

Mitigation Measures:

1. City staff shall review the cultural resource sensitivity of any property on which a trail is proposed by consulting available inventories of prehistoric and historic sites prior to the any construction on the trail.
2. Phase I studies (literature search and preliminary surface survey) shall be required for all trail locations determined by the City to be potentially sensitive for subsurface cultural resources.
3. In the event any significant cultural materials are encountered during subsurface construction of a trail, all construction within the vicinity of the find shall be halted until a qualified archaeologist is notified. The archaeologist will examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(5) GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				x
(ii) Strong seismic ground shaking?				x

(iii) Seismic-related ground failure, including liquefaction?				X
(iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

Per the City's General Plan Master Environmental Assessment, there are no active or inactive faults within the City limits, and so potential hazard from fault rupture is remote. However, there are several active and/or potentially active faults in the surrounding region could produce ground shaking in the area. However, since there are no known fault traces located within the City, the probability of fault rupture is not significant.

None of the trail projects contemplated by the Trails and Pathways Master Plan involve substantial amounts of excavation or fill. In those instances where contemplated improvements require any significant excavation, grading, or fill, the design document shall be reviewed and approved by a licensed civil engineer. In summary, the potential geologic and geotechnical impacts of the project are considered less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(6) HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				x
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands?		x		

Discussion:

Daily use of the trail system will not involve the storage or disposal of any hazardous materials. No unusual or unique hazardous material risks are associated with construction and use of the trails. The project will not create any potential health hazards or expose people to potential health hazards. Impacts resulting from risk of upset conditions are projected to be insignificant.

Some of the areas affected by the proposed Trails and Pathways Master Plan are within and/or adjacent to wildland areas. However, the construction and utilization of trail systems throughout much of Santa Monica Mountains has been common practice. The recreational benefits are believed to outweigh the minor risk of injury or death due to wildland fires. The risk of loss, injury, risk or death from wildland fire is considered less than significant. Proper maintenance of all equipment used in the construction of the proposed trail system and the prohibiting of motorized vehicles/motorcycle use will reduce the risk of wildland fire created by combustion machinery in combustible natural habitat areas to less than significant levels. Mitigation measures have been developed to ensure proper compliance with hazards and hazardous materials.

Mitigation Measures:

1. Appropriate signage prohibiting the use of all motorized vehicles on the proposed trail alignments shall be placed at all trailhead locations and other points of access to any trail on the system. The language prohibiting motor vehicle use shall be reviewed and approved by the City of Agoura Hills Planning staff prior to the opening of any trail for public use. If signs prove to be ineffective and the City determines that physical barriers are necessary to keep motorized vehicles off of the proposed trail, barriers shall be installed.
2. During periods of high fire hazard danger, as determined by the Fire Department, signs shall be posted at trailheads advising hikers of the potential danger. Trails may also be closed if requested by the Fire Department.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(7) HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				x
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?		x		
d) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		x		
e) Otherwise substantially degrade water quality?			x	
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				x
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
i) Inundation by seiche, tsunami, or mudflow?				x

Discussion:

There are no plans to substantially alter the overall drainage during the implementation of the Trails and Pathways Master Plan. Trail alignments on steep slopes and alternations (crossings, culverts, etc.) to streams due to stream crossings, have the potential to impact hydrology and water quality. Mitigation measures to address erosion of channel banks are included under Biological Resources. Since trail alignments that include steep portions have the potential for localized erosion, especially if constructed during the winter months, the incorporation of standard erosion control measures will be needed to reduce impacts to less than significant levels. Increased human and bicycle use within natural habitat areas also have the potential to cause increased soil erosion, accelerated soil compaction, and vegetation disturbance. If left unmanaged in a steep hillside environment these effects could be significant. However, with the implementation of proper trail building techniques and best management practices (BMP's) for the construction phase and long term maintenance of the proposed trail system, runoff and erosion related effects can be minimized. Mitigation measures have been developed to ensure proper compliance with hydrology and water quality.

Mitigation Measures:

1. Trail construction shall follow Construction Best Management Practices (BMP'S) including :
 - Limit construction activities to the dry season.
 - Stabilize construction sites, including entrances and exits.
 - Protect exposed slopes and use of straw wattle to prevent erosion.
2. Following construction, disturbed areas, including stream banks, shall be stabilized with native plant materials, straw wattles, hydroseeding or similar measures to prevent erosion.
3. In order to reduce erosion and maintenance problems, disturbance of the soil surface shall be kept to a minimum.
4. Surface water shall be diverted from tails by out sloping the trail tread between 1% and 3%.
5. Where a potential for significant soil erosion exists along a new trail alignment, specific erosion control plans shall be prepared by a qualified professional. Criteria to be used in determining the erosion potential includes: slope, soil type, soil composition and permeability and the relative stability of the underling geologic unit.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(8) AESTHETICS. Would the project:

a) Have a substantial adverse affect on a scenic vista?		x		
b) Substantially damage scenic resources including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				x
c) Substantially degrade the existing visual character or quality of the project site and its surroundings?				x
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		x		x
e) Significantly impact any existing streetscape or public space which has been designed to provide areas of public assembly and congregation?				x

Discussion:

Trail construction is organic in nature and the proposed trail alignments identified in the Trails and Pathways Master Plan will be designed to blend in with their surrounding environs. The Trails and Pathways Master Plan specifies that trails in natural open space areas should follow natural contours where possible and respect surrounding land forms. The proposed Trails and Pathways Master Plan does not propose any new buildings or structures that would affect the views or character of the area.

