



Agoura Business Center North

Subsequent Mitigated Negative Declaration

prepared by

City of Agoura Hills
Planning Division
30001 Ladyface Court
Agoura Hills, California 91301
Contact: Eric Wang, Associate Planner

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st, Suite 1400
Los Angeles, California 90012

February 2026



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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Table of Contents

Initial Study	1
1. Project Title	1
2. Lead Agency Name and Address	1
3. Contact Person and Phone Number	1
4. Project Location	1
5. Project Sponsor’s Name and Address	1
6. Zoning and General Plan Designation	1
7. Project Background and Description	1
8. Surrounding Land Uses	2
9. Other Public Agencies Whose Approval is Required	2
10. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?	2
Environmental Factors Potentially Affected	5
Determination	5
Environmental Checklist	7
1 Aesthetics	7
2 Agriculture and Forestry Resources	11
3 Air Quality	13
4 Biological Resources	21
5 Cultural Resources	27
6 Energy	31
7 Geology and Soils	34
8 Greenhouse Gas Emissions	41
9 Hazards and Hazardous Materials	48
10 Hydrology and Water Quality	52
11 Land Use and Planning	58
12 Mineral Resources	60
13 Noise	62
14 Population and Housing	67
15 Public Services	70
16 Recreation	73
17 Transportation	75
18 Tribal Cultural Resources	80
19 Utilities and Service Systems	84
20 Wildfire	89

21	Mandatory Findings of Significance	92
	References	95
	Bibliography	95
	Administrative Record/Bibliography	95
	List of Preparers	97

Tables

Table 1	SCAQMD Regional Significance Thresholds	14
Table 2	SCAQMD LSTs for Construction in SRA 6	14
Table 3	Estimated Maximum Daily Construction Emissions.....	16
Table 4	Estimated Maximum Daily Operational Emissions	16
Table 5	Unmitigated Project LST Construction Emissions	18
Table 6	Construction GHG Emissions	42
Table 7	Combined Annual Emissions	43
Table 8	Project Consistency with Applicable SCAG RTP/SCS Strategies.....	44
Table 9	Project Consistency with City of Agoura Hills General Plan.....	45
Table 10	Project Consistency with City of Agoura Hills Climate Action and Adaptation Plan.....	47
Table 11	Estimated Noise Levels by Construction Phase	63
Table 12	Combined Operational Noise.....	64
Table 13	Off-site Project Traffic Noise Increases.....	64
Table 14	Estimated Project Vehicle Trip Generation.....	76
Table 15	VMT Impact Criteria Comparison.....	76

Figures

Figure 1	Regional Location	2
Figure 2	Project Location	4

Appendices

Appendix A	CalEEMod Model Run
Appendix B	Noise and Vibration Study
Appendix C	Traffic Report

Initial Study

1. Project Title

Agoura Business Center North

2. Lead Agency Name and Address

City of Agoura Hills
Planning Division
30001 Ladyface Court
Agoura Hills, California 91301

3. Contact Person and Phone Number

Eric Wang, Associate Planner
Via phone : (818) 597-7328
Via email: ewang@agourahillscity.gov

4. Project Location

The project site is located at 28721 Canwood Street in Agoura Hills, California. The project site encompasses approximately 7.7-acres that are identified as Assessor's Identification Number (AIN) 2048-012-033. .

Figure 1, below, shows the project location on a regional scale. Figure 2, below, shows the project site on a local scale.

5. Project Sponsor's Name and Address

Agoura Business Center North
Dale Poe Real Estate Group
5304 Derry Avenue, Suite A
Agoura Hills, California 91301

6. Zoning and General Plan Designation

Zoning: Business Park-Manufacturing and Freeway Corridor Overlay (BP-M-FC)
General Plan Land Use Designation: Business Park-Manufacturing

7. Project Background and Description

Pursuant to State CEQA Guidelines Section 15070, the City of Agoura Hills, as the lead agency under the California Environmental Quality Act (CEQA), prepared an Initial Study and Mitigated Negative Declaration (MND) (hereafter referred to as the "2008 MND") to evaluate the potential

environmental impacts associated with the Agoura Business Center North Project (hereafter referred to as the “Approved Project”). The 2008 MND was prepared to assess the potential environmental impacts associated with the development of seven single-story industrial buildings. The City certified the Final MND in June of 2008.

Specifically, the Approved Project consisted of two buildings placed adjacent to Canwood Street and five additional buildings in the rear of the parcel behind a knoll. After the construction of the first four units located within the front two buildings, the applicant placed the construction of the additional five buildings on hold until such a time when the economy would be more favorable to this type of development.

The Agoura Business Center North (ABC North) Project (herein referred to as “Modified Project” or “proposed project”) now proposes site modifications in the form of two larger industrial buildings instead of five smaller buildings. The project proposes construction of Building C totaling 35,532 square feet and Building D totaling 36,545 square feet. The proposed new buildings would have the same architectural style and would use the same colors as the existing two buildings.

As detailed in the sections that follow, the analysis herein concludes that Modified Project implementation (the construction of operation of two larger industrial buildings instead of the previously approved five smaller buildings) would not result in any new or increased severity of significant impacts beyond those identified in the 2008 MND. The City is the appropriate Lead Agency to evaluate the potential environmental effects of the currently proposed project modifications that are the subject of this Subsequent MND. Based on the information contained herein, the City has determined that a Subsequent MND is the appropriate document for the proposed modifications for project. Therefore, per State CEQA Guidelines Section 15162, a Subsequent MND is the appropriate environmental document for the currently proposed action under CEQA, as described in detail below.

This document includes a discussion of the Subsequent MND’s applicability, a description of the currently proposed project, and a comparison of the impacts of the proposed project to the impacts identified in the 2008 MND.

