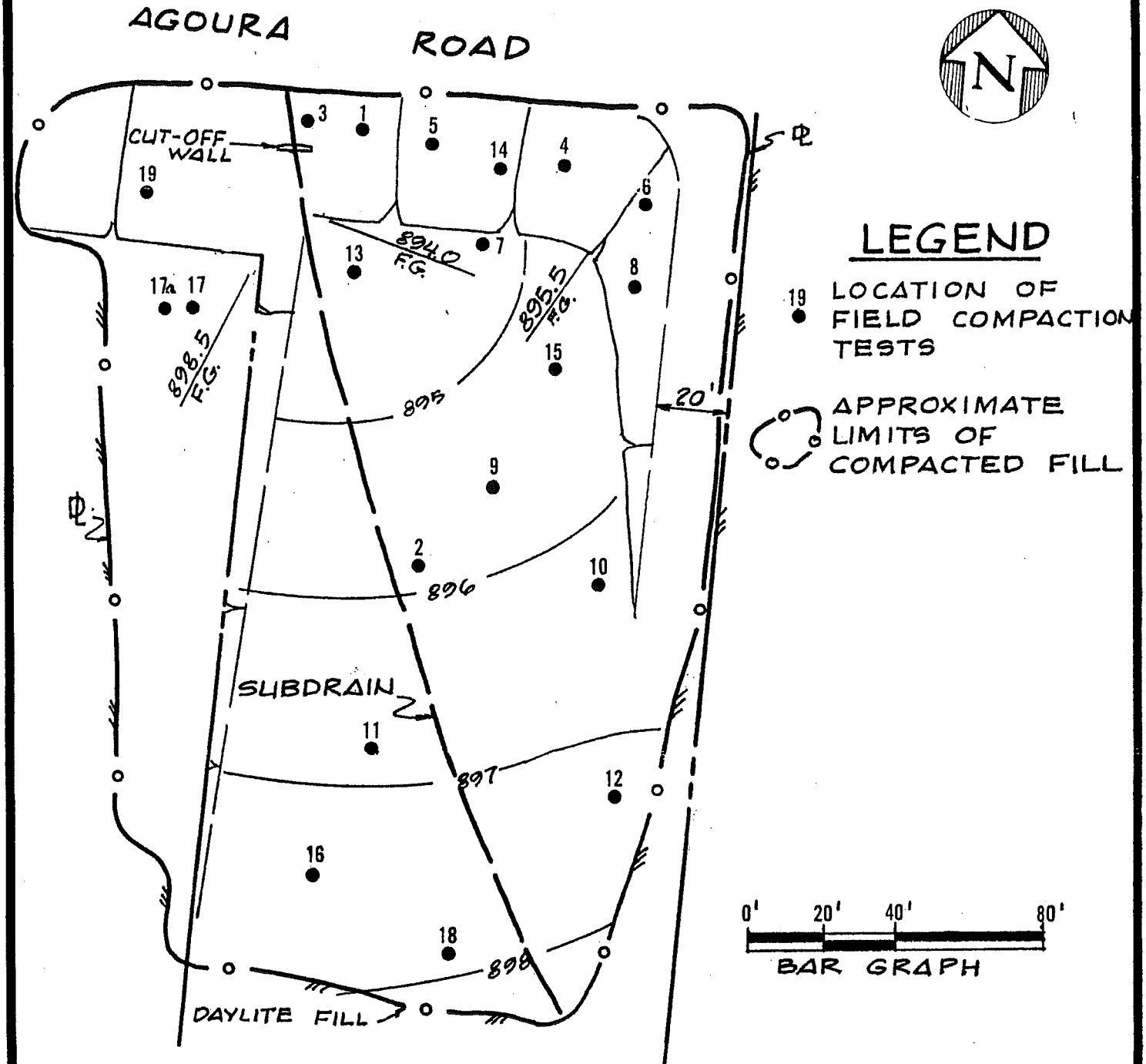
LOCATION MAP
FOR
OFFSITE FILL
TRACT 40477
CITY OF AGOURA HILLS
CALIF.



SOIL AND FOUNDATION ENGINEERS	GORIAN AND ASSOCIATES, Inc.		APPLIED EARTH SCIENCES
JOB NUMBER: 1069-1-21		DATE: 3-28-87	
SCALE:	APPROVED BY:	DRAWN BY: MAF	
		LOG NO:	

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY DIVISION

ENGINEERED GRADING

CONSULTANT STATEMENT

Job Address or Tract No. Tract 40477 Locality Agoura Hills Permit No. _____

Owner Piedmont Development Contractor _____

☐ ROUGH GRADING

☐ BY FIELD ENGINEER

Based upon observations, rough grading of the lots listed below has been completed in conformance with plans therefor marked "APPROVED" by the County, and Building Code Chapter 70. The Work includes but is not limited to the following: grading to approximate final elevations; staking of property lines; location and gradient of cut and fill slopes; location, cross-sectional configuration and flow-line gradient of drainage swales and terraces (graded ready for paving); berms installed where indicated; and required drainage slopes provided on building pads.

LOT NOS. _____

As-built plans have been prepared
Latest Plan revision date _____.

Remarks: _____

Engineer _____ Reg. No. _____ Date _____
(Signature)

☒ XX BY SOIL ENGINEER

Based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base material and compacted in compliance with requirements of Building Code Section 7016. Fill slope surfaces have been compacted and buttress fills or similar stabilization measures have been installed in accordance with my recommendations as approved by the Building Official. Sub-drains have been provided where required and locations of said sub-drains are shown on plans dated _____.

LOT NOS. _____

See report dated 3-28-87 for compaction test data and procedure, recommended allowable soil bearing values and other special recommendations.

EXPANSIVE SOILS (YES) (XX) LOT NOS. Off-Site Fill

BUTTRESS FILLS (XX) (NO) LOT NOS. Off-Site Fill

Remarks: _____

Engineer _____ Reg. No. RCE 31472 Date 3-30-87
(Signature)

No. 31472

TABLE I

RESULTS OF COMPACTION TESTS

W.O. 1069-1-21 ..... NAME PIEDMONT-OFFSITE GRADING-TRACT 40477 ..... REPORT DATE .....

TEST NO.	DATE	ELEVATION	MOISTURE CONTENT (%)	UNIT DRY DENSITY (LBS./CU.FT.)	RELATIVE COMPACTION (%)	SOIL TYPE	
1	3-4-86	875.0	28.0	96.7	91	I	
2	3-4-86	891.0	27.7	97.4	91	I	
3	4-1-86	877.0	24.0	98.5	90	II	
4	4-2-86	878.0	30.1	94.5	90	III	
5	4-3-86	880.0	29.0	94.9	90	III	
6	4-4-86	882.0	27.8	96.8	92	III	
7	4-10-86	884.0	14.2	115.3	95	IV	
8	4-10-86	886.0	16.5	109.8	91	IV	
9	4-10-86	888.0	16.2	111.7	92	IV	
10	4-11-86	890.0	26.5	98.5	93	III	
11	4-11-86	893.0	16.1	110.2	91	IV	
12	4-11-86	894.0	15.8	111.1	92	IV	
13	4-14-86	891.0	30.1	90.3	90	V	
14	4-15-86	887.0	25.5	97.1	91	I	
15	4-16-86	895.0	16.1	110.7	91	IV	
16	4-16-86	893.0	16.1	107.2	91	VI	
17	4-16-86	897.5	22.1	103.2	87*	VI	
17A	4-16-86	897.5	19.0	106.7	90	VI	
18	4-16-86	897.0	22.5	91.0	91	V	
19	4-22-86	894.0	21.0	101.0	95	I	

* INDICATES COMPACTION TEST RESULT BELOW THE MINIMUM COMPACTION REQUIREMENTS.
A INDICATES RETEST OF FAILING AREA AFTER BEING REWORKED.

GORIAN AND ASSOCIATES, Inc.

GORIAN AND ASSOCIATES, Inc.
Soil and Foundation Engineers
Applied Earth Sciences

March 28, 1987

Piedmont Development Company
1336 Fifth Street
Santa Monica, California 90401

Work Order: 1069-1-21
Log Number: 11447

Attention: Mr. Randy McGrane

Subject: Rough Grading Compaction Test Report for Off-Site Fill Adjacent to Northeast Corner of Tract 40477, City of Agoura Hills, California.

Gentlemen:

This report summarizes the results of compaction tests and inspections conducted during the grading operations for the referenced subject. Compaction test locations are shown on the attached Location Map with test results summarized on the enclosed Table I.

SITE PREPARATION

Prior to construction of the fill slope along Agoura Road, an equipment width keyway was established at the proposed toe and founded in firm native ground. The upper 12" of native ground in the keyway and other areas to receive fill was scarified, watered to near the optimum moisture content and recompacted to a minimum of 90% relative compaction.

Subdrains

A subdrain was installed in the natural drainage course as previously recommended. The location of the subdrain is shown on the attached

Location Map. The subdrain consists of 9 cubic feet of gravel per lineal foot of drain wrapped in filter cloth. A concrete cut off wall was constructed adjacent to the unperforated outlet pipe near the toe of slope. Discharge of subdrain will be into a storm drain that will be constructed at a future date.

Grading Operations

Based on our compaction tests and inspections fill soils were cleansed of any debris or significant vegetation, watered to near the optimum moisture content, placed in 4 to 6 inch thick lifts and compacted to a minimum of 90% relative compaction. All fills were benched as necessary into bedrock of firm native ground as the fills progressed. The resulting fill slope face was sheepsfooted and grid rolled.

COMPACTION TESTING

Compaction tests and inspections were conducted during the grading operations in accordance with the County of Los Angeles requirements. Density determinations were accomplished by conducting at least one sand cone test in accordance with the ASTM D 1556 for every five nuclear gauge tests in accordance with the ASTM D 2922. Locations of compaction tests are shown on the attached Location Map with the results summarized on the attached Table I.

LABORATORY TESTING

Maximum Density-Optimum Moisture Curves

A maximum density-optimum moisture curve was established for each significant soil type encountered in accordance with the ASTM D 1557 (the five layer method). The results of our tests are as follows:

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Log Number: 11447

Soil Type	Visual Soil Classification	Maximum Dry Density-pcf	Optimum Moisture Content-%
I	Brown clayey silt and sand with rock fragments	106.0	20.5
II	Dark brown very clayey sand with rock fragments	109.5	18.0
III	Dark brown silty clay	105.0	22.5
IV	Grey clayey sand with rock fragments	121.0	13.0
V	Light brown clayey fine to medium sand with rock fragments	100.0	24.5
VI	Yellow brown clayey sand with rock fragments	118.0	15.0

CONCLUSIONS AND RECOMMENDATIONS

1. Based on the results of our tests and inspections, fills placed within the limits and elevations shown on the attached Location Map were compacted to at least 90% relative compaction.

2. Drainage

   Positive drainage should be provided away from the top of slope and towards the street. Also, water should not be allowed to pond on the pad area.

3. Slope Maintenance

   The fill slope should be planted with a dense, deep rooting groundcover and possibly shrubs or trees. A reliable irrigation system should be installed, adjusted so that overwatering does not occur. Overwatering of the slope can cause erosion and must be avoided. The future integrity of the slope face will depend on proper drainage and slope maintenance as discussed above.

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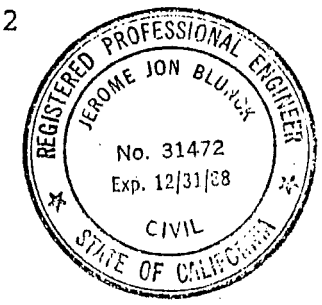
Please call if you have any questions.

Respectfully,

Gorian and Associates, Inc.

By: Lynn McKnerney

By: Jerome J. Blunck
RCE 31472



Attachments: Table I
Location Map
Certification

Distribution: Addressee (4)

LM/JJB/ dw

Appendix G

Hydrology and Drainage Study

07-CUP-009
07-OTP-012
(GUPTA)

Hydrology and Drainage Study

for

Dr. Vinod K. Gupta
31225 La Baya Drive
Westlake Village, CA 91362
Project No. 07 CUP-009

October 16, 2007

The existing site is in the City of Agoura Hills, Los Angeles County, CA on approximately 1.6 Acres bordering Agoura Road, where a two story office building is planned. It is known as APN No. 2061-033-015.

The watershed area to and through this existing property consists of soil that is mostly broken rock outcroppings and mountain chaparral in weathered decomposed rock, with low sparse vegetation except for some areas of dense scrub oak and other larger trees.

This site, therefore, is being designed for the Urban Flood level of Protection, which is the runoff from a 25-year frequency design storm falling on a saturated watershed as it affects the City.

In the Los Angeles County 1991 Hydrology Manual, the site is located on Hydrologic Map 1-H1-24, the soil classification area at the site is 028, Debris Potential Area Zone DPA-7 , Zone "L", and the 50 yr. isohyet is in the 8" max. 24 hour amount.

The high point of the undeveloped watershed above this site is at Elevation 1220.
The low point of the undeveloped watershed is at Elevation 876 at Agoura Road.
The longest drainage path for this watershed is 1230 feet.
The average slope for this watershed = 1220 – 876 = 0.28 ft. per ft.

The time of concentration for the undeveloped and developed site for a 50 year. or 10 year storm is assumed as, T_c = 4.0 min. approx. per the following analysis:
Sub Area 1A (blue) per attached map = 3.4 acres; L = 630 ft.; slope = (1220 – 960) / 630 = 0.41 ft./ft.
Assume the undeveloped runoff coeff. = C_u = 0.670, and the imperviousness, Imp = 0.60
Assume also that the time of concentration = T_c = 4 minutes.
Then, C_d = (0.9)(Imp) + (1.0 -- Imp)(C_u) = Developed runoff coefficient, where
C_u = Undeveloped runoff coefficient, for Soil Type No. 028. (See chart D-47, dated Dec.1990)

Considering the Undeveloped Site and its Watershed: (See the Hydrology colored Area Plan)
Assume a T_c for the Area, and Calculate the T_c within ½ minute. from the following information and formula for the sub-Area involved:

C_d = (0.9)(0.60) + (1.0 -- 0.60)(0.67) = 0.54 + 0.208 = 0.808 = C_d
I_t = (I_{1440})(1440 / T_c)$^{0.47}$ = I_t = (8/24)(1440 / T_c)$^{0.47}$ = xxxx in./hr.
Assume T_c = 4 min.: I_t = (8/24)(1440 / 4)$^{0.47}$ = 5.29 in./hr.

T_c = (0.31) ($L^{0.483}$) / [(C_d)(I_t)]$^{0.519}$](slope)$^{0.135}$ = (6.97) / [(0.808)(5.29)]$^{0.519}$ (0.887) = 3.70 =< 4.0

Therefore, for Sub Area 1A (blue), the following is determined:
A = 3.4 Ac. ; Imp. = 0.60 ; L = 630 ft. ; s = 0.41 ft./ft. ; C_u = 0.67 ; C_d = 0.808
Assume T_c = 4 min. ; I_t = 5.29 in./hr. ; T_c calc'd = 3.70 min. =< 4.0 min. OK

Considering the Undeveloped Site and Its Watershed: (continued)

Sub Area 2A (pink) : A = 1.4 acres; Imp. = 0.60 ; L = 700 ft. ; s = 267/700 = 0.37 ft./ft.
T_c = 4 min. ; I_t = 5.29 in./hr. ; C_d = 0.808 ; C_u = 0.67 ; T_c calc'd = 3.90 min =< 4.0 min.

Sub Area 6B (green) : A = 2.89 acre; Imp. = 0.60 ; L = 650 ft. ; s = 260/650 = 0.31 ft./ft.
T_c = 4 min.; I_t = 5.29 in./hr. ; C_d = 0.808 ; C_u = 0.67 ; T_c calc'd = 3.90 min. =< 4.0 min.

Sub Area 9C (orange) : A = 1.51 acres; Imp. = 0.60; L = 350 ft.; s = 100/350 = 0.28 ft./ft.
T_c = 2.5 min.; I_t = 6.61 in./hr.; C_d = 0.808; C_u = 0.67; T_c calc'd = 2.61 min.=> 2.5 min.

Sub Area 4A (yellow) : A = 1.6 acres ; Imp. = 0.60 ; L = 520 ft. ; s = 80/520 = 0.15 ft./ft/
T_c = 4 min. ; I_t = 5.29 in/hr.; C_d = 0.808 ; C_u = 0.67 ; T_c calc'd = 3.84 min. = < 4.0 min.

Summary:

The peak Intensity for a 10 yr. frequency = (0.714)(50 yr. frequency) = (0.714)(Q_{50})
" " " " " 25 yr. " = (0.878)(50 yr. frequency) = (0.878)(Q_{50})
" " " " " 50 yr. " = (1.000)(50 yr. frequency) = (1.00) (Q_{50})
" " " " " 100 yr. " = (1.122)(50 yr. frequency) = (1.122)(Q_{50})

Area 1A (blue) : Q_{50} = CiA = (C_d)(I_t)(A) = (0.808)(5.29)(3.4) = **14.53 cfs. @ Point 3A**

Area 2A (pink) : Q_{50} = (0.808)(5.29)(1.4) = **5.98 cfs. @ Point 3A**

Area 6B (green) : Q_{50} = (0.808)(5.29)(2.89) = **12.35 cfs. @ Point 8B**

Area 9C (orange) : Q_{50} = (0.808)(6.61)(1.51) = **8.06 cfs. @ Point 10BC and Point 11BC**

Area 4A (yellow) : Q_{50} = (0.808)(5.29)(1.6) = **6.84 cfs. @ Point 5A**

In summary:

Q_{50} @ Point 3A = 14.53 + 5.98 = 20.51 cfs.
Q_{10} @ Point 3A = (0.714)(20.51 = 14.64 cfs. Use for culvert entrance design.

Q_{50} @ Point 8B = 12.35 cfs
Q_{10} @ Point 8B = (0.714)(12.35) = 8.82 cfs. Use for roadway design.

Q_{50} @ Point 10BC = 8.06 + 12.35 = 20.41 cfs.
Q_{10} @ Point 10BC = (0.714)(20.41) = 14.57 cfs. Use for roadway design.

Q_{50} @ Point 5A = 20.51 + 6.84 = 27.35 cfs.
Q_{10} @ Point 5A = (0.714)(27.35) = 19.53 cfs. Use for road catch basin design.

Q_{50} @ Point 11BC = 20.41 cfs.
Q_{10} @ Point 11BC = (0.714)(20.41) = 14.57 cfs. Use for road catch basin design.

Considering the Improved Developed Site:

For the improved developed Area 4A (yellow) : Acres = 1.6 Ac. Total
Of the 1.6 acres, approx. 0.714 Acres are hard surfaces.
" " 1.6 " " 1.6 – 0.714 Acres = 0.886 acres are green or planted surfaces.

The amount of offsite runoff + onsite runoff of unimproved area reaching Point 3A is as follows: Area 1A (blue) = 14.53 cfs. + Area 3A (pink) = 5.98 cfs. + unimproved area of Area 4A (yellow) = 1.97cfs. = Q_{50} = **22.48 cfs., Total Q_{10} = (0.714)(22.48) = 16.05 cfs. = Q_{10} Total**
Calculation for runoff to Point 3A from unimproved (yellow) Area 4A = (160 +90)(160)/2 = 20000/43560 = 0.46 acres. Q_{50} = (0.808)(5.29)(0.46) = 1.97 cfs.

This runoff to Point 3A will be carried through velocity reducing rip rap to the inlet of a 24" dia. PVC pipe that will carry it to a storm sewer in Agoura Road. See attached plan, and details..