To the extent that lighting is proposed in conjunction with implementation of the various trails contemplated by the Trails and Pathways Master Plan, it would have the potential to create light and glare or spillover effects on adjoining properties. Accordingly, the ultimate design of future improvements should minimize lighting so that it is the minimum necessary to provide for safe circulation. All such lighting should be directed downward and hooded to minimize spillover and glare impacts. Mitigation measures have been developed to ensure proper compliance with aesthetic resources.

Mitigation Measures:

1. Trail alignments in natural open space areas shall be designed to minimize visible scarring of the

hillside. Criteria to be used in siting the trail include, but are not limited to: avoidance of excessive cuts in slopes that could not be effectively revegetated and the presence of native soil to support revegetation.

2. Final improvement plans shall be designed to minimize the use of lighting so that it is the minimum necessary to provide for a safe use of trail facilities. Any lighting should be directed downward and hooded to minimize spillover and glare impacts to adjoining uses.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(9) NOISE. Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				x
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				x
d) A substantial, temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				x
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				x

Discussion:

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). For the most sensitive uses, such as single family residential, 60 dBA Day-Night average level (Ldn) is the maximum normally acceptable exterior level. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dB upward adjustment added to those noise levels occurring between 10:00 PM and 7:00 AM to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds 5 dB to evening noise levels (7:00 PM to 10:00 PM). The City of Agoura Hills utilizes the CNEL for measuring noise levels. Sensitive noise receptors include residential units, libraries, hospitals and nursing homes. In the project vicinity, the sensitive noise receptors would be residences.

Construction related impacts associated with the project have the potential to create nuisance noise in the immediate vicinity. Minor construction related noise exposure may be experienced in homes around a trail that is proposed to be graded. However, such construction noise will be of relatively short duration and would likely be experienced only during the initial grading period. Therefore, construction related noise impacts on adjacent neighborhoods are anticipated to be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(10) POPULATION AND HOUSING. Would the project:

a) Result in direct or indirect population related growth inducement impacts (significantly expand employment opportunities, remove policy impediments to growth, or contribute to potential extensions of growth inducing infrastructure)?				x
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x

Discussion:

The proposed Trails and Pathways Master Plan proposes trails for recreational purposes. The proposed project does not propose housing or employment, and would not induce substantial population growth in the area. Nor will the project create demands for housing or displace any existing housing. Therefore, population and housing impacts are projected to be insignificant.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(11) PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

a) Fire protection				x
b) Police protection				x
c) Schools				x
d) Parks				x
e) Other public facilities				x

Discussion:

Impacts on municipal services and infrastructure are not anticipated to be significant. The proposed Trails and Pathways Master Plan would not increase permanent population and would not trigger the need for new or altered facilities. The final alignment of trails will be reviewed by the Agoura Hills Fire Department and Sheriff's Department during the preliminary design/feasibility phase. Significant demands on educational facilities are not anticipated to result from the implementation of the project since no new residential is proposed. The proposed project will not generate significant additional demands on any public services, infrastructure, or related facilities.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(12) RECREATION. Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				x
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				x

Discussion:

The project will involve the development of a public trail system; therefore, impacts on recreational opportunities within the City of Agoura Hills will be beneficial. The expansion of the City's trail system will result in minor impacts to natural habitat during construction. However, the proposed trail system will be designed to avoid all sensitive habitat areas to the extent feasible. With the incorporation of biological resources mitigation, impacts are anticipated to be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(13) TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				x
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				x
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				x
d) Substantially increase hazards related to existing intersections or roadway design features (e.g., sharp curves or dangerous intersections), or to incompatible uses (e.g., residential traffic conflicts with farm equipment)?				x
e) Result in inadequate secondary or emergency access?				x
f) Result in inadequate parking capacity?				x

Discussion:

The small increase in traffic attributed to trail users traveling to and from trailheads is anticipated to have a less than significant impact on the vehicle circulation within the City. There is no City zoning regulations regarding the number of parking spaces required for a trail system. A review of parking opportunities should be done on a case by case basis as trailheads are added to the system to ensure

there is adequate parking to promote trail use. Impacts to traffic are anticipated to be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(14) UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				x
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				x
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				x
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
g) Comply with federal, state, and local statues and regulations related to solid waste?				x

Discussion:

The project will not result in any unanticipated demands on existing utilities or public infrastructure. The development is consistent with the available energy supplies in the local and regional grid. Therefore, no impacts on utilities and infrastructure are anticipated.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(15) MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion:

As described in this report, no new construction or physical changes are proposed in the Trails and Pathways Master Plan that would degrade the quality of the environment. No mandatory findings of significance are applicable to the project.

REFERENCES

City of Agoura Hills, *General Plan*. May 1993.

City of Agoura Hills, *Municipal Code*, revised June 2005.