8. Surrounding Land Uses

The project site is surrounded by business park and manufacturing uses.

9. Other Public Agencies Whose Approval is Required

None

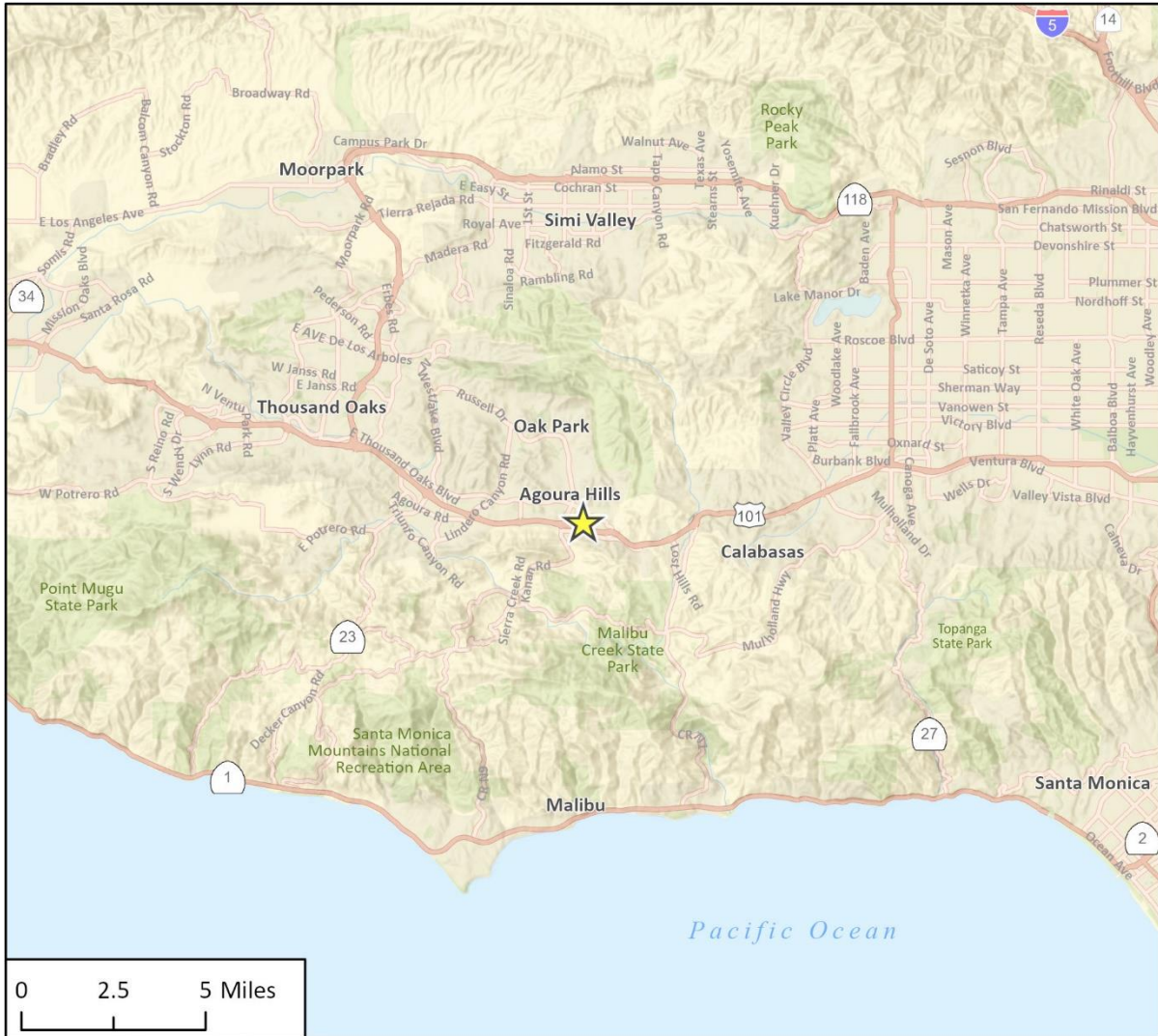
10. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

As part of the process of identifying cultural resources issues in or near the project site, the City sent letters inviting tribes to consult with the City on March 8, 2024. The City requested a response

within 30 days of receipt as specified by Assembly Bill (AB) 52. Tribal consultation is discussed further in Section 18, *Tribal Cultural Resources*, below.

Figure 1 Regional Location

City of Agoura Hills
Agoura Business Center North



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22-13815 EPS
 Fig. 1 Regional Location

★ Project Location

N

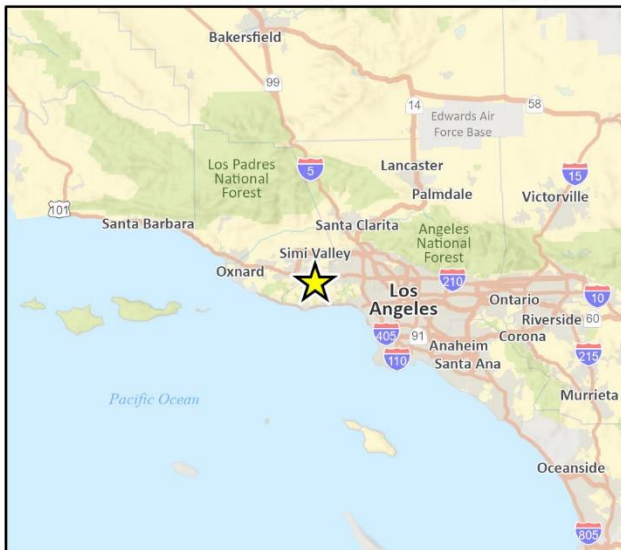