The inlet size of this pipe is determined as follows: **Q_{10} = 16.05 cfs. Capacity of the 24" Dia. pipe is approx. 18.0 cfs. per the attached chart with a 36 " high headwall at the inlet. Use wing walls on either side of the inlet and over the top of the pipe to allow for a 3 " head on the pipe flowing full with a basin at the inlet. The slope of this pipe = (913 – 870) / 400 = 10.75% . The velocity is approx. 7.0 fps, and the pipe will not be flowing full.**

The outlet size of this pipe is determined as follows:
At Point 5A the accumulated runoff, Q_{10} = (14.53 + 5.98 + 6.84)(0.714) = 19.53 cfs.
The slope of this proposed pipe = (913 – 870)/400 = 10.75 % = 0.1075 ft./ft.
Assume a 24 in. dia. ADS Corrugated Polythene Pipe: n = 0.020
Use: 24" dia. VCP, At the point of discharge at Agoura Road, it will have a 0.6 ft. of head, flowing full, and it will have a capacity of approx. 22 cfs. (See the attached Chart).
Q_{10} capacity, flowing full, with 0.6 ft. head = 22.0 cfs. => 19.53 cfs required. OK

Consider the Onsite Developed Drainage System:

At Point 1D: Catch Basin:
Contributing Area = 0.26 Ac.; C_d = 0.90 for mostly hard surfaces ; I_t = 5.29 in/hr
Q_{50} = C I A = (0.90)(5.29)(0.26) = 1.24 cfs. to the Catch Basin ;
Q_{10} = (0.714)(1.24) = 0.88 cfs. With 3" of head over top of pipe in a Catch Basin,
$Q_{capacity}$ = 1.5 cfs. => 0.88 cfs. required.
Use: 8" dia. pipe @ 2% slope to 18" Storm Drain See attached chart. OK

At Point 2D: Catch Basin:
Contributing area = 0.12 Ac.; C_d = 0.90 ; I_t = 5.29 in./hr.
Q_{50} = CIA = (0.90)(5.29)(0.12) = 0.57 cfs. runoff to a Catch Basin.
Q_{10} = (0.714)(0.57) = 0.41 cfs. With 3" of head over top of pipe in a Catch Basin,
$Q_{capacity}$ = 1.5 cfs. => 0.41 cfs. required
Use: 8" dia. pipe @ 2% slope to an 8" dia. pipe directed to be discharged into the 8" dia. PVC drain pipe from Point 1D after combining with runoff from Point 2D
Runoff from Point 1D = 0.88 cfs in an 8" dia. PVC pipe
Runoff from Point 2D = 0.41 cfs in an 8" dia. PVC pipe.
Total runoff from Point 1D + Point 2D = 0.88 + 0.41 = 1.29 cfs combined =< 1.5 cfs. capacity in the 8" dia. pipe from Point 1D to the 24" dia. Storm Sewer. OK

At Point 3D: Catch Basin:
Contributing Area = 0.04 Acres; C_d = 0.90; I_t = 5.29 in./hr.; Use: 8" dia. to a 8" dia. PVC
Q_{50} = CIA = (0.90)(5.29)(0.04) = 0.19 cfs. runoff
Q_{10} = (0.714)(0.19) = 0.14 cfs.
Use: 8" dia. PVC pipe @ 2% : Very oversized by inspection from previous analysis. OK

Summary of Runoff from Points 1D, 2D, & 3D = 0.88 + 0.41 + 0.14 cfs = 1.43 cfs.

At Point 4D: Catch Basin from grass area:
Contributing Area = 0.05 Acres; C_d = 0.40; I_t =5.29 in./hr. Q_{50} = $C_d I_t A$
Q_{50} = CIA = (0.40)(5.29)(0.05) = 0.11 cfs runoff.
Q_{10} = (0.714)(0.11) = 0.08 cfs.
Use: 8" dia. PVC to 8" dia. PVC from Catch Basin at Point 1D to 24" dia. Storm Drain

Check capacity of 8" dia. drain from CB at Point 1D to the 24" dia. PVC Storm Drain:
Summary of Runoff: Point 1D + 2D +3D +4D = 0.88 + 0.41 + 0.14 + 0.08 = 1.51 cfs. total
Intercept this drainage in a 24" x 24" Catch Basin #1 which will have a filter insert as analyzed later herewith, under the title "Filter Requirement of Storm Water Runoff."

Connect this Catch Basin #1 with a 10" dia. PVC drain to an underground system of detention chambers. Provide a 10" dia. PVC overflow above the level of the chambers from Catch Basin #1 to the 24" dia. PVC Storm Drain.

Determine the amount of Detention Capacity Required on Site:
The amount of storm water runoff to be detained on the site is the difference between the amount of runoff from a 100 yr. storm event and a 10 yr. storm event. C_d = 0.808 for the developed site.
The Q_{100} storm intensity is 1.122 times as much as a Q_{50} storm = (1.122)(5.29) = 5.92 in./hr.
The Q_{10} storm intensity is 0.714 times as much as a Q_{50} storm = (0.714)(5.29) = 3.78 in./hr.

The Q_{100} for the developed Area 1A = Q_{100} = C I A = (0.808)(5.92)(1.6) = 7.65 cfs.
The Q_{10} for the developed Area 1A = Q_{10} = C I A = (0.808)(3.78)(1.6) = 4.75 cfs
The difference between Q_{100} and Q_{10} = (7.65 -- 4.75) = 2.9 cfs.
For a 4 minute storm, this amounts to (4)(60)(2.9) = 696 cf. to be detained during the storm.

Using Infiltrator Systems, Inc., or equal, chambers (see attached brochures). One chamber has 16.3 cu. ft. of storage capacity. 696 / 16.3 = 43 chambers required. These would take up (6.25)(43) = 269 lin. ft. of underground space approx. 4 ft. wide. The runoff from catch basin Points 1D, 2D, 3D, and 4D, will be intercepted at **Catch Basin #1, and directed to the Underground Detention Chamber System by a 10 " dia. PVC pipe. The overflow from this Catch Basin #1, will be a 10 " dia. PVC pipe at a 2% slope to the 24" dia. PVC Storm Drain Pipe to Agoura Road.**

Filter Requirement of Storm Water Runoff:
The amount of storm water runoff to be filtered before being discharged = 10% of the runoff from a Q_{50} storm event = (0.10) C_d I A = (0.10)(0.808)(5.29)(1.6) = 0.684 cfs.
For a 4 minute storm, this amounts to filtering: (4)(60)(0.684) = 164 cu. ft. of runoff.
This will be accomplished at **Catch Basin #1,** a filtering 24" x 24" catch basin, before being discharged through a 10"dia. PVC pipe to the 24 " dia. storm drain to Agoura Road.

Catch Basin #1 will receive runoff from Points 1D, 2D, 3D, and 4D = 1.51 cfs. => 0.684 cfs., or approx. 164 cu. ft. of runoff. Actually most of the runoff for any storm will be filtered in this Catch Basin #1.
To filter the runoff use: DrainPac Storm Drain Filter Insert, or equal, in Catch Basin #1 or Storm-PURE, Catch Basin Filter Insert, or equal. (see attached brochures)

Down Spouts from roof drains can be connected to the underground drainage system, at any place, since all of the underground drainage pipes have more than adequate capacity to handle the roof drain runoff in addition to the surface area runoff, as determined.

This study is prepared and submitted by:

CVE Engineering, Inc.
P.O. Box 7208
Thousand Oaks, CA. 91360
Phone : 805-496-2282

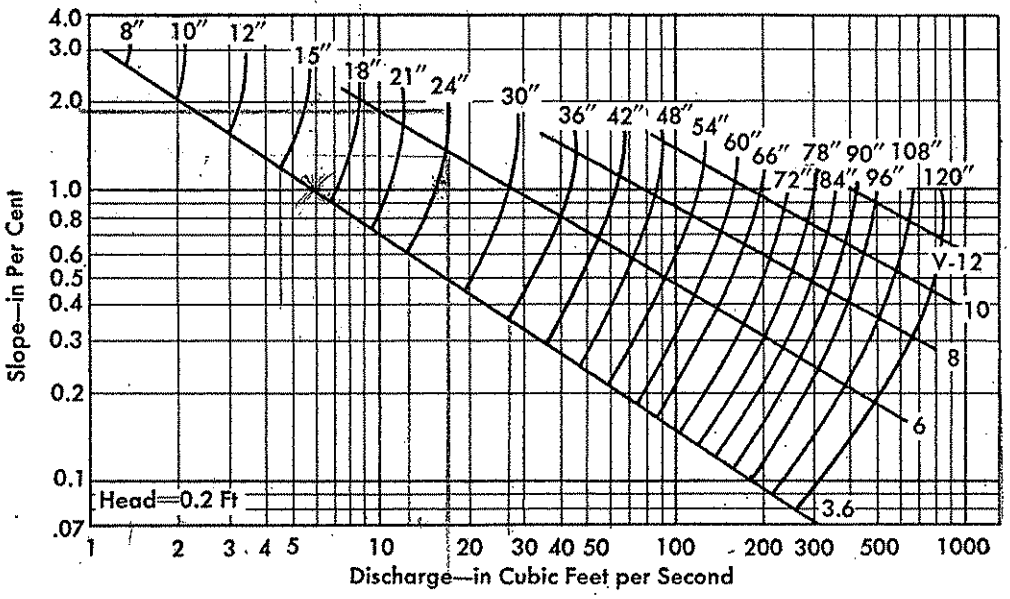
Prepared by:
John E. Tracy, RCE # 15566

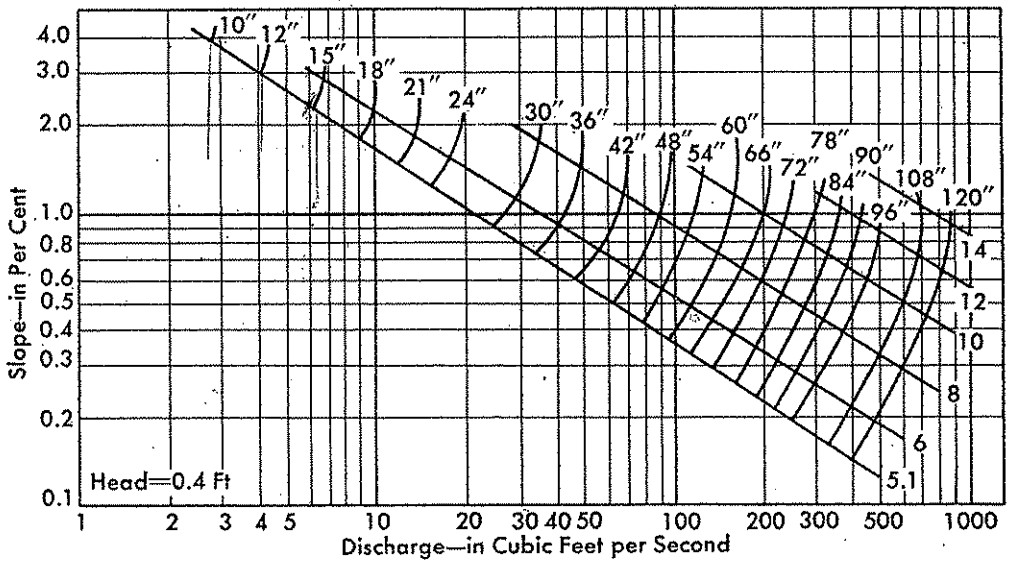
John E. Tracy — Signature

Oct. 16, 2007 — Date

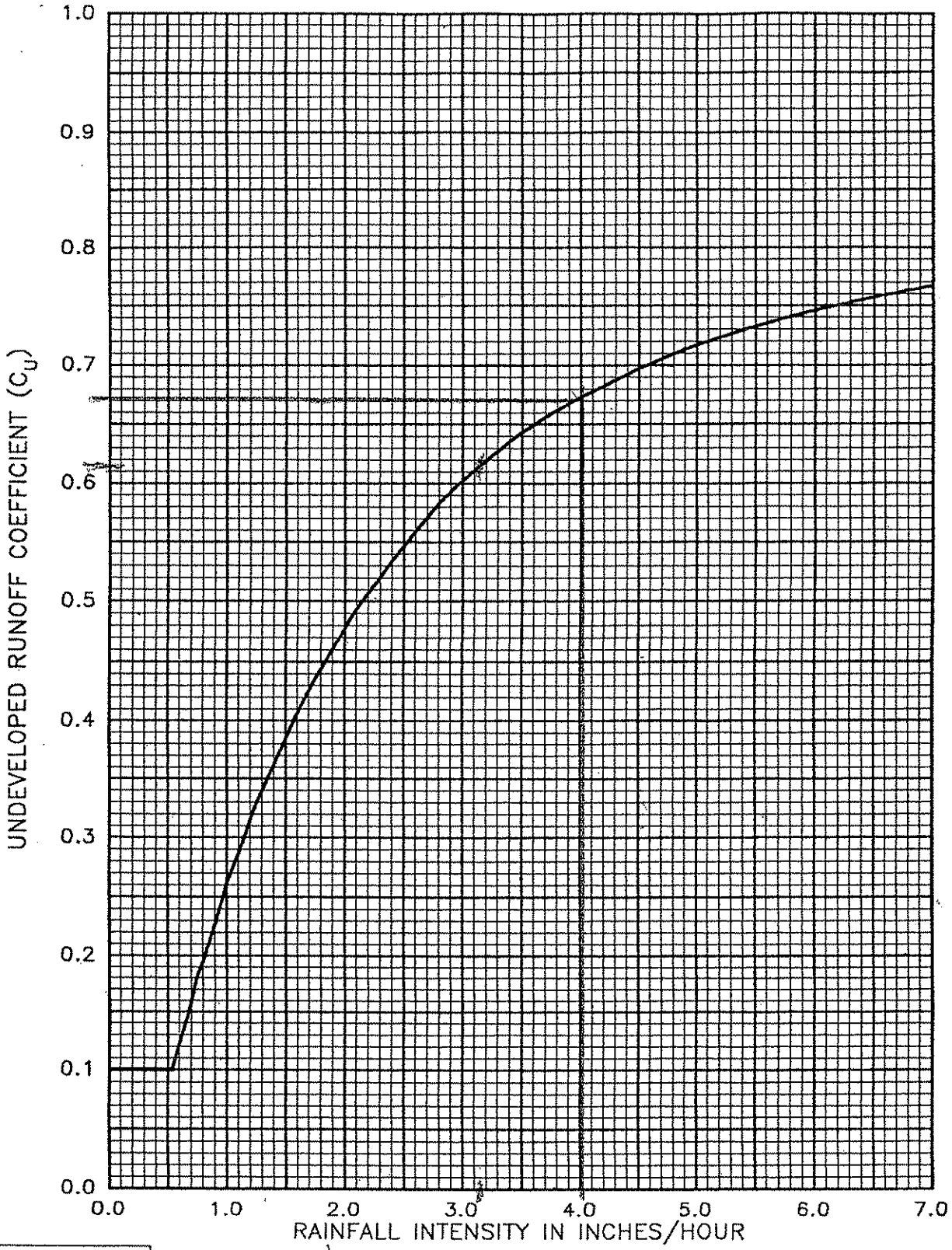
CAPACITY-VELOCITY CURVES
For Pipe on Various Slopes—Outlets Unsubmerged
Computed by Manning's Formula for $n=.021$

Note: Upper limit of curves is critical slope, beyond which discharge is constant.
Lower limit of curves is slope below which pipe flows full.
Number at top of each curve represents diameter in inches.
Numbers on straight lines represent approximate velocities in feet per second.

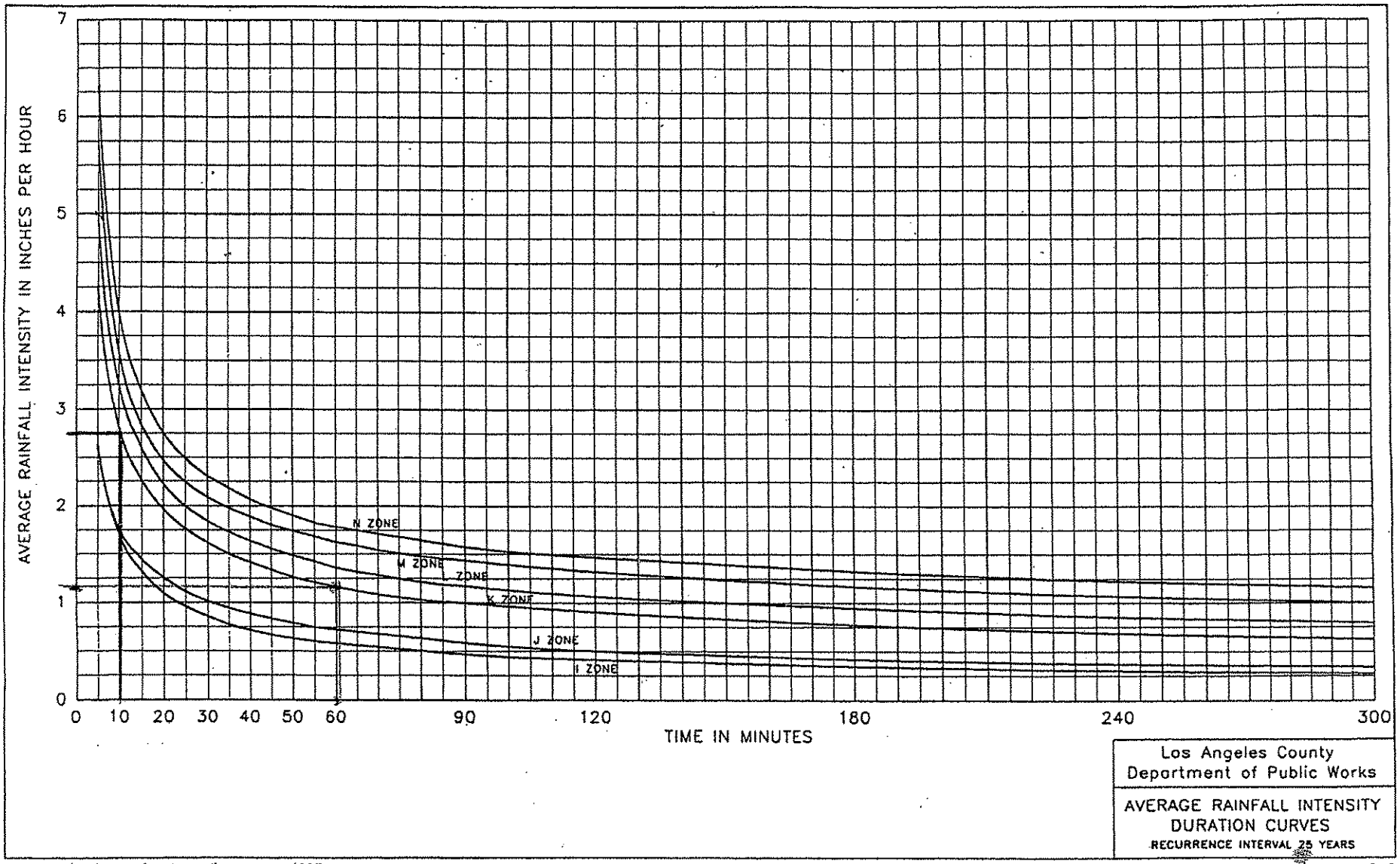




Figs. 132–133. Curves showing capacity and velocity for various slopes—outlets unsubmerged. For heads of 0.2 and 0.4 ft.

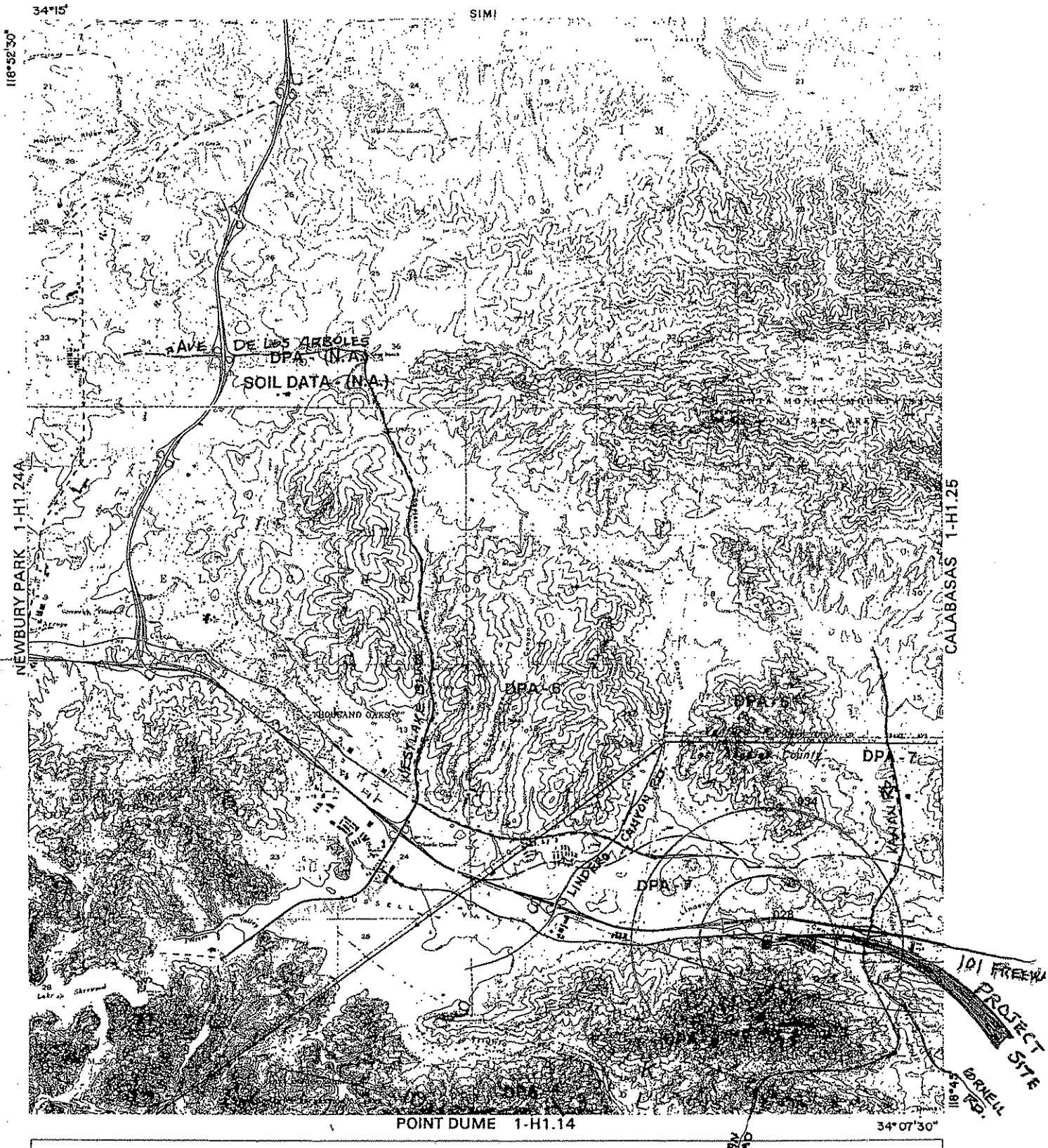


Equation:	Los Angeles County Department of Public Works
$C_D = (0.9 * IMP) + (1.0 - IMP)\ C_U$ Where: C_D = Developed runoff coefficient. IMP = Proportion impervious. C_U = Undeveloped runoff coefficient.	RUNOFF COEFFICIENT CURVE SOIL TYPE NO. 028



Los Angeles County
Department of Public Works

AVERAGE RAINFALL INTENSITY
DURATION CURVES
RECURRENCE INTERVAL 25 YEARS


34°15'
SIMI
118°32'30"
AVE DE LAS ARBOLES
DPA - (N.A.)
SOIL DATA - (N.A.)
NEWBURY PARK 1-H1.24A
CALABASAS 1-H1.25
DPA - 6
DPA - 7
THOUSAND OAKS
LINDERO CANYON RD.
KANAN RD.
101 FREEWAY
PROJECT SITE
GORNELL RD.
POINT DUME 1-H1.14
34°07'30"
LEGEND
SOIL CLASSIFICATION AREA
DEBRIS POTENTIAL AREA
RAINFALL ZONE
12
50YR. ISOHYET
L A C D P W
THOUSAND OAKS
1981
hydrologic map
N
0
FEET
5000

LEGEND

1000 0 1000 2000
SCALE IN FEET

5 SOIL NUMBER

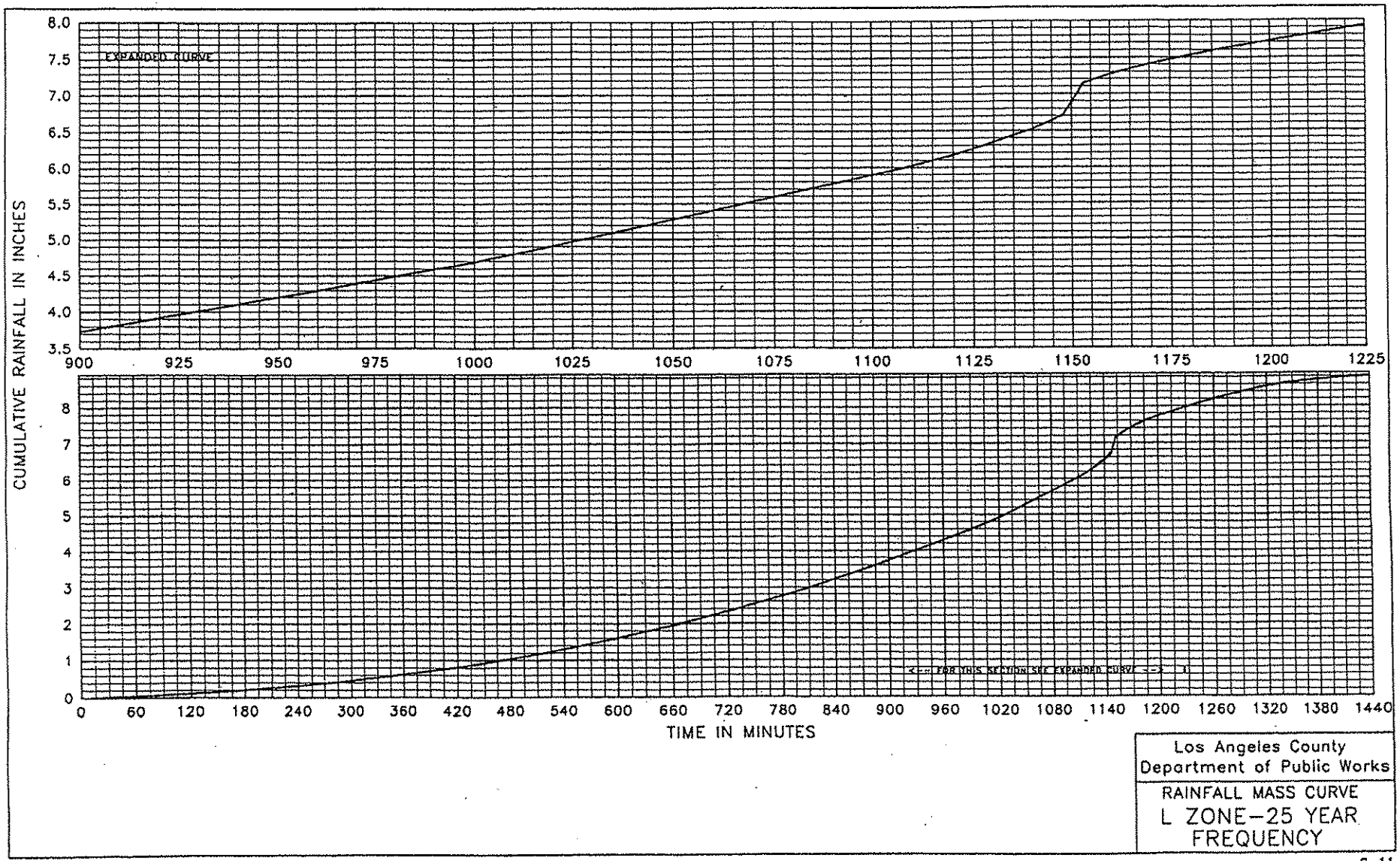
SOIL TYPE BOUNDARY

RAINFALL ZONE

50-YEAR, 24-HOUR ISOHYET

HYDROLOGIC MAP THOUSAND OAKS 1967

B



Los Angeles County
Department of Public Works

RAINFALL MASS CURVE
L ZONE–25 YEAR
FREQUENCY

TABLE 26-2 CAPACITY OF CULVERTS WITH *FREE* OUTLET WITH WATER SURFACE AT INLET SAME ELEVATION AS TOP OF PIPE, AND OUTLET UNSUBMERGED

Values are in cubic feet per second. $n = .021$*

Slope in Per Cent	*Diameter of Pipe, in Inches*																			
	8	*10*	*12*	*15*	*18*	*21*	*24*	*30*	*36*	*42*	*48*	*54*	*60*	*66*	*72*	*78*	*84*	*90*	*96*	*108*	*120*
.1	0.2	0.4	0.6	1.3	2.1	3.3	4.7	8	12	20	25	36	47	67	85	110	130	160	190	270	330
.2	0.3	0.6	1.0	2.0	3.1	4.7	6.8	12	19	30	42	57	77	100	130	160	190	230	270	380	500
.3	0.4	0.8	1.3	2.4	3.9	5.9	8.3	15	25	37	53	72	97	120	150	190	230	280	330	450	600
.4	0.5	0.9	1.5	2.8	4.4	6.8	9.5	17	28	42	62	83	110	140	180	220	270	320	380	510	670
.5	0.6	1.0	1.7	3.0	4.9	7.5	10.	19	31	46	68	90	120	150	190	240	290	340	410	560	730
.6	0.6	1.1	1.9	3.3	5.4	8.1	11.	21	33	50	72	97	130	160	210	250	300	360	430	580	770
.8	0.8	1.2	2.1	3.7	6.1	9.0	13	23	37	55	77	100	140	180	220	270	320	390	460	620	**810**
1.0	0.8	1.4	2.3	4.0	6.5	9.6	14	24	39	57	80	**110**	140	180	**230**	**280**	**330**	**400**	**470**	**630**	810
1.2	0.8	1.5	2.4	4.3	6.8	10.	14	25	**40**	**59**	82	110	**150**	**190**	230	280	330	400	470	630	810
1.4	**0.9**	**1.6**	2.5	4.4	7.0	10	**15**	25	40	59	**83**	110	150	190	230	280	330	400	470	630	810
1.6	0.9	1.6	**2.6**	4.5	**7.1**	10	15	**26**	40	59	83	110	150	190	230	280	330	400	470	630	810
1.8	0.9	1.6	2.6	**4.6**	7.1	**11**	15	26	40	59	83	110	150	190	230	280	330	400	470	630	810
2.0	0.9	1.6	2.6	4.6	7.1	11	15	26	40	59	83	110	150	190	230	280	330	400	470	630	810
2.2	0.9	1.6	2.6	4.6	7.1	11	15	26	40	59	83	110	150	190	230	280	330	400	470	630	810
2.4	0.9	1.6	2.6	4.6	7.1	11	15	26	40	59	83	110	150	190	230	280	330	400	470	630	810

Note: The values in bold face type indicate discharge at the approximate "critical slope," when $n = .021$. Steeper slopes than "critical" do not result in increased discharge.

The "stairs" of heavy horizontal lines indicate approximate velocities of 2, 4, 6, 8 and 10 feet per second.

*For $n = .015$, see Table 33-2, Page 278.

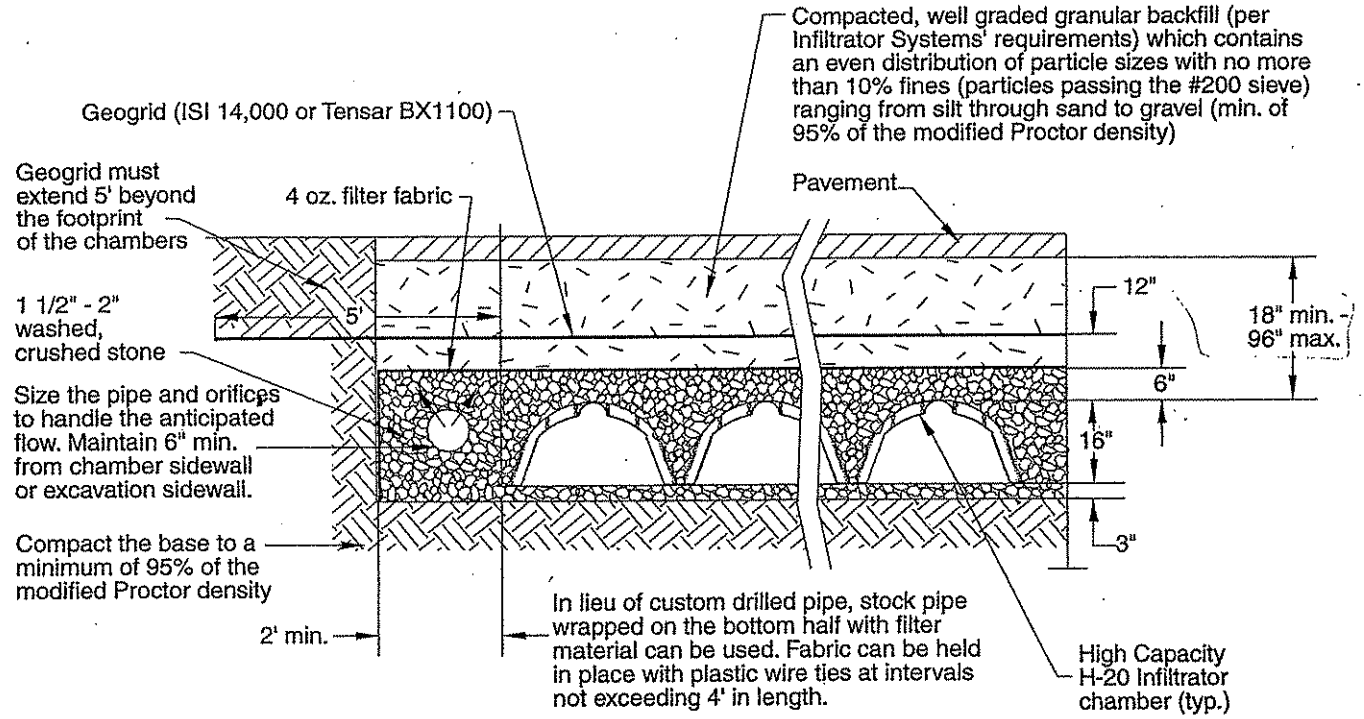
Infiltration Rates in Inches per Hour

Soil Number	Soil Designation	Rainfall Intensity in Inches per Hour 0	0.5	1.0	1.5	2.0	2.5	3.0
021	S.M.M.- 1	0	0.490	0.830	1.100	1.260	1.375	1.440
022	S.M.M.- 2	0	0.405	0.550	0.660	0.760	0.825	0.900
023	S.M.M.- 3	0	0.405	0.600	0.705	0.780	0.825	0.840
024	S.M.M.- 4	0	0.500	0.960	1.245	1.480	1.650	1.770
025	S.M.M.- 5	0	0.200	0.330	0.435	0.520	0.600	0.660
026	S.M.M.- 6	0	0.500	1.000	1.500	2.000	2.500	3.000
027	S.M.M.- 7	0	0.500	0.830	1.035	1.200	1.325	1.410
028	S.M.M.- 8	0	0.460	0.740	0.930	1.040	1.125	1.200
029	S.M.M.- 9	0	0.220	0.290	0.300	0.280	0.250	0.270
030	S.M.M.-10	0	0.500	0.800	0.975	1.140	1.275	1.410
031	S.M.M.-11	0	0.500	1.000	0.960	1.040	1.100	1.170
032	S.M.M.-12	0	0.350	0.480	0.555	0.580	0.625	0.630
033	S.M.M.-13	0	0.485	0.650	0.780	0.880	0.975	1.050
034	S.M.M.-14	0	0.285	0.350	0.405	0.470	0.450	0.480
035	S.M.M.-15	0	0.500	1.000	1.500	1.400	1.400	1.470
036	S.M.M.-16	0	0.260	0.350	0.390	0.420	0.425	0.420
037	S.M.M.-17	0	0.500	0.730	0.870	1.000	1.100	1.230
038	S.M.M.-18	0	0.485	0.600	0.690	0.780	0.825	0.870
039	S.M.M.-19	0	0.290	0.340	0.360	0.360	0.350	0.360
040	S.M.M.-20	0	0.285	0.350	0.325	0.400	0.425	0.450
041	S.M.M.-21	0	0.500	1.000	1.500	2.000	2.300	2.280
042	S.M.M.-22	0	0.325	0.470	0.555	0.620	0.650	0.690
043	S.M.M.-23	0	0.495	0.820	1.020	1.200	1.325	1.440
044	S.M.M.-24	0	0.215	0.240	0.225	0.200	0.200	0.180
045	S.M.M.-25	0	0.500	1.000	1.500	1.800	1.825	1.920
046	U.L.A.R.- 1	0	0.500	0.960	1.365	1.720	2.050	2.340
047	U.L.A.R.- 3	0	0.385	0.540	0.675	0.660	0.650	0.660
048	U.L.A.R.- 5	0	0.500	0.720	0.870	0.980	1.050	1.050
049	U.L.A.R.- 6AB	0	0.345	0.450	0.525	0.580	0.600	0.600
050	U.L.A.R.- 6CD	0	0.255	0.320	0.360	0.360	0.350	0.330
051	U.L.A.R.- 6EF	0	0.440	0.610	0.705	0.760	0.775	0.810
052	U.L.A.R.- 7A	0	0.500	1.000	1.500	2.000	2.500	3.000
053	U.L.A.R.- 7B	0	0.500	0.720	0.945	1.160	1.325	1.470
054	U.L.A.R.- 7CD	0	0.435	0.540	0.675	0.720	0.725	0.720
055	U.L.A.R.- 8	0	0.430	0.640	0.762	0.840	0.900	0.930
056	U.L.A.R.- 9A	0	0.345	0.420	0.450	0.480	0.500	0.510
057	U.L.A.R.- 9B	0	0.500	0.980	1.245	1.425	1.520	1.590
058	U.L.A.R.- 9C	0	0.460	0.610	0.750	0.860	0.950	1.020
059	U.L.A.R.- 9D	0	0.350	0.420	0.450	0.460	0.450	0.450
060	U.L.A.R.- 9E	0	0.500	0.910	1.125	1.320	1.500	1.680
061	U.L.A.R.-10A	0	0.500	1.000	1.500	2.000	2.500	3.000
062	U.L.A.R.-10B	0	0.500	0.730	0.855	0.960	1.025	0.050
063	U.L.A.R.-11	0	0.445	0.620	0.720	0.780	0.825	0.870
064	U.L.A.R.-12	0	0.320	0.420	0.495	0.540	0.575	0.600

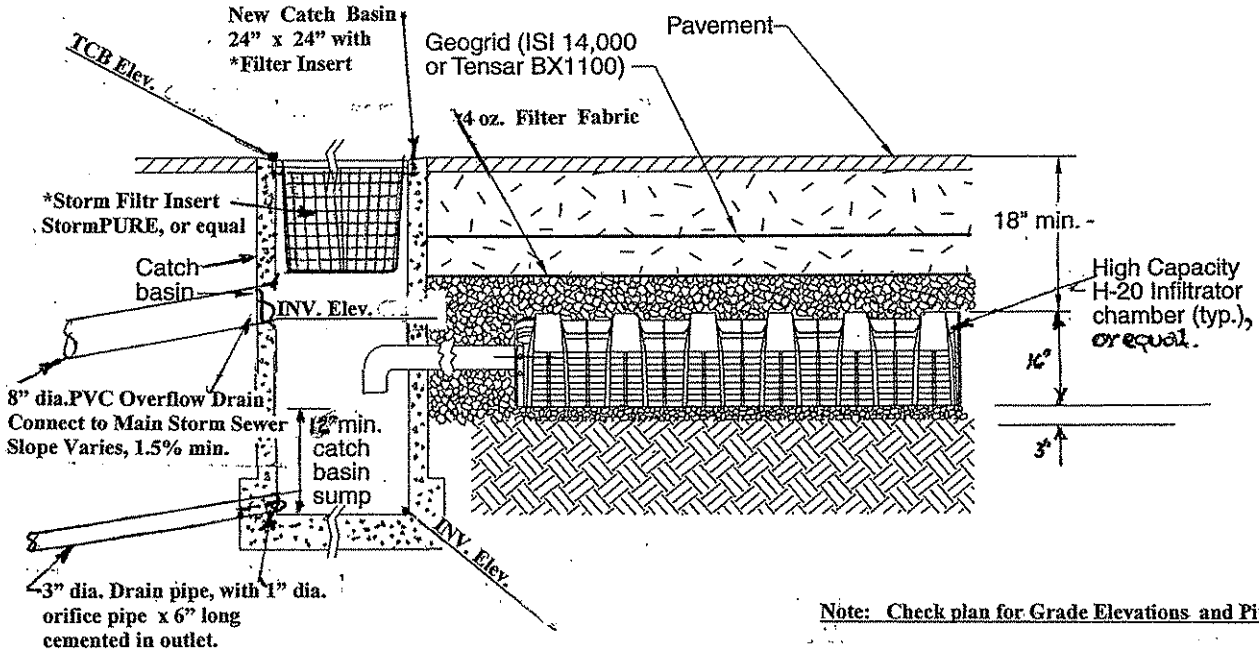
INFILTRATION RATE TABLE
MOUNTAIN-DESERT SOILS

Figure C-6.2

TYPICAL CROSS SECTION OF THE PERFORATED PIPE DISTRIBUTION METHOD



TYPICAL CROSS SECTION OF A CATCH BASIN SUMP TO A RETENTION SYSTEM



Note: Check plan for Grade Elevations and Pipe Sizes

TYPICAL DETENTION CHAMBER & CATCH BASIN
No Scale

(706)348-8201 Fax: (706)348-8346

SEND US A REQUEST FOR A QUOTE

REQ

Mycelx®

Bandalong Litter Trap

Storm-PURE™ Catch Basin Inserts

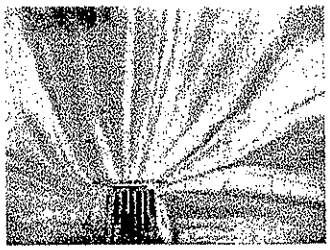
Water Quality Units

Request For Quote

Installation Services

Maintenance Services

Consulting Services



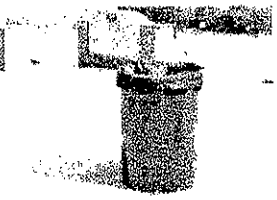
Click To Enlarge

Storm-PURE™ Catch Basin Inserts

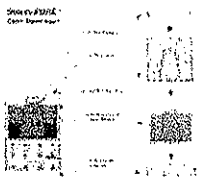
Phase II of EPA's National Pollution Discharge Elimination System (NPDES) requires all but the smallest municipal and industrial storm sewer systems to treat stormwater discharge to the "maximum extent practicable". The Storm--PURE™ catch basin insert, a two-stage unit that will fit into new or existing catch basins, stands apart from competitive units in its ability to remove suspended solids, hydrocarbons and other pollutants.

The upper section consists of a perforated metal catch basket covered by a geotextile filter bag. This assembly captures sediment and debris while allowing filtered water to pass freely down through the center cone. The lower stage contains a patented Mycelx® filter insert that attracts and holds tiny particles of hydrocarbons and oil-bound pollutants. The specially treated absorbent material instantly bonds to contaminated particles, resulting in a 99% removal rate of total petroleum hydrocarbons.

Both stages are housed in a corrosion-resistant high density polyethylene body with overflow slots at the top to act as a bypass in unusually high flow conditions. The complete assembly will pass 230 gpm without bypassing the flow. ≈ 0.51 cfs.

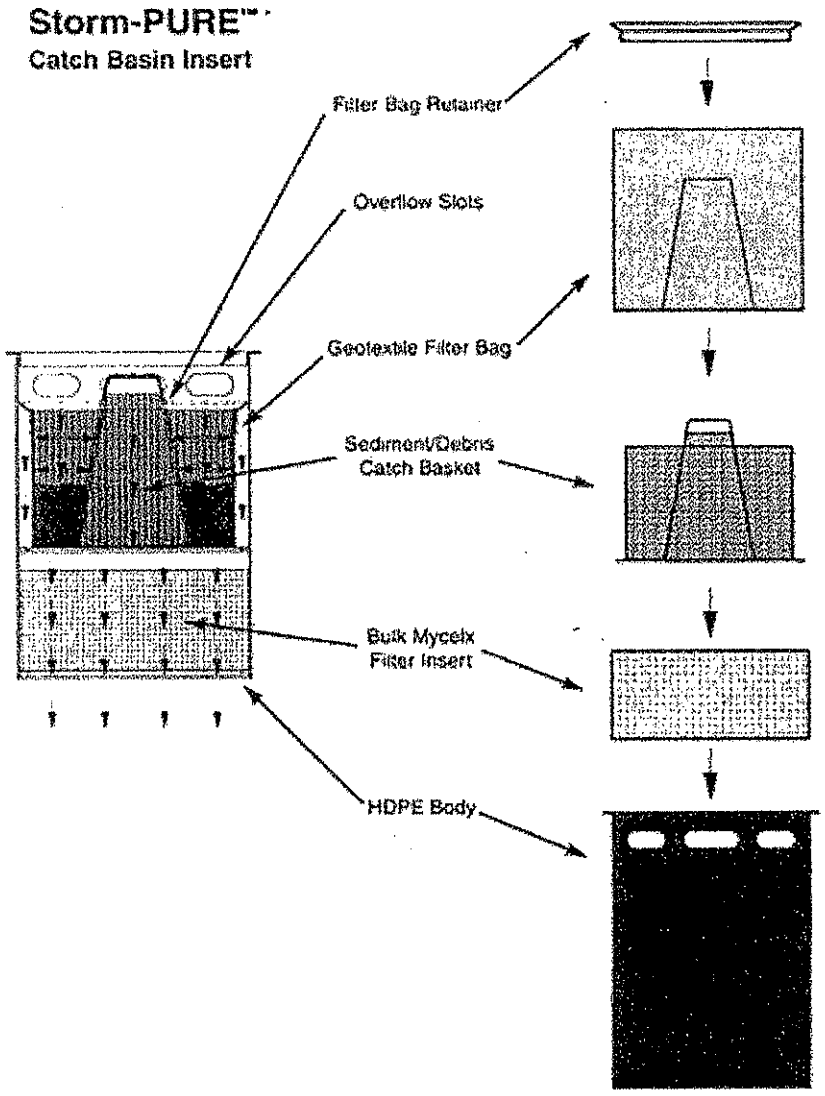


Storm-PURE™ Component View



Storm-PURE™ Exploded View

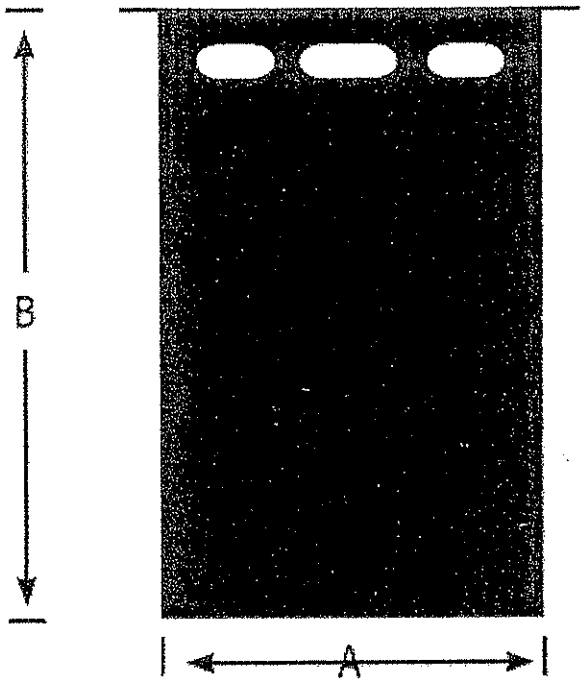
Storm–PURE™ Exploded View



Click to close

Storm–PURE™ Dimensions

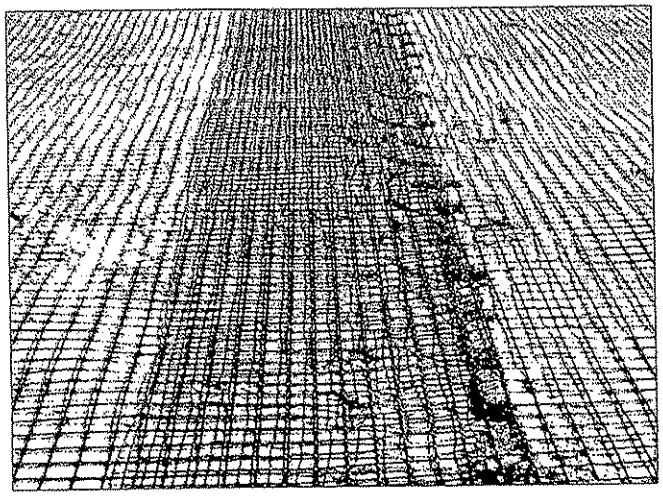
Dimensions*



Nom. Diameter	A	B
18"	15.38"	18.00"
24"	21.38"	18.00"
24"	21.38"	30.00"

Click to close

Requirements for Covering the System.



Lay geogrid over the stone and compacted backfill, 12" above the top of the chambers.

6 Lay ISI 14,000 or Tensar BX1100 geogrid over the 6" of compacted backfill. If two rolls are to be placed side by side, or end to end, overlap them a minimum of two feet.

NOTE: Geogrid must extend at least 5' beyond the footprint of the chambers. Refer to manufacturer's specifications for other installation guidelines.

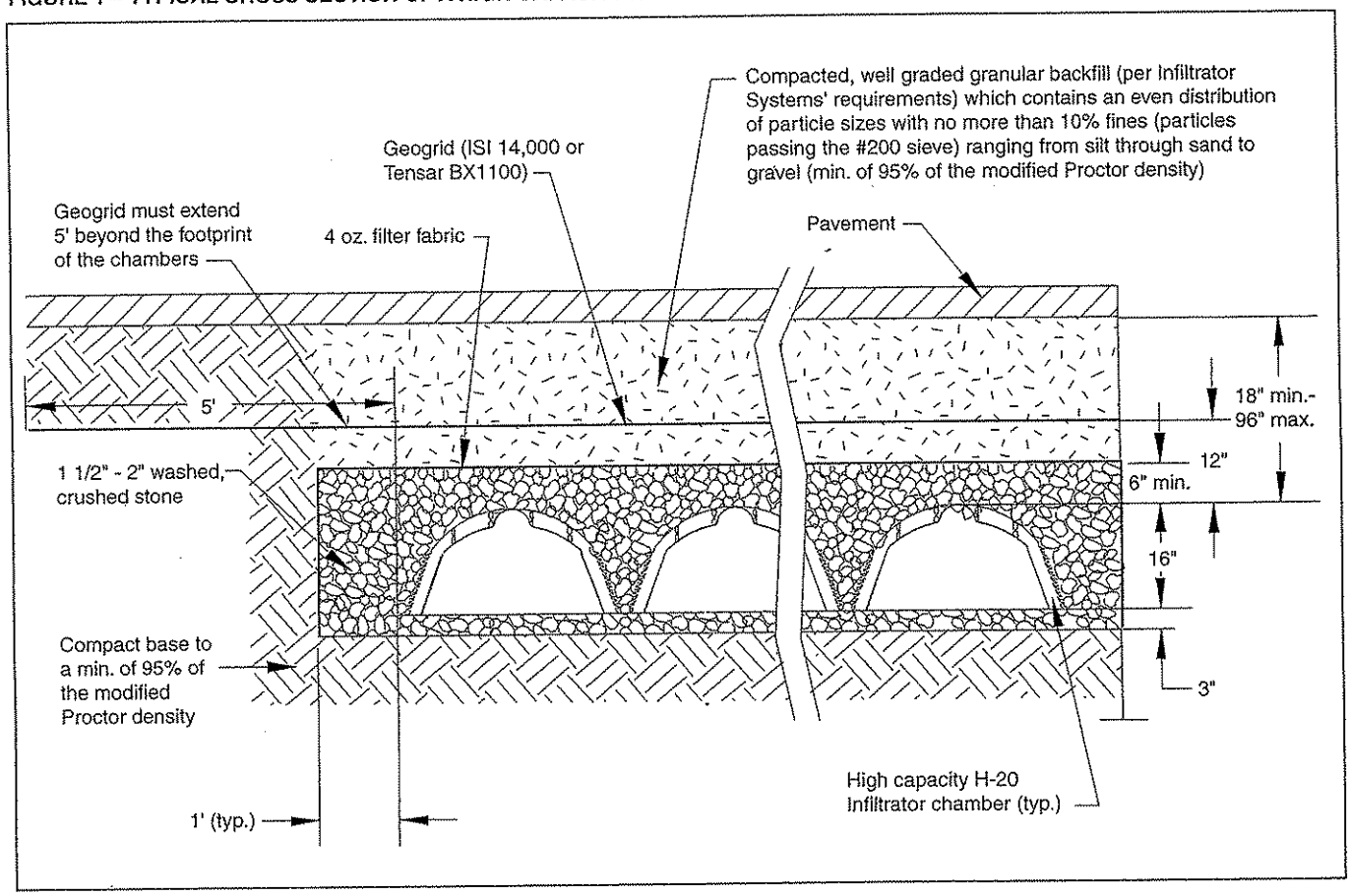
7 Continue to backfill in 12" lifts until the specified height of the system is achieved. Compact the soil after each lift.

NOTE: Place the backfill in 6" lifts in sandy soil, compacting after each lift. Refer to special installation requirements for sandy soil.

8 Begin laying the pavement base.

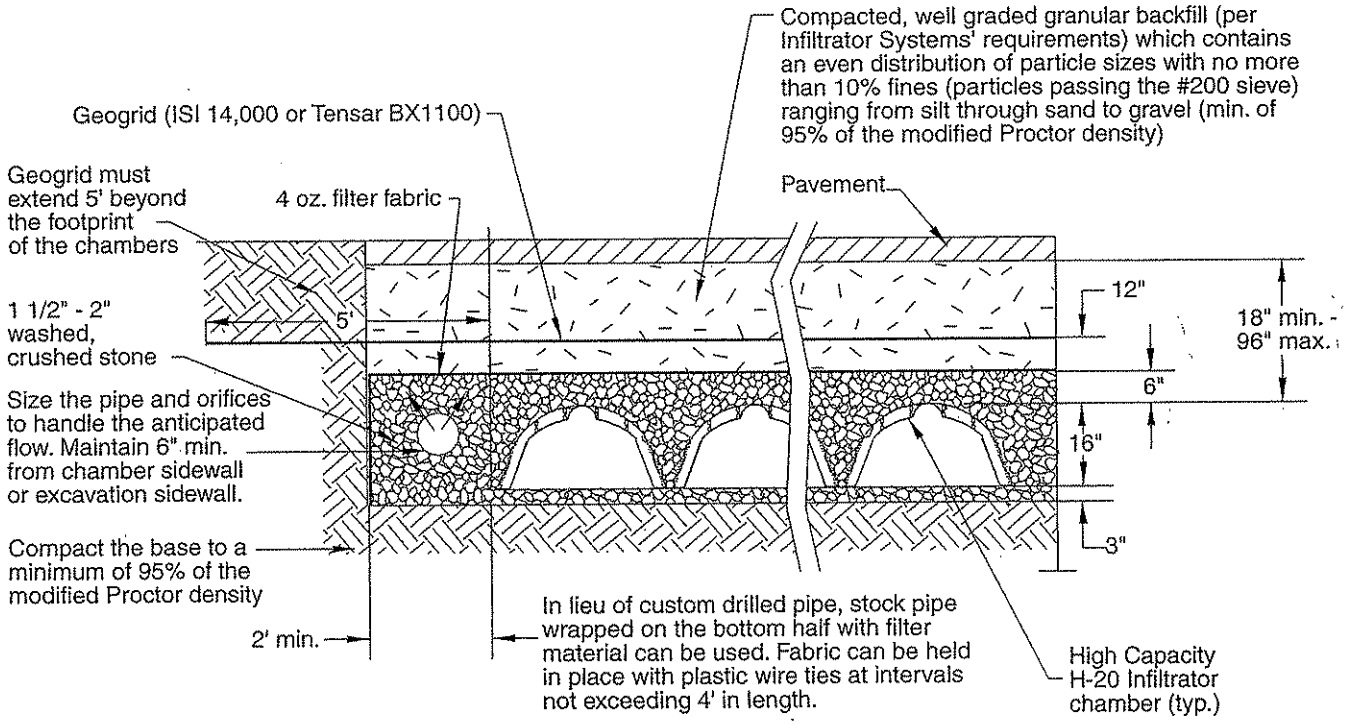
NOTE: The bed must be cordoned off using warning tape and signs to keep traffic off until it's paved.

FIGURE 1 – TYPICAL CROSS SECTION OF A HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM

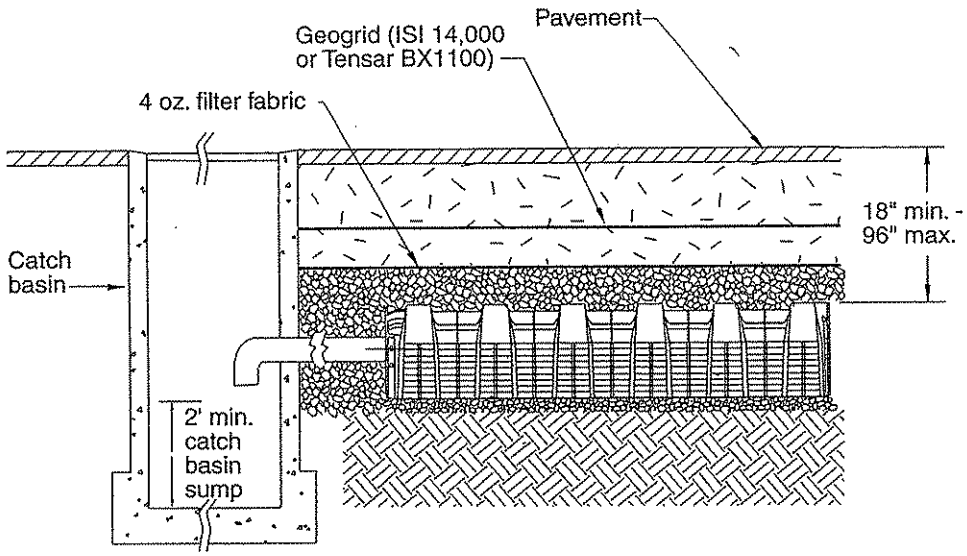


INFILTRATOR SYSTEMS INC

TYPICAL CROSS SECTION OF THE PERFORATED PIPE DISTRIBUTION METHOD

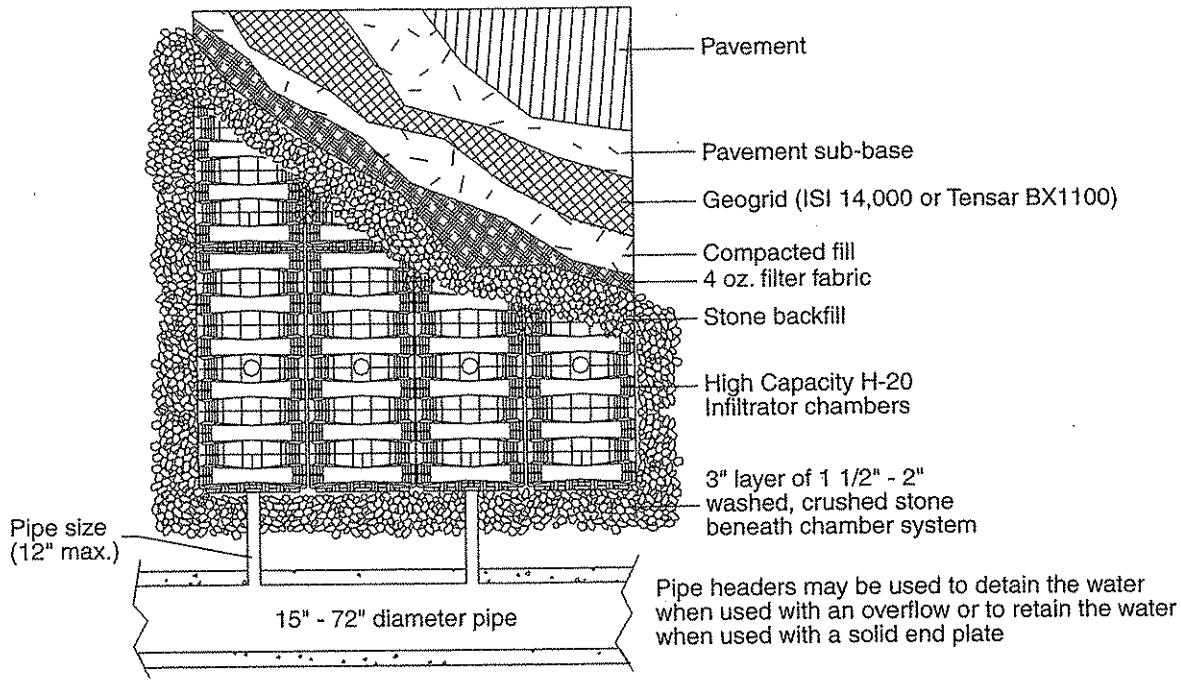


TYPICAL CROSS SECTION OF A CATCH BASIN SUMP TO A RETENTION SYSTEM

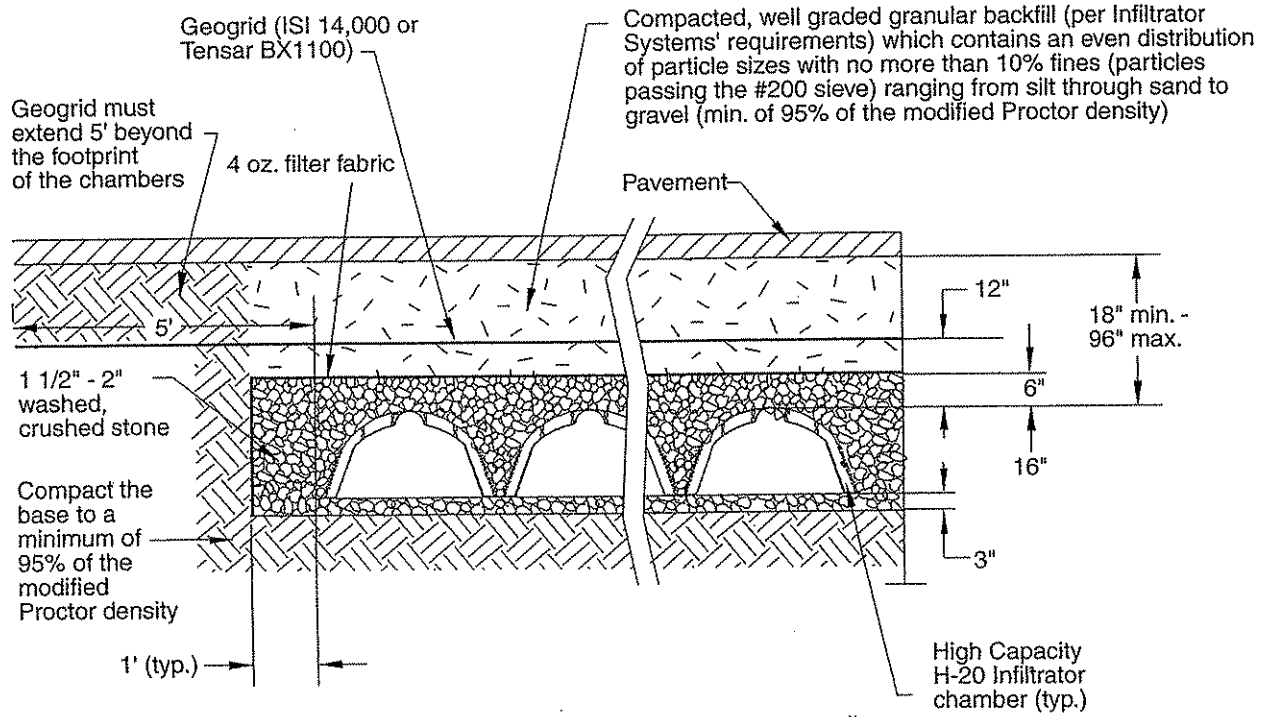


INFILTRATOR® SYSTEMS INC

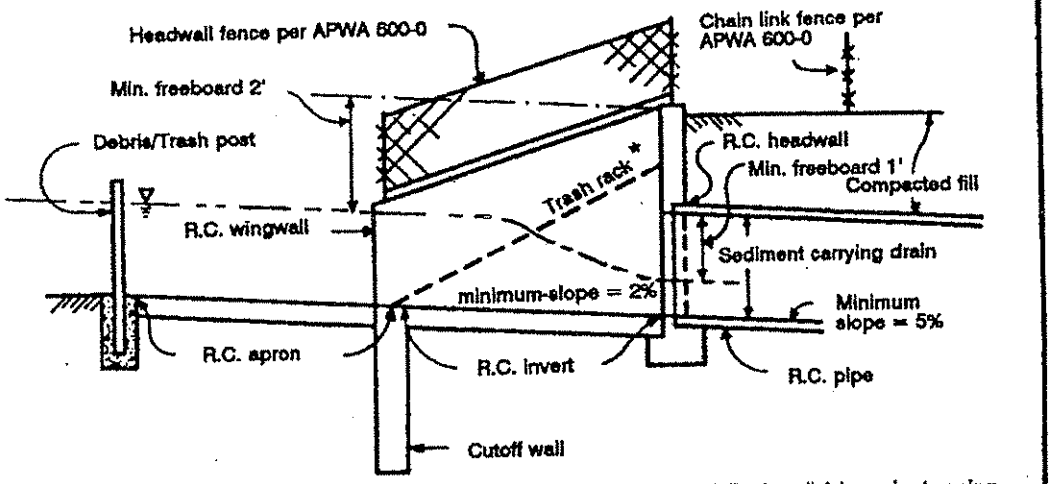
PLAN VIEW OF HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM



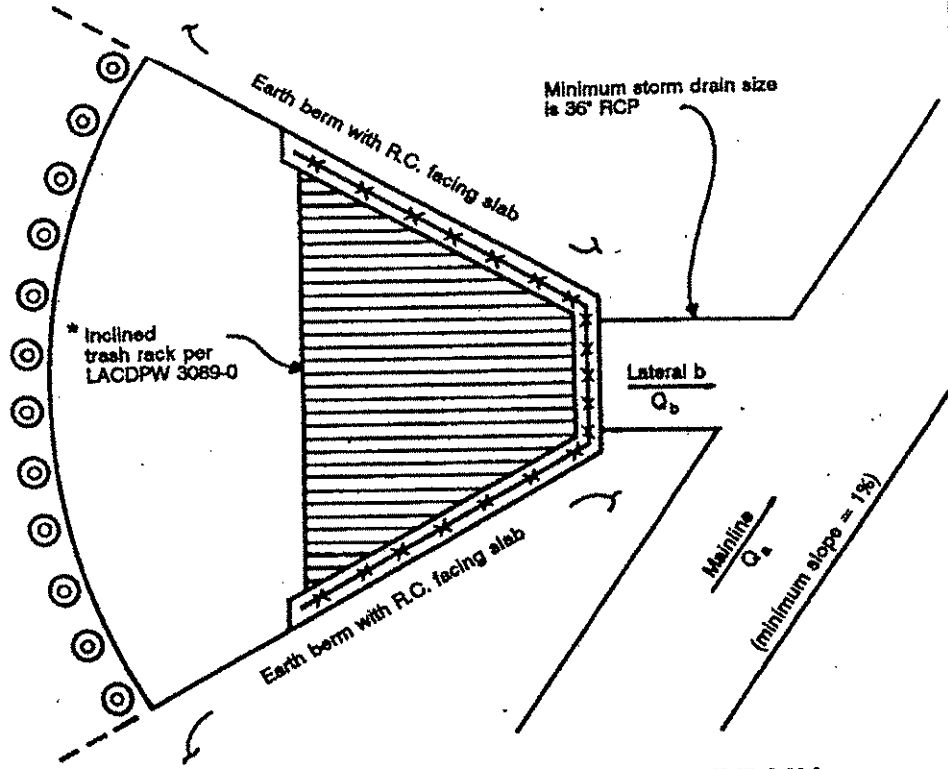
TYPICAL CROSS SECTION HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM



NOTE: Geogrid must overlap on itself at least 2' when using more than one roll.



* Discuss with Design division prior to using a sloping trash rack especially in locations where organic debris may present a significant problem and may lead to clogging up the trash rack



SEDIMENT CARRYING INLET AND STORM DRAIN

FIGURE 5.3

LEGEND

1000 0 1000 2000
SCALE IN FEET

5 SOIL NUMBER

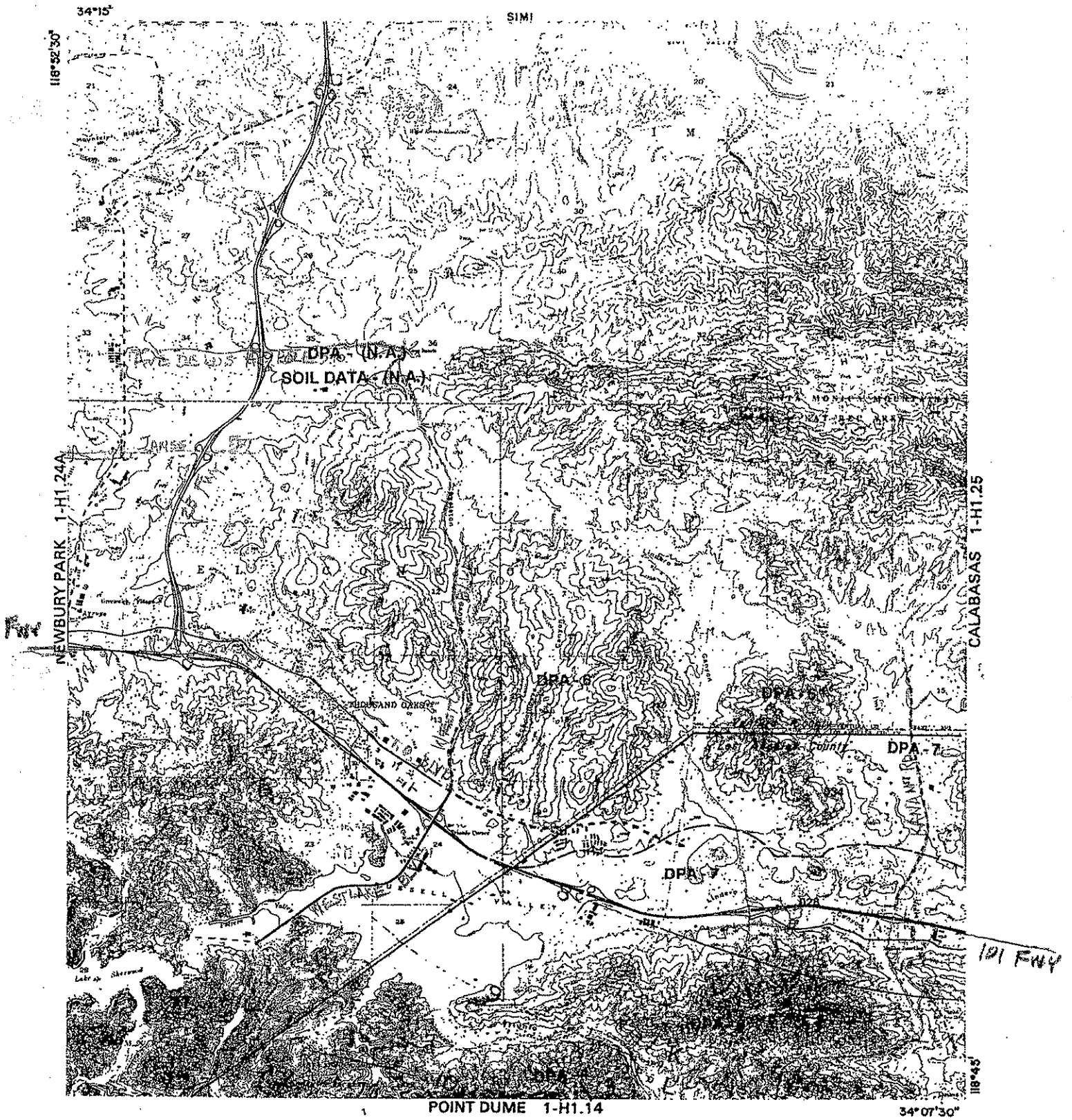
SOIL TYPE BOUNDARY

RAINFALL ZONE

50-YEAR, 24-HOUR ISOHYET

HYDROLOGIC MAP THOUSAND OAKS 1967

B



LEGEND

——— SOIL CLASSIFICATION AREA

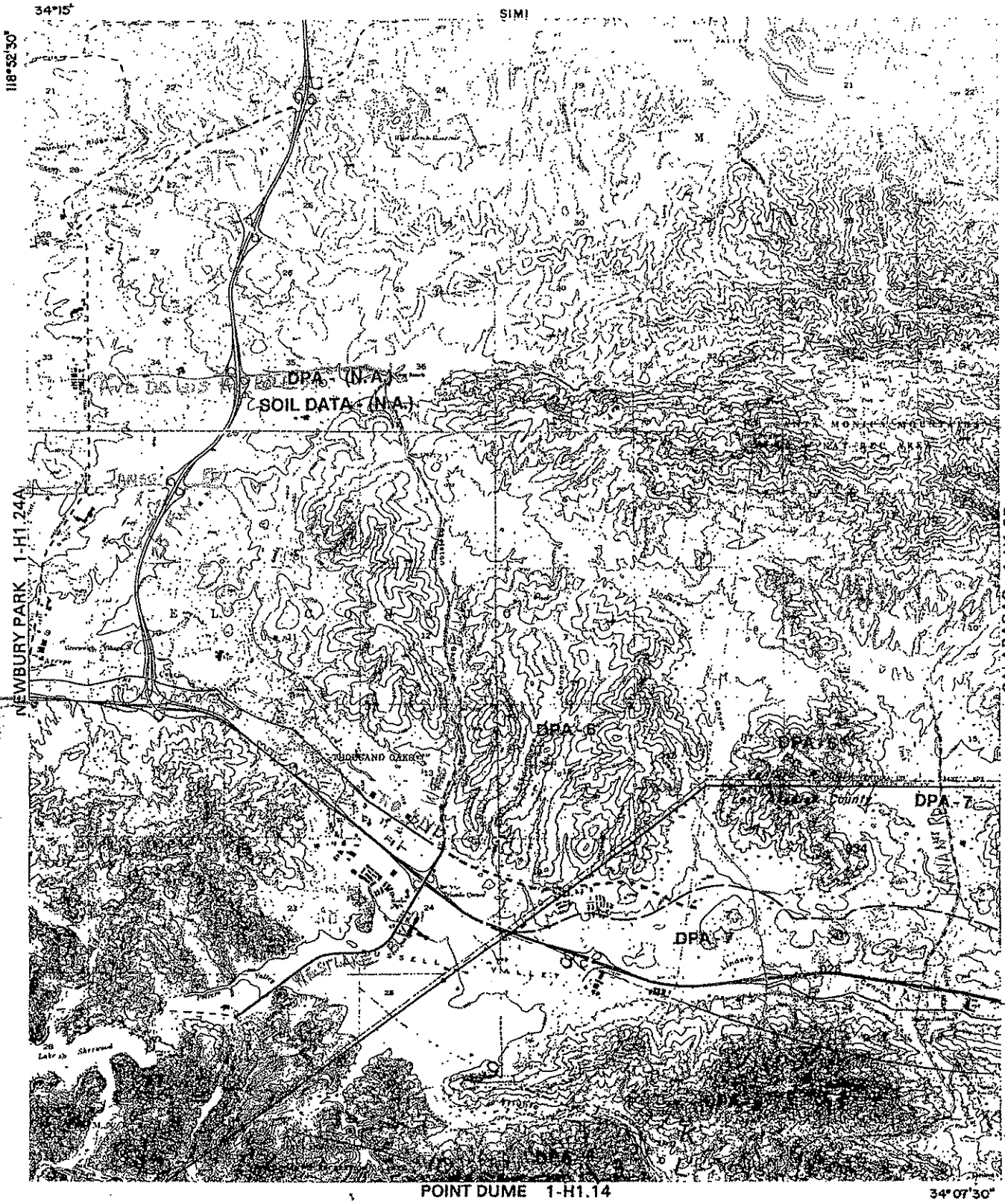
····· DEBRIS POTENTIAL AREA

L A C D P W

THOUSAND OAKS 1981

hydrologic map

0 FEET 5000



LEGEND

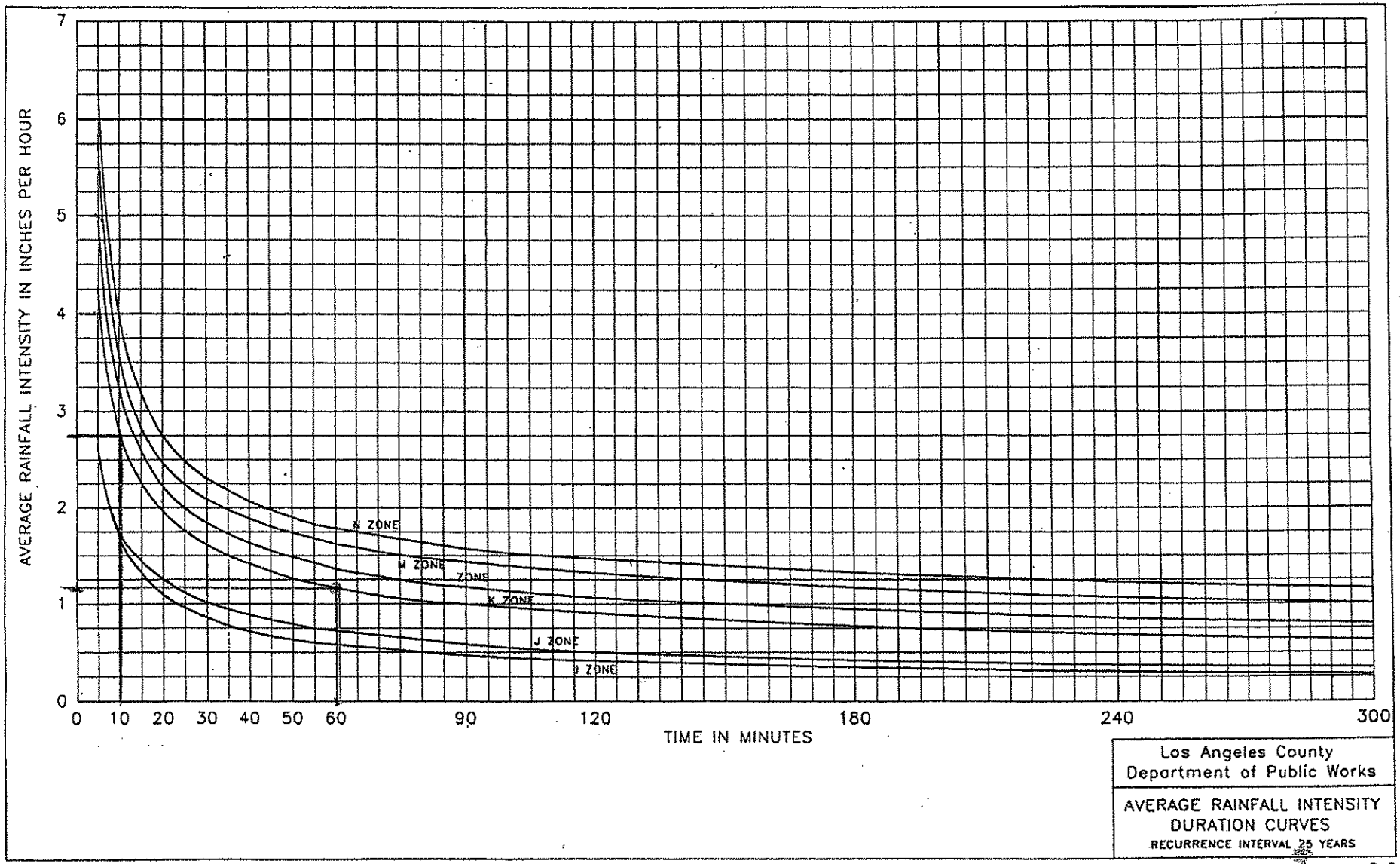
——— SOIL CLASSIFICATION AREA

····· DEBRIS POTENTIAL AREA

LACDPW

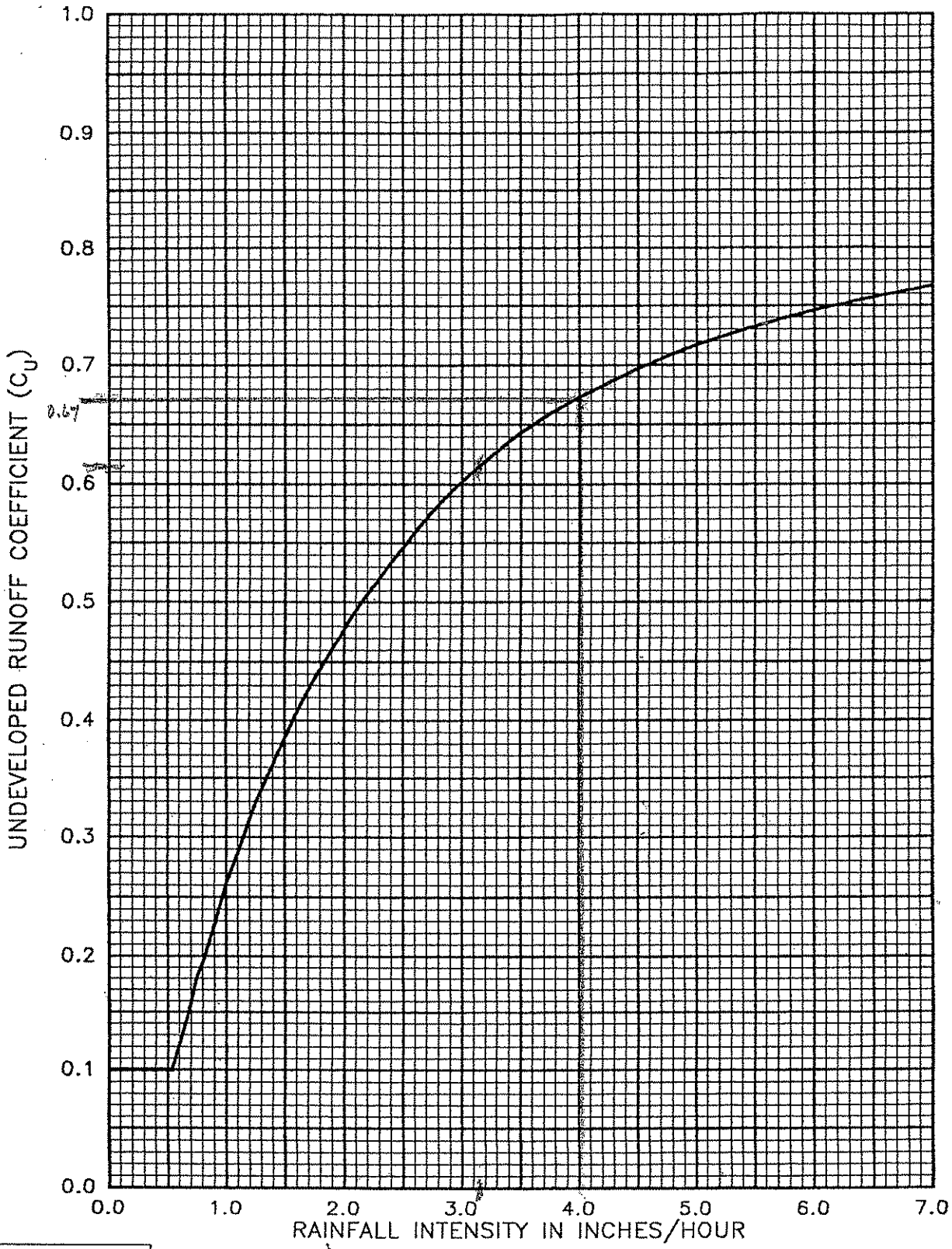
THOUSAND OAKS 1981

hydrologic map



Los Angeles County
Department of Public Works

AVERAGE RAINFALL INTENSITY
DURATION CURVES
RECURRENCE INTERVAL 25 YEARS



Equation:

$C_D = (0.9 * IMP) + (1.0 - IMP)\ C_U$

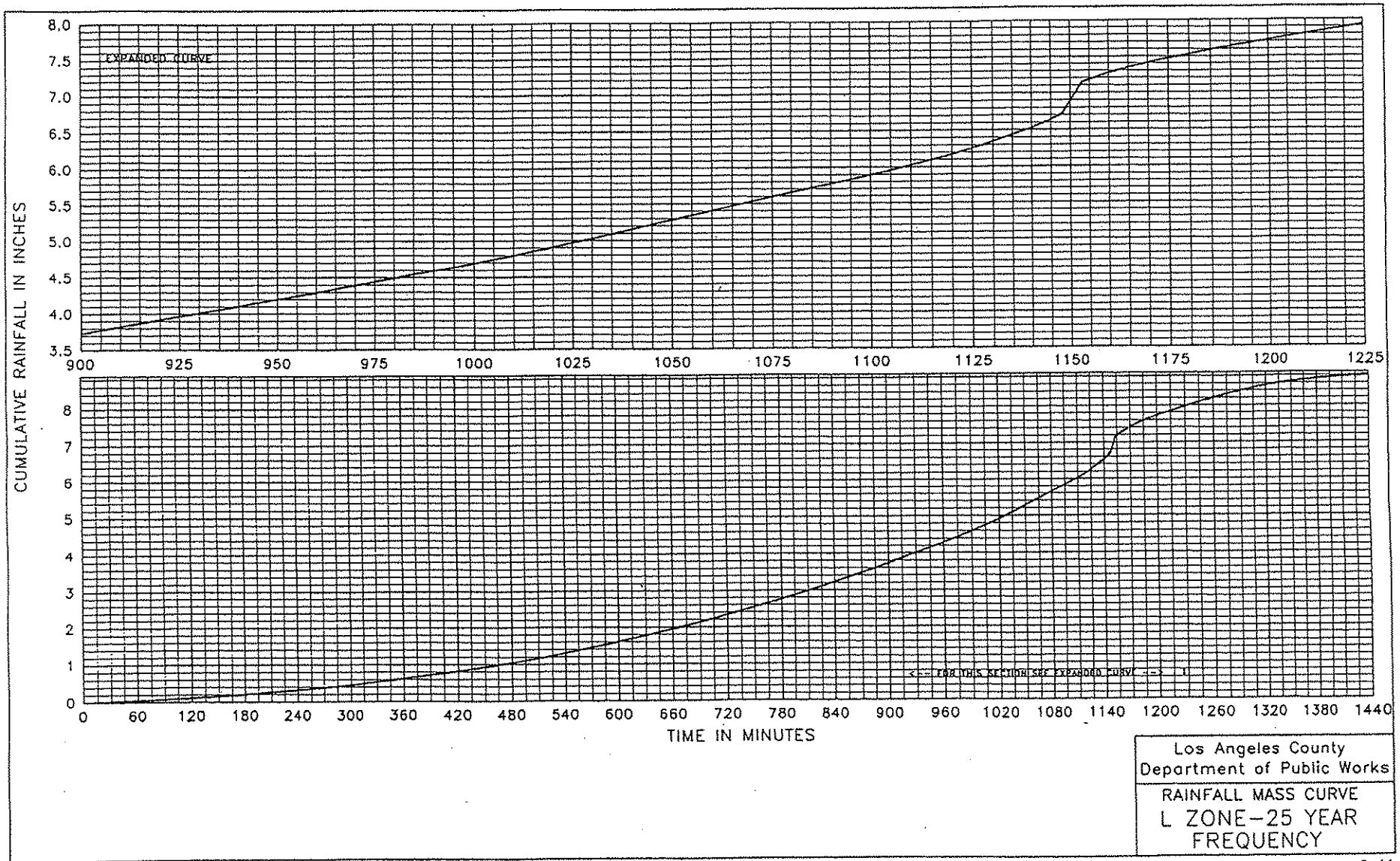
Where:
C_D = Developed runoff coefficient.
IMP = Proportion impervious.
C_U = Undeveloped runoff coefficient.

Los Angeles County
Department of Public Works

RUNOFF COEFFICIENT CURVE

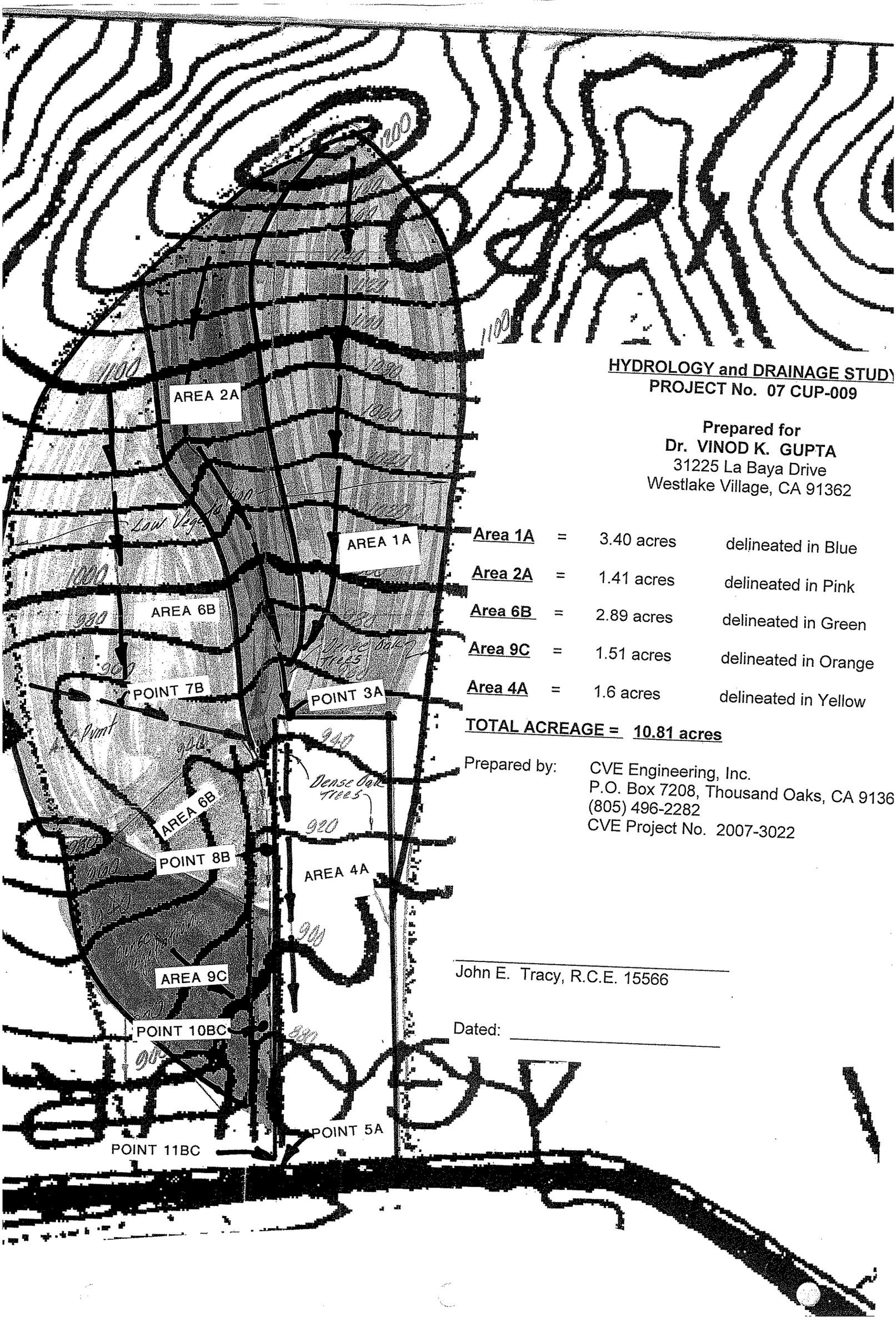
SOIL TYPE NO. 028

SPG



Los Angeles County
Department of Public Works

RAINFALL MASS CURVE
L ZONE–25 YEAR
FREQUENCY



HYDROLOGY and DRAINAGE STUDY
PROJECT No. 07 CUP-009

Prepared for
Dr. VINOD K. GUPTA
31225 La Baya Drive
Westlake Village, CA 91362

Area 1A	=	3.40 acres	delineated in Blue
Area 2A	=	1.41 acres	delineated in Pink
Area 6B	=	2.89 acres	delineated in Green
Area 9C	=	1.51 acres	delineated in Orange
Area 4A	=	1.6 acres	delineated in Yellow

TOTAL ACREAGE = 10.81 acres

Prepared by: CVE Engineering, Inc.
P.O. Box 7208, Thousand Oaks, CA 9136
(805) 496-2282
CVE Project No. 2007-3022

John E. Tracy, R.C.E. 15566

Dated: _____

EMPLE BETH HAVARIM

EXISTING PARKING LOT
TRACT NO. 40477 BOOK 1082, PAGES 91-95 OF MAPS
A.P. NO. 2061-005-031

EXISTING PARKING

EXISTING PARKING LOT

EXISTING WALL

PROPERTY LINE

DR. GUPTA BUILDING
2 STORY WOOD & STUCCO
LOT 2, TRACT NO. 40477
BOOK 1082, PAGES 91-95
OF MAPS.

(FIN. FLOOR 896.5) DOOR

SLOPE

SERVICE DELIVERY

ELEVATOR

SECOND FLOOR 920.00

C.B. 10" OVERFLOW

FIRST FINISH FLOOR ELEVATION 906.00

INSTALL MIN. 6" LOW-FLOW DRAINAGE SYSTEM AT WALL AND CONNECT TO STORM DRAIN

2:1 FILL SLOPE

TOP OF 2:1 FILL SLOPE

HC RAMP 36" WIDE

3'x5' LANDING ELE. 900.00

60' SETBACK

REMOVE EXIST IRON FENCE

CONCRETE CURB'S GUTTER

CONCRETE CURBS TYPICAL

REMOVE ROCKS

DENSE VEGETATION

AREA 2A&1A

A.P. NO. 2061-033-015

SUB AREA 1A

NATURAL DRAINAGE

POINT "1"

POINT "2"

POINT "3"

POINT "4"

POINT "D"

DETENTION CHAMBER SYSTEM (43)

24" ADS CORRUGATED POLYTHENE PIPE

EXIST. ASPHALT DRIVEWAY

PRIVATE ROAD

AGOURA ROAD

CATCH BASIN

EXISTING CURB & GUTTER

JOIN EXISTING

REMOVE CURB & GUTTER

PROPOSED SIGN

NO STOPPING (875.7) SIGN

JOIN EXISTING CURB

EXISTING CURB

(876.37) FL.

(876.81) FL.

(877.39) FL.

(877.92) FL.

(874.50) F.L.

(875.6) FL.

(876.6) T.C.

(878.6) T.C.

(880.3) T.C.

(879.9) T.C.

(876.44)

E 520

E 53

N 4900

N 5100

0' 20' 40' 60' 80'

SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
JOHN E. TRACY
No. 15566
Exp. 6-30-09
CIVIL
STATE OF CALIFORNIA

HYDROLOGY & DRAINAGE STUDY

NO.	MARK	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY:
CVE ENGINEERING INC. W.O. 3128
P.O. BOX 7208 THOUSAND OAKS, CA. 91360
W.O. 3128

John E. Tracy 10/5/07
PROJECT ENGINEER DATE
JOHN E. TRACY RCE 15566

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

CITY ENGINEER DATE RCE NO. EXP DATE

CITY OF AGOURA HILLS

FOR A TWO STORY OFFICE BUILDING ON APN NO. 2061-033-015

A PROFESSIONAL BUILDING FOR DR. GUPTA

AGOURA HILLS, CALIFORNIA
PROJECT NO. 07 CUP-009

SHEET OF

Appendix H

Noise Measurement Results

C:\LARDAV\SLMUTIL\AGOURARD.bin Interval Data

Meas Site	Location	Number	Date	Time	Duration	Leq	SEL	Lmax
0		0	11Jun 09	11:21:27	1200	58.7	89.5	75.1
0		0	11Jun 09	11:47:44	1200	52.2	83	74.8
0		0	11Jun 09	12:11:16	1200	54	84.8	68.8

Lmin	Peak	Uwpk
49.1	97.4	100.5
46.6	98.7	100.5
47.2	79	0

ExistingbtwLady&Kanan

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

ExistingbtwLady&Kanan

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	817.9
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	17.0
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	32.1
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

ExistingbtwLady&Kanan

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	65.5

CumbtwLady&Kanan

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

CumbtwLady&Kanan

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	1381.4
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	28.8
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	28.8
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

CumbtwLady&Kanan

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	67.0

Cum+ProjbtwLady&Kanan

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

Cum+ProjbtwLady&Kanan

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	1395.8
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	29.0
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	29.0
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

Cum+ProjbtwLady&Kanan

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	67.0

ExistingbtwReyes&Lady

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

ExistingbtwReyes&Lady

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	1048.8
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	21.9
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	21.9
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

ExistingbtwReyes&Lady

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	65.8

CumbtwReyes&Lady

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

CumbtwReyes&Lady

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	1517.8
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	31.6
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	31.6
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

CumbtwReyes&Lady

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	67.4

Cum+ProjbtwReyes&Lady

* * * * CASE INFORMATION * * * *

* * * * Results calculated with TNM Version 2.5 * * * *

Cum+ProjbtwReyes&Lady

* * * * TRAFFIC VOLUME/SPEED INFORMATION * * * *

Automobile volume (v/h):	1540.8
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	32.1
Average medium truck speed (mph):	30.0
Heavy truck volume (v/h):	32.1
Average heavy truck speed (mph):	30.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * TERRAIN SURFACE INFORMATION * * * *

Terrain surface: hard

* * * * RECEIVER INFORMATION * * * *

DESCRIPTION OF RECEIVER # 1

Cum+ProjbtwReyes&Lady

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	67.5

Appendix I

Comments and Responses

COMMENTS and RESPONSES

This appendix contains the written comments received in response to the Draft MND during the public review period that concluded on April 30, 2010. Each comment received during the comment period by the City of Agoura Hills (City) has been included within this section. Responses to the comments have been prepared to address the environmental concerns raised by the commenters and to indicate where and how the MND addresses these environmental issues. Each letter is presented first, with the responses following. Revisions to the IS/MND are reflected by a vertical line in the right-hand margin.

Commenters on the Draft EIR

The City received five (5) written comment letters on the Draft MND during the comment period. These letters are listed as follows and will be used for referencing in this section.

Response ID	Commenter	Date	Page Number
1	Woody Smeck, Superintendent, United States Department of the Interior, National Parks Service, Santa Monica Mountains National Recreation Area	4/27/2010	2
2	Elmer Alvarez, IGR/CEQA Program Manager, California Department of Transportation, District 7, Office of Public Transportation and Regional Planning	4/18/2010	11
3	Paul Edelman, Deputy Director, Santa Monica Mountains Conservancy, Natural Resources and Planning	4/5/2010	14
4	Sandra Albers, Conservation Biologist, Resource Conservation District of the Santa Monica Mountains	4/30/2010	16
5	Daniel Blankenship, Staff Environmental Scientist, California Department of Fish and Game	4/20/2010	21

Letter 1

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

In reply refer to:
L76

April 27, 2010

Valerie Darbouze, Associate Planner
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

RE: 29760 Agoura Road, Case Nos. 07-SPA-001, 07-CUP-009, 07-OTP-012 & 10-VAR-001

Dear Ms. Darbouze:

The National Park Service has received the Notice of Availability and Intent to Adopt a Draft Initial Study/Mitigated Negative Declaration (DIS/MND) for a proposed 12,700 square foot, two-story office building located at 29760 Agoura Road.

The National Park Service appreciates the opportunity to participate in the public review process for the proposed project. We provide comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. We assume a neutral position and do not support or oppose land development. We offer the following comments.

I. Aesthetics

Project Impact

We find the project could negatively impact scenic resources along the Agoura Road corridor. The DIS/MND states "*According to the City of Agoura Hills General Plan Scenic Highways Element (1993), Agoura Road is designated as a Local Scenic Highway and identified as a source of "excellent vistas of Ladyface Mountain and the ridgelines along the south side of the City.*" (p. 8)

1.1

The DIS/MND also identifies the following visual resource protection measures from the Ladyface Mountain Specific Plan (SP), which applies to the proposed project (p. 9):

- *Provide adequate setbacks for structures, maintaining views of Ladyface Mountain*
- *Preserve natural terrain and scenic viewshed*

Further guidance can be found in the SP itself:

- *The proposed use will not mar the property's unique natural elements and has a positive relationship to the character of Ladyface Mountain. (p. V-2)*

Photo 1 in Figure 3 of the DIS/MND is taken from the far side (westbound travel lanes) of Agoura Road relative to the proposed project site. From this more conservative perspective, it appears that a two-story building (even with a second-story setback) could block a currently unobstructed view of the mountain. Foreground views would be blocked, even if the ridgeline was still visible. In this case, the view would be transformed to a horizon slice of ridgeline visible above the proposed project's roofline. With no foreground visual reference, the sense of scale of the rugged topography would be lost, as would views of oak savanna and chaparral on the mountain's slopes. Ladyface Mountain is more than just a ridgeline. These are the views that the city's General Plan protects. The proposed project may be inconsistent with the view protection measures of the Ladyface Mountain SP cited on page nine of the DIS/MND.

Views from the near side (eastbound travel lanes) would be even more impacted, as the reduced distance between the viewer and the proposed project would mean that the project would take up even more of the foreground. Photos from the project area are included with this letter in Attachment 1. Photo 3, Attachment 1 shows the near side perspective. Further, the increased angle of line-of-sight could mean that even the ridgeline view could be blocked from this perspective, obscuring the mountain in its entirety. Potential negative impacts discussed in the previous paragraph would be exacerbated. 1.1

The DIS/MND also states: "*Development of the proposed project would alter views of Ladyface Mountain looking south from Agoura Road. Views of Ladyface Mountain through the project site would be similar to views from Agoura Road through the existing office building west of the project site (See Figure 3 for a view of the existing office building from Agoura Road).*" (p. 9).

Photos 2 and 4 in this letter's Attachment 1 show views toward Ladyface over and through the adjacent existing office building to the west. From the far side perspective, the ridgeline is only barely visible. From the near side perspective, the mountain is obstructed entirely. This structure illustrates the visual effect of blocking out foreground views of the mountain. The "*excellent vistas of Ladyface Mountain*" (p. 9) are lost.

Despite this, the DIS/MND concludes that "*The proposed project would be consistent with the goals of the Scenic Highways Element of the Agoura Hills General Plan and would not obstruct vistas of ridgelines in the City. In addition, development of the project would not obstruct views of Ladyface Mountain or the Las Virgenes SEA.*" (p.10). If the DIS/MND recognizes that the proposed project would alter views of the mountain (p. 9), and would have similar viewshed impact as the adjacent office building (p. 9), we find it would be inconsistent with the Ladyface Mountain SP or the city's General Plan.

Cumulative Impact

We are concerned that the project would contribute to the cumulative negative impact to visual resources along the Agoura Road corridor. This formerly undeveloped route, once rural in 1.2

character with impressive views of oak savanna and Ladyface Mountain, has been steadily suburbanized. Previously, undeveloped land south of Agoura Road provided unobstructed, sweeping view corridors upslope toward the mountain. However, development fronting Agoura Road has greatly reduced these view corridors in number and extent. 1.2

In the city's General Plan (GP), Agoura Road is identified as a scenic route throughout the entire city. Agoura Hills is a gateway community for the national recreation area, and advertises itself as such. The project site falls within an area identified in the park's 2002 General Management Plan for possible inclusion in a boundary expansion of the national recreation area. The GMP was completed in 2002 and represents the local agencies' and general public's 20-year vision for the national recreation area. The GMP designates the project site as "Land Recommended for Boundary Study" because it is contiguous with the national recreation area and is of similar scenic, natural, cultural, and recreational resource value. The proposed project is not consistent with our GMP visual resource protection goals and objectives, and cumulative development may not be consistent with the Agoura Hills GP. 1.3

We have spoken to this issue previously. At a May 24th, 2006 city council hearing concerning the Agoura Village Specific Plan, NPS staff testified: "Finally, the sweeping views from roadside up to the top of Ladyface are a source of visual enjoyment, and along Agoura Road, are perhaps the very essence of the open space heritage of Agoura Hills—irreplaceable if lost. At a recent General Plan Update scoping session, both the Santa Monica Mountains Conservancy director and I unequivocally answered that, regarding what should remain the same in the City, the sweeping views from road to mountaintop along Agoura Road should be preserved." 1.4

In conclusion, we recommend the DIS/MND more thoroughly evaluate the visual impacts of the proposed project. It would be helpful to provide a more detailed visual analysis and include architectural simulations. The project may need to be redesigned to reduce negative impacts to visual resources. 1.5

Thank you for the opportunity to comment. If you have questions, please call Melanie Beck, Outdoor Recreation Planner, at (805) 370-2346.

Sincerely,

Woody Smeck
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Ron Schafer, Superintendent, Angeles District, State Department of Parks and Recreation
Clark Stevens, Executive Officer, Resource Conservation District of the Santa Monica Mountains

Attachment 1 – Project Area Photographs

April 27, 2010

Supplement to National Park Service comments to the City of Agoura Hills Re: 29760 Agoura Road, Case Nos. 07-SPA-001, 07-CUP-009, 07-OTP-012 & 10-VAR-001

Far Side of Agoura Road Relative to Proposed Project (Westbound Travel Lanes)

Photo 1: (Similar to Photo 1 in Figure 3 in DISMND) View looking south, toward project site, of existing conditions. Adjacent office building to west is visible at middle of right edge. The upper and lower reaches of the mountain are quite visible.

Photo 2: View looking south toward adjacent office building to the west. Portions of the ridgeline are visible, but most of the mountain is obscured. Photo taken approximately 180 feet west of Photo 1.

Near Side of Agoura Road Relative to Proposed Project (Eastbound Travel Lanes)

Photo 3: View looking south, toward project site, of existing conditions. A two story structure (even with a second-story setback) on the previously graded pad (pictured) could block views of much of Ladyface Mountain.

Photo 4: View looking south toward adjacent office building to the west. Ladyface Mountain, including the ridgeline, is completely obscured. Photo taken approximately 150 west of Photo 3.

Letter 1

COMMENTER: Woody Smeck, Superintendent, United States Department of the Interior, National Parks Service, Santa Monica Mountains National Recreation Area

DATE: April 27, 2010

RESPONSE:

Response 1.1

The commenter states an opinion that the proposed project could result in negative impacts to scenic resources along the Agoura Road corridor by blocking currently unobstructed views of Ladyface Mountain from Agoura Road. The commenter opines that the project would be inconsistent with the Ladyface Mountain Specific Plan and the Scenic Highway Element of City's General Plan. The commenter provides four photos of views toward Ladyface Mountain from Agoura Road.

As discussed in Section I, *Aesthetics*, it is acknowledged that development of the proposed project would alter views of Ladyface Mountain looking south from Agoura Road. However, the project was found to be consistent with the standards and design guidelines set forth by the Ladyface Mountain Specific Plan, as discussed on pages 8 and 9 in Section I, *Aesthetics*, of the IS/MND.

The following discussion of the Scenic Highway Element of City's General Plan and how it relates to the proposed project is contained on page 8 of the IS/MND:

> *According to the City of Agoura Hills General Plan Scenic Highways Element (1993), Agoura Road is designated as a Local Scenic Highway and identified as a source of "excellent vistas of Ladyface Mountain and the ridgelines along the south side of the City." As noted in the Scenic Highways Element, the goals in protecting the scenic resources of Agoura Road are as follows:*
>
> - *Landscaping sensitive to freeway views*
> - *Significant reduction of unsightly signs on existing commercial structures*
> - *Restrict Street lighting*
> - *Utility Undergrounding*
> - *Removal of pole signs and billboards*
>
> *The proposed project would not include unsightly signs, pole signs, or billboards. The proposed project would be required to comply with sign design guidelines specified in the SP, including the following:*
>
> - *All signs shall be in scale with the surrounding built environment*
> - *Colors and materials shall be sensitively selected to blend signage with landscape and architectural elements, including building design, material, and color*
> - *Signs shall be located at a minimum of five feet behind the property line*

- *Berming shall be limited to two feet in height above the surrounding finishing grade*
- *Signs shall be made of durable rust-inhibited materials*

The proposed project would incorporate restricted street lighting in parking lots. Additionally, the project would be compatible with surrounding uses and would be similar in size and scale to surrounding developments. The design of the proposed commercial facility includes elements such as landscaping, building heights, and roofing materials that are intended to fit in with existing development in the surrounding area.

Therefore, the project would be consistent with the Scenic Highway Element of City's General Plan.

The commenter notes that on page 9, the IS/MND states that, *"views of Ladyface Mountain through the project site would be similar to views from Agoura Road through the existing office building west of the project site (See Figure 3 for a view of the existing office building from Agoura Road)."* The commenter states that the ridgeline of Ladyface Mountain is completely obstructed by the existing office building to the west of the project site and that the project would be inconsistent with the Ladyface Mountain Specific Plan because the IS/MND states that upon completion of the project, views through the project site would be similar to views of Ladyface Mountain through the property to the west of the project site. The commenter provides "Photo 4" to illustrate that the ridgeline of Ladyface Mountain is completely obstructed by the existing office building west of the project site. The photo provided by the commenter was taken in the eastbound lane of Agoura Road. Unlike the office building west of the project site, the second story of the proposed project would be stepped back from Agoura Road (see proposed building elevations on Figure 5 of the IS/MND), which would allow the ridgeline of Ladyface Mountain to be unobstructed from both the eastbound and westbound lanes of Agoura Road. Therefore, as stated in the IS/MND, the proposed project would be consistent with the Ladyface Mountain Specific Plan.

Response 1.2

The commenter is concerned that the project would contribute to a cumulative negative impact to visual resources along the Agoura Road corridor and that existing development on the south side of Agoura Road has reduced view corridors of Ladyface Mountain from Agoura Road. As discussed in Section I, *Aesthetics*, the project would alter existing views of Ladyface Mountain from Agoura Road. However, the project would be consistent with goals and objectives of the Ladyface Mountain Specific Plan and the Agoura Hills General Plan and impacts to visual resources would be less than significant. The project's contribution to a cumulative impact would not be significant.

Response 1.3

The commenter states that the project site is within an area designated as "Land Recommended for Boundary Study" in the Santa Monica Recreation Area's 2002 General Management Plan and that the proposed project is not consistent with the General Management Plan's visual resource protection goals and objectives. The project site is not subject land use regulations of the Santa Monica Recreation Area's 2002 General Management Plan. The project site is within the City of Agoura Hills and the analysis of impacts to visual resources contained in the IS/MND is based on land use regulations set forth by the City's General Plan and Municipal Code.

The commenter states an opinion that cumulative development may not be consistent with the Agoura Hills General Plan. Evidence supporting the contention that cumulative development may not be consistent with the Agoura Hills General Plan was not provided by the commenter. Nonetheless, the comment will be provided to decision makers for their consideration.

Response 1.4

The commenter provides a quote from NPS staff during a May 24, 2006 City Council Hearing. The quote expresses an opinion that views of Ladyface Mountain from Agoura Road are a source of visual enjoyment and should be preserved. This comment does not pertain to the analysis of environmental impacts contained in the IS/MND. Nonetheless, the comment will be provided to decision makers for their consideration.

Response 1.5

The commenter states an opinion that the IS/MND should more thoroughly evaluate the visual impacts of the proposed project and that a more detailed visual analysis, including architectural simulations, should be provided. The IS/MND analysis of potential visual impacts was based on a comprehensive evaluation of the applicable City of Agoura Hills land use regulations set forth by the City's Municipal Code and General Plan. As discussed in Section I, *Aesthetics*, impacts related to visual resources would not be significant.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC
TRANSPORTATION AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
PHONE (213) 897-6696
FAX (213) 897-1337

Letter 2

Flex your power!
Be energy efficient!

April 18, 2010

IGR/CEQA CS/100348, MND
City of Agoura Hills
Agoura Road Office Project
Vic. LA-101-36.08, SCH# 201031099

Ms. Valerie Darbouze
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA

Dear Ms. Darbouze:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the Agoura Road Office Project. The proposed office building would be 12,700 sq. ft. on approximately 1.65 acres. The project site is located on Agoura Road east of the Agoura Road/Ladyface Circle Road intersection in the City of Agoura Hills. Based on the information received, we have the following comments:

Project trip generation was estimated to be 272 average daily trips including 36 AM peak hour trips and 41 PM peak hour trips. Although it was determined that the project would not increase the LOS at any of the studied intersections, Caltrans recommends that the City of Agoura Hills consider all options including fair-share transportation funding to be used to fund needed transportation improvements on the State Highway System.

Stormwater management measures will need to be use to assure the discharge of clean stormwater runoff from the project site.

If you have any questions, you may reach me at (213) 897-6696 and please refer to our record number cs/100348.

Sincerely,

ELMER ALVAREZ
IGR/CEQA Program Manager
Office of Regional Planning

cc: Scott Morgan, State Clearinghouse

Letter 2

COMMENTER: Elmer Alvarez, IGR/CEQA Program Manager, California Department of Transportation, District 7, Office of Public Transportation and Regional Planning

DATE: April 18, 2010

RESPONSE:

The commenter acknowledges that project-generated traffic would not increase the LOS at any of the studies intersections. The commenter recommends that the City of Agoura Hills consider all options including fair-share transportation funding to be used to fund transportation improvements on the State Highway System. The commenter also states that stormwater management measures will need to be implemented to address runoff from the project site.

As discussed in Section XV, *Transportation/Traffic*, project-generated traffic would not result in any significant impacts; therefore, mitigation is not necessary to reduce impacts. The City will implement funding programs, including fair-share transportation funding, to fund transportation improvements on the State Highway System if Caltrans adopts them in the future.

The applicant will be required to implement measures to address stormwater quality. Standard requirements that address stormwater quality are included in Section VIII, *Hydrology and Water Quality*. The following is from Section VIII, *Hydrology and Water Quality*, of the IS/MND.

> *Pursuant to the Agoura Hills Municipal Code, "An applicant for a new development or a redevelopment project… shall incorporate into the applicant's project plans a storm water mitigation plan ("SWMP"), which includes those best management practices necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal National Pollutant Discharge Elimination System (NPDES) permit" (Agoura Hills Municipal Code Section 5509(b)). Any potential concerns regarding water quality would be addressed through the use of BMP treatment control measures on and around the project site.*
>
> *The project site is within the region covered by the Los Angeles County Municipal Storm Water NPDES Permit No. CAS004001 issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The purpose of this permit is to govern non-point source discharges associated with storm water drainage. Regulations under the federal Clean Water Act require compliance with the NPDES storm water permit for projects that would disturb greater than one acre during construction. Per State regulations, the applicant would be required to file a Notice of Intent with the Los Angeles Regional Water Quality Control Board (LARWQCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would list a series of BMPs to be utilized during construction to prevent storm water runoff pollution. Also as part of the*

SWPPP, the applicant would need to prepare a Wet Weather Erosion Control Plan to minimize erosion from the site and potential pollution of local waterways and ultimately the Pacific Ocean.

The applicant would also be required to prepare a Standard Urban Storm Water Management Plan (SUSMP), which would address post-construction BMPs to reduce the potential for pollutants to enter the storm drain system. The SWPPP, Wet Weather Erosion Control Plan, and SUSMP are required to be provided to the City prior to the issuance of a grading or building permit. In addition, the LACFCD requires that no increase in peak flows in receiving waters should occur. New development is required to meet or exceed pre-project conditions for storm water discharge, and the proposed project would be required to retain any additional runoff onsite and discharge it to the storm drain system at rates that do not exceed pre-project conditions.

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

Letter 3

April 5, 2010

Ms. Valerie Darbouze, Associate Planner
Planning and Community Development Department
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

29760 Agoura Road; APN 2061-033-015
Case Nos. 07-SPA-001, 07-CUP-009, 07-OTP-012, & 10-VAR-001

Dear Ms. Darbouze:

The proposed project would construct a 12,700 square foot office building on a currently vacant parcel south of the existing urban edge. The Santa Monica Mountains Conservancy (Conservancy) is concerned about the continued expansion of urban development into previously natural areas. To mitigate for the potential loss of biological resources, the Conservancy requests that the City require the applicant to dedicate a Conservation Easement over the southern half of the subject parcel as a condition of issuing a permit for grading or construction. The easement would cover all area south of the existing pre-graded parcel and prohibit fencing, grading, cultivars and non-native vegetation, lighting, retaining walls, and hardscape, but permit drip irrigation of native species. The Conservancy invites the applicant to work with our staff to record a mutually acceptable easement.

Thank you for your consideration of these comments. Should you have any questions, please contact me at (310) 589-3200 ext. 128

Sincerely,

PAUL EDELMAN
Deputy Director
Natural Resources and Planning

Letter 3

COMMENTER: Paul Edelman, Deputy Director, Santa Monica Mountains Conservancy, Natural Resources and Planning

DATE: April 5, 2010

RESPONSE:

The commenter states general concern for continued expansion of urban development into previously natural areas and requests that the City require the applicant to dedicate a conservation easement over the area south of the existing graded portion of the project site as a condition of issuing building or grading permits. The commenter invites the applicant to work with Santa Monica Mountains Conservancy (SMMC) staff to record a mutually acceptable easement.

The project includes a conservation easement in the southern portion of the site. As stated in the *Project Description* of the IS/MND (page 4), *"… the southern portion of the project site would remain a natural area. The project would include a Santa Monica Mountains Conservancy conservation easement in the southern portion of the site, south of the proposed retaining wall."* The applicant will contact SMMC staff to record the easement.

Letter 4

RESOURCE CONSERVATION DISTRICT
OF THE
SANTA MONICA MOUNTAINS

30000 MULHOLLAND HIGHWAY, AGOURA HILLS, CALIFORNIA 91301
MAIL: P.O. BOX 638, AGOURA HILLS, CALIFORNIA 91376-0638
(818) 597-8627 FAX (818) 597-8630

A Political Subdivision
of the State of California

CLARK STEVENS, AIA
Executive Officer

April 30, 2010

Valerie Darbouze, Associate Planner
City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court, Agoura Hills, CA 91301

RE: Agoura Road Office Project MND (CASE NOS. 07-SPA-001, 07-CUP-009, 07-OTP-012 & 10-VAR-001)

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) appreciates the opportunity to comment on the MND for the Agoura Road Office Project on 29760 Agoura Road in the City of Agoura Hills.

As a reviewing and resource agency in the Santa Monica Mountains, the RCDSMM is actively involved with the restoration and conservation of the sensitive and unique biological resources within our local watersheds. We have the following comments for your review:

CEQA Checklist

The Agriculture Resources section (among others) of the MND checklist should be updated to include the additional language in Appendix G of the Adopted Text of the SB97 CEQA Guideline Amendments (effective Mach 18, 2010) for greenhouse gas emissions. The revised language in the Agriculture Resources section addresses impacts to forest resources. Although the project impacts to individual trees would not be considered oak woodland conversion, it is still important to address the new questions in this revised CEQA checklist. 4.1

Oak Trees

The proposed project will remove 5 oak trees and an additional 11 trees will be impacted by minor to moderate encroachment. According to the Oak Tree Report, most of the oaks that are cited for removal are mature or maturing Valley, Coast Live, and Scrub oaks. Thus, these trees provide the following valuable ecosystem services: habitat, prevent erosion, moderate water quantity and support water infiltration, sequester carbon, filter out air and water pollutants, moderate temperatures, and support watershed function. While the mitigation measures in the MND adhere to the City's Oak Tree 4.2

Preservation Guidelines, it is worth noting that replacement trees do not replace the values associated with mature trees: size, shape, wildlife habitat, acorn mast, shade and other aesthetics. We support a project design that would preserve existing oaks and minimize encroachment on protected trees to the maximum extent possible. 4.2

Water Quality

The proposed project would build a 12,700 square foot office building on a vacant and disturbed parcel and would require an additional 1,800 cubic yards of cut and fill and excavation to create a subterranean parking garage. Given that the introduction of urban pollutants to runoff from the project area could adversely affect the water quality of runoff from the site, we recommend the use of Best Management Practices as described in the County of Los Angeles Low Impact Development Standards Manual, January 2009 (if not already required by the regulatory agencies). These include porous hardscape, vegetated swales and buffers, cisterns, and infiltration basins. 4.3

If you have any questions regarding this letter please contact me directly.

Sincerely,

Sandra Albers
Conservation Biologist
Resource Conservation District of the Santa Monica Mountains
818.597.8627 x 107

Letter 4

COMMENTER: Sandra Albers, Conservation Biologist, Resource Conservation District of the Santa Monica Mountains

DATE: April 30, 2010

RESPONSE:

Response 4.1

The commenter suggests that the IS/MND checklist be updated to include the additional language in Appendix G of the Adopted Text of the SB 97 CEQA Guidelines Amendments that became effective March 18, 2010. The process of preparing the IS/MND for the proposed Agoura Road Office Project was initiated prior to March 18, 2010, and for that reason, the additional language in Appendix G of the Adopted Text of the SB 97 CEQA Guidelines Amendments was not included in the Draft IS/MND. Furthermore, the Appendix G checklist is only a suggested form, and lead agencies are free to use different formats (CEQA Guidelines Section 15063(f)). As such, the City is not obligated to update the IS/MND with the Adopted Text of the SB 97 CEQA Guidelines Amendments that became effective March 18, 2010. Nonetheless, the additional language of the Adopted Text the SB97 CEQA Guidelines Amendments has been added to the IS/MND. The additional language added to the IS/MND includes the revised language in Section II, *Agricultural Resources*, that addresses forest resources and the addition of Section XVII, *Greenhouse Gas Emissions*.

The commenter acknowledges that project impacts to individual trees would not be considered woodland conversion, but states an opinion that it is important to address the new questions in the revised CEQA checklist. No new or increased impacts with respect to agricultural resources have been indentified. The Draft IS/MND includes an analysis of impacts greenhouse gas emissions in the *Mandatory Findings of Significance* section. The greenhouse gas analysis has been moved to Section XVII, *Greenhouse Gas Emissions*. No new or increased impacts with respect to greenhouse gases have been identified.

As part of the Adopted Text of the SB 97 CEQA Guidelines Amendments, the following checklist item under the Transportation/Traffic section was removed:

> *g) Result in inadequate parking capacity resulting in an impact on traffic or circulation?*

Although this item was removed from the Appendix G checklist of the CEQA Guidelines on March 18, 2010, it has been left in the IS/MND.

The updates to the IS/MND, based on the Adopted Text of the SB 97 CEQA Guidelines Amendments, have not identified any new or increased impacts or resulted in the addition of significant new information to the IS/MND.

Response 4.2

The commenter concurs that oak tree mitigation measures contained in the IS/MND adhere to the City's Oak Tree Preservation Guidelines. The commenter states an opinion that replacement trees would not replace the values associated with mature trees, with regard to size, shape, wildlife habitat, acorn mast, shade and other aesthetics. This comment is noted, but does not conflict with the environmental impact analysis contained in the IS/MND. The impact to visual character of the site as a result of tree removals is noted in Section I, *Aesthetics*, "Of the 23 oak trees analyzed by the Oak Tree Report (Campbell, 2009), the proposed project would remove 5 oak trees (1 in right of way, 2 onsite, and 2 offsite). This would impact the visual character of the project site.

Response 4.3

The commenter recommends that Best Management Practices (BMPs), as described in the County of Los Angeles Low Impact Development Standards Manual (January 2009), be implemented. Implementation of BMPs to addresses potential runoff water quality impacts is required by the City of Agoura Hills Municipal Code and the state. These requirements are outlined in Section VIII, *Hydrology and Water Quality*, of the IS/MND:

> *Pursuant to the Agoura Hills Municipal Code, "An applicant for a new development or a redevelopment project… shall incorporate into the applicant's project plans a storm water mitigation plan ("SWMP"), which includes those best management practices necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal National Pollutant Discharge Elimination System (NPDES) permit" (Agoura Hills Municipal Code Section 5509(b)). Any potential concerns regarding water quality would be addressed through the use of BMP treatment control measures on and around the project site.*
>
> *The project site is within the region covered by the Los Angeles County Municipal Storm Water NPDES Permit No. CAS004001 issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The purpose of this permit is to govern non-point source discharges associated with storm water drainage. Regulations under the federal Clean Water Act require compliance with the NPDES storm water permit for projects that would disturb greater than one acre during construction. Per State regulations, the applicant would be required to file a Notice of Intent with the Los Angeles Regional Water Quality Control Board (LARWQCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would list a series of BMPs to be utilized during construction to prevent storm water runoff pollution. Also as part of the SWPPP, the applicant would need to prepare a Wet Weather Erosion Control Plan to minimize erosion from the site and potential pollution of local waterways and ultimately the Pacific Ocean.*
>
> *The applicant would also be required to prepare a Standard Urban Storm Water Management Plan (SUSMP), which would address post-construction BMPs to reduce*

the potential for pollutants to enter the storm drain system. The SWPPP, Wet Weather Erosion Control Plan, and SUSMP are required to be provided to the City prior to the issuance of a grading or building permit. In addition, the LACFCD requires that no increase in peak flows in receiving waters should occur. New development is required to meet or exceed pre-project conditions for storm water discharge, and the proposed project would be required to retain any additional runoff onsite and discharge it to the storm drain system at rates that do not exceed pre-project conditions.

Letter 5

From: Daniel Blankenship [mailto:DSBlankenship@dfg.ca.gov]
Sent: Tuesday, April 20, 2010 4:41 PM
To: Valerie Darbouze
Subject: SCH 2010031099 Agoura Rd Office Project DMND

Dear Ms. Valerie Darbouze:

The Department has reviewed the above referenced Draft Mitigated Negative Declaration and concur with the biological mitigation measures with the following comments.

BIO - 1: The Department recommends the inclusion of the following paragraph to further clarify the necessity of obtaining a Incidental Take Permit (ITP) if any state listed species are found prior to implementation. Department staff are required to be contacted if state listed species are observed on or adjacent to the site for consultation and development of an ITP prior to project implementation

1. A California Endangered Species Act (CESA) Incidental Take Permit is required, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit.
Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

BIO - 6: The Department recommends clarification of the ratio statement in the mitigation ratio paragraph. The Department supports the concept of minimization of impacts to oaks and native trees on site and when needed recommends mitigation ratios and planting success criteria be at a level to regain lost ecological service value from the lost native tree resources. These factors vary depending upon the size and number of oaks impacted.

Thank you for the opportunity to comment on the DMND and for the development of thorough biological mitigation measures. Please contact the Department staff listed below if you have questions regarding these comments.

Daniel S. Blankenship
Staff Environmental Scientist
CA Department of Fish and Game
P.O. Box 221480
Newhall, CA 91322-1480
phone/fax (661) 259-3750
cell (661)644-8469
dsblankenship@dfg.ca.gov
Pursuant to the Governor's Executive Orders S-16-08 and S-13-09, I will not be available on the first, second, and third Fridays of the month

Letter 5

COMMENTER: Daniel Blankenship, Staff Environmental Scientist, California Department of Fish and Game

DATE: April 20, 2010

RESPONSE:

The commenter states that the California Department of Fish and Game (CDFG) concurs with the biological mitigation measures, but recommends adding additional language to Mitigation Measure BIO-1 to clarify when an Incidental Take Permit (ITP) is required. The commenter also recommends that the replacement ratio for oak tree removals in Mitigation Measure BIO-6 be clarified.

Mitigation Measure BIO-1 in Section IV, *Biological Resources*, has been revised to read as follows:

BIO-1 **Special-Status Plant Mitigation.** Prior to vegetation trimming/removal, discing, and grading associated with fuel management and the proposed project, focused rare surveys shall be conducted during the prior flowering season of potentially occurring special-status plant species to determine the presence or absence of any special-status plants, such as Lyon's pentachaeta. If no special-status plants are found within the development footprint or fire clearance zone, then no additional action is required.

If a federally listed plant species, such as Lyon's pentachaeta, is found during the pre-construction surveys, and it is determined that impacts will occur to special-status plant species, avoidance would be required unless the applicant provided substantial documentation that avoidance would not be feasible. If avoidance would not be feasible, then a mitigation and monitoring program, including a protection, salvage, relocation program, and monitoring program shall be prepared, approved by the City, and implemented by the applicant. The restoration plan shall identify the number of plants to be replanted and the methods that will be used to preserve this species in this location. The plan shall include the measures necessary for the establishment of self-sustaining populations in suitable open space areas designated by the City to ensure the long-term survivability of the species in the vicinity. Salvage and relocation activities will include: seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate open space habitats. Annual field monitoring for at least five years will also be required to ensure no-net-loss of acres of habitat for this species. At the end of the five years a report identifying the results shall be submitted to the City. Relocation of special-status species shall be relocated to the designated SMMC conservation easement in the southern

portion of the project site. The acreage ratio of lost special-status plant species habitat to habitat replaced shall be no less than 1:1.

A California Endangered Species Act (CESA) Incidental Take Permit is required, if the project has the potential to result in "take" of species of plants listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit.

Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals shall be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

Additional language has been added immediately after Mitigation Measure BIO-2 in Section IV, *Biological Resources*, to reflect CDFG's comments:

The project site does not contain, nor does it have suitable habitat for, wildlife species that are listed under the California Endangered Species Act (CESA). However, in the future, animals that could occur at the site and not currently listed could be added to the list. In that event, a CESA Incidental Take Permit would be required if the project has the potential to result in "take" of species of animals listed under CESA, either during construction or over the life of the project. CESA permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit.

Mitigation Measure BIO-6 in Section IV, *Biological Resources*, has been revised to read as follows:

BIO-6 **Oak Tree Replacement.** The applicant shall mitigate the removal of each oak tree by providing replacement oak trees to the satisfaction of the City of Agoura Hills, and per the Oak Tree Report prepared for the project (see Appendix C). As required by replacement ratio contained in the Oak Tree Report, for every oak tree removed, the following shall be provided:

One (1) thirty-six inch (36″) box-size oak tree; and
Two (2) twenty-four inch (24″) box-size oak trees; and
One (1) oak tree at least fifteen-gallon (15-gal) size to be decided by applicant.

Note: This mitigation ratio is based on inches of the oaks lost and not necessarily based on the number of oaks lost. This replacement method more than exceeds the normative ratio that is typically assigned (e.g. plant ten 1-gallon saplings for every one oak tree removed). Although this is not the normal 10:1 oak tree mitigation ratio, this replacement method exceeds a 10:1 mitigation ratio in terms of inches of oak gained.

All nursery supplied container stock will meet accepted nursery standards for size. The trees shall be shown on final landscape plans, with the location approved by the City's Oak Tree and Landscape Consultant. In the event that the required replacement trees do not fit within the project site or the SMMC conservancy portion of the project site, the applicant shall pay in-lieu fees to the City for the remainder of the trees not planted. The amount of fees shall be dependent upon the total un-planted tree's diameter compared to the required total diameter of oak trees. The payment of fees shall be completed to the satisfaction of the City and shall be paid prior to the issuance of a grading permit. All monitoring of the planted oak trees shall occur consistent with the City's Oak Tree Ordinance.

Appendix J

Mitigation Monitoring and Reporting Program

Agoura Road Office Project

MITIGATION MONITORING AND REPORTING PROGRAM

City of Agoura Hills

May 2010

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the City of Agoura Hills will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
BIOLOGY							
BIO-1 Special-Status Plant Mitigation. Prior to vegetation trimming/removal, discing, and grading associated with fuel management and the proposed project, focused rare surveys shall be conducted during the prior flowering season of potentially occurring special-status plant species to determine the presence or absence of any special-status plants, such as Lyon's pentachaeta. If no special-status plants are found within the development footprint or fire clearance zone, then no additional action is required. If a federally listed plant species, such as Lyon's Pentachaeta, is found during the pre-construction surveys, and it is determined that impacts will occur to special-status plant species, avoidance would be required unless the applicant provided substantial documentation that avoidance would not be feasible. If avoidance would not be feasible, then a mitigation and monitoring program, including a protection, salvage, relocation program, and monitoring program shall be prepared, approved by the City, and implemented by the applicant. The restoration plan shall identify the number of plants to be replanted and the methods that will be used to preserve this species in this location. The plan shall include the measures necessary for the establishment of self-sustaining populations in suitable open space areas designated by the City to ensure the long-term survivability of the species in the vicinity. Salvage and relocation activities will include: seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into the appropriate open space habitats. Annual field monitoring for at least five years will also be required to ensure no-net-loss of acres of habitat for this species.	Conduct focused rare plant surveys.	During the flowering season prior to ground-disturbing activities.	Once	PCD/EA			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
At the end of the five years a report identifying the results shall be submitted to the City. Relocation of special-status species shall be relocated to the designated SMMC conservation easement in the southern portion of the project site. The acreage ratio of lost special-status plant species habitat to habitat replaced shall be no less than 1:1. A California Endangered Species Act (CESA) Incidental Take Permit is also required if the project has the potential to result in "take" of species of plants listed under CESA, either during construction or over the life of the project. CESA permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. The following would be required if a listed plant is discovered during the pre-construction rare plant survey: a. Biological mitigation monitoring and reporting plan of sufficient detail and resolution to satisfy the requirements for a CESA Permit. b. A Department-approved Mitigation Agreement and Mitigation Plan would be required for plants listed as rare under the Native Plant Protection Act.							
BIO-2 Special-Status Wildlife Mitigation. Prior to grading activities associated with the proposed project,	Conduct focused special-status	Prior to grading activities.	Once	PCD/EA			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
focused surveys shall be conducted to confirm/determine the presence or absence of special-status wildlife species known or with potential to occur onsite, including coastal western whiptail (observed onsite), coast horned lizard, and Santa Monica grasshopper. If any special-status wildlife species are found during pre-construction surveys within the construction footprint, a mitigation plan shall be developed and implemented to minimize impacts to any special-status wildlife species and to ensure successful mitigation for impacts to special-status wildlife species. The mitigation plan shall include measures to safely relocate the sensitive wildlife species (may include trapping), to allow wildlife species to escape from harm, and to ensure installation of appropriate temporary fencing prior to development to prevent re-entry. If any state or federal endangered or threatened species are detected during the pre-development survey, the City and respective regulatory agencies shall be immediately notified, and development shall not be permitted until such time as a letter of no-effect or the appropriate take permit(s) is issued. Pursuant to the California Endangered Species Act, if pre-construction surveys determine that impacts to State-listed wildlife species could occur, CDFG shall be consulted prior to issuance of a grading permit.	wildlife surveys.						
BIO-3 Fencing to Protect Coastal Western Whiptail. Coastal western whiptail observed in the southern portion of the project site shall be protected from construction activities. Silt/exclusionary fencing shall be installed around the southern extent of the construction footprint to avoid direct impacts to, or loss of, coastal western whiptail, woodrats, or any other wildlife species occupying the natural native vegetation associated with the scrub oak stand in the southern portion of the	Installation of silt/exclusionary fencing around the southern extent of the construction footprint.	Prior to construction activities.	Once	PCD/EA			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
property. Exclusionary fencing shall be installed prior to any construction activities and in a manner that does not allow wildlife to enter the work area but still allows access to the natural areas existing immediately south of, and adjacent to the project site.							
BIO-4 Construction Monitoring. If a special-status wildlife species is found during pre-construction wildlife surveys, construction monitoring by a qualified biologist shall be conducted to ensure that no harm to special-status wildlife species occurs during construction activities. If any special-status wildlife species is observed during construction activities, the contractor shall allow the animal to escape or a qualified biologist shall relocate the animal to a preserved/undeveloped area with similar required habitat. If a special-status wildlife species is observed onsite, the biological monitor, City, and appropriate regulatory agency shall be notified to implement all measures necessary to protect the sensitive species. The equipment operators shall be informed of the species' presence and/or be provided with pictures in order to help avoid impacts to this species to the maximum extent possible.	Construction monitoring by a qualified biologist during construction.	During construction if a special-status wildlife species is found during pre-construction wildlife surveys.	Daily during construction.	EA approved biologist			
BIO-5 Migratory Bird Species Act Compliance. To avoid the accidental take of any migratory bird species or raptors, the removal or pruning of trees shall be conducted between September 15 and February 15, outside of the typical breeding season, as feasible. If avoidance of the nesting season is not feasible, a qualified biologist/ornithologist satisfactory to the City's Environmental Analyst shall conduct focused nesting surveys weekly for 30 days prior to grading or initial construction activity. The results of the nest survey shall be submitted to the City within one week of completion for review via a letter report prior to initiation of grading or other construction activity with the last survey conducted no more than three days prior to any clearance of vegetation or other construction activity. In the event that a nesting migratory bird species or raptor	Removal/Pruning of trees shall occur outside of the typical breeding season. If avoidance of breeding season is not feasible, a qualified biologist shall conduct nesting surveys for 30 days prior to grading or initial construction activity. Results	Prior to issuance of a grading or building permit for plan check. Prior to grading or initial construction activity.	Once Weekly for 30 days.	PCD EA approved biologist/ ornithologist			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
is observed in habitat/trees to be removed or within 250 feet of the construction work areas, the applicant has the option of delaying all construction work in the suitable habitat area or within 250 feet of the nesting activity until after September 15, or continuing focused surveys in order to determine when nesting activity has ceased. If an active nest is found, clearing and construction within 50-250 feet of the nest, depending on the species involved (50 feet for common urban-adapted native birds and up to 250 feet for raptors), shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. Once the pre-construction bird surveys are conducted by a qualified biologist during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the City and CDFG for review and approval. No construction shall begin prior to this approval.	of survey shall be sent to City. If nesting birds or raptors are observed, construction shall be delayed, or limited to areas outside of bird and raptor zones, until the nest is vacated. Construction personnel shall be informed of sensitivity of area. Review and approval of surveys.	Prior to any construction activities. Prior to any construction activities.	Once Once	PCD PCD			
BIO-6 Oak Tree Replacement. The applicant shall mitigate the removal of each oak tree by providing replacement oak trees to the satisfaction of the City of Agoura Hills, and per the Oak Tree Report prepared for the project (see Appendix C). As required by the replacement ratio contained in the Oak Tree Report, for every oak tree removed, the following shall be provided: One (1) thirty-six inch (36") box-size oak tree; and Two (2) twenty-four inch (24") box-size oak trees; and One (1) oak tree at least fifteen-gallon (15-gal) size to be decided by applicant.	Mitigate removal of oak trees by providing replacement oak trees to the satisfaction of the City of Agoura Hills, and per the Oak Tree Report. The trees shall be shown on final landscape plans.	Prior to the issuance of a grading permit.	Once	City's Oak Tree and Landscape Consultant			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Note: This mitigation ratio is based on inches of the oaks lost and not necessarily based on the number of oaks lost. This replacement method more than exceeds the normative ratio that is typically assigned (e.g. plant ten 1-gallon saplings for every one oak tree removed). Although this is not the normal 10:1 oak tree mitigation ratio, this replacement method exceeds a 10:1 mitigation ratio in terms of inches of oak gained. All nursery supplied container stock will meet accepted nursery standards for size. The trees shall be shown on final landscape plans, with the location approved by the City's Oak Tree and Landscape Consultant. In the event that the required replacement trees do not fit within the project site or the SMMC conservancy portion of the project site, the applicant shall pay in-lieu fees to the City for the remainder of the trees not planted. The amount of fees shall be dependent upon the total un-planted tree's diameter compared to the required total diameter of oak trees. The payment of fees shall be completed to the satisfaction of the City and shall be paid prior to the issuance of a grading permit. All monitoring of the planted oak trees shall occur consistent with the City's Oak Tree Ordinance.	with the location approved by the City's Oak Tree and Landscape Consultant.						
BIO-7 Oak Tree Protection. The applicant shall comply with all provisions of the City's Oak Tree Ordinance and City-approved items identified by the applicant's Oak Tree Consultant, including those items detailed in the work procedures, tree protection, and construction and maintenance procedures sections. Required actions include, but are not limited to the following procedures: • The applicant shall provide a forty-eight-hour written notice to the department of planning and community development and the applicant's oak tree consultant before beginning any work within the protected zone. • All work conducted within the protected zone as	Comply with all provisions of the City's Oak Tree Ordinance and City-approved items identified by the applicant's Oak Tree Consultant.	During work conducted within the tree protected zone.	Daily during work conducted within the protected zone.	PCD			

Key: **PCD** **City of Agoura Hills Planning and Community Development Department**
EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
outlined in the City's Ordinance, of the oak tree shall be performed in the presence of the applicant's oak tree consultant, and verified by the city's oak tree consultant. • Unless otherwise approved, all work conducted within the protected zone shall be accomplished using hand tools only.							
CULTURAL RESOURCES							
CR-1 Monitoring. A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Environmental Analyst immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.	Field monitoring by a qualified archaeologist.	During grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil.	Daily during grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil.	PCD, EA			
CR-2 Evaluation and Notification. Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be	Site evaluation by a qualified archaeologist.	Upon discovery of an archaeological	Upon discovery of an archaeological	PCD			

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EA **City of Agoura Hills Environmental Analyst**
BD **City of Agoura Hills Building Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
evaluated by a qualified archaeologist. In general, the following guidelines shall be followed: • Preservation of sites in-place is the preferred manner of avoiding damage to historic and prehistoric archaeological resources. • In the event of discovery of human remains, work shall stop until the coroner has determined that no investigation of the cause of death is required; or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification.		resource.	resource.				
GEOLOGY AND SOILS							
GEO-1 Design and Construction. The proposed project shall incorporate design and construction recommendations of the City of Agoura as accepted by the City Engineer. These may include recommendations that address site preparation, soil expansiveness, foundation recommendations, slabs-on-grade specifications, site drainage, mud/debris flow, and manufactured slope construction and maintenance. Compliance shall be verified by the City of Agoura Hills Building Department prior to issuance of a grading permit, through submission of a letter from the Project Engineer that documents incorporation of all applicable design and construction recommendations. Additional measures shall include removal and recompaction of fill soils, removal of weathered fill soils, overexcavation and capping of cut areas, excavation 10 feet below existing grade, minimal settlement of the footings embedded in engineering fill, consistency of site drainage plan with regional drainage pattern, observance of cut slopes by the project engineering geologist, maintenance of manufactured slopes, soil expansion tests, positive draining, and spacing of trees.	Submission of a letter report from the project engineer documenting inclusion of all applicable recommendations contained in the geotechnical report prepared for this project.	Prior to the issuance of a grading permit.	Once	BD, Project Engineer			

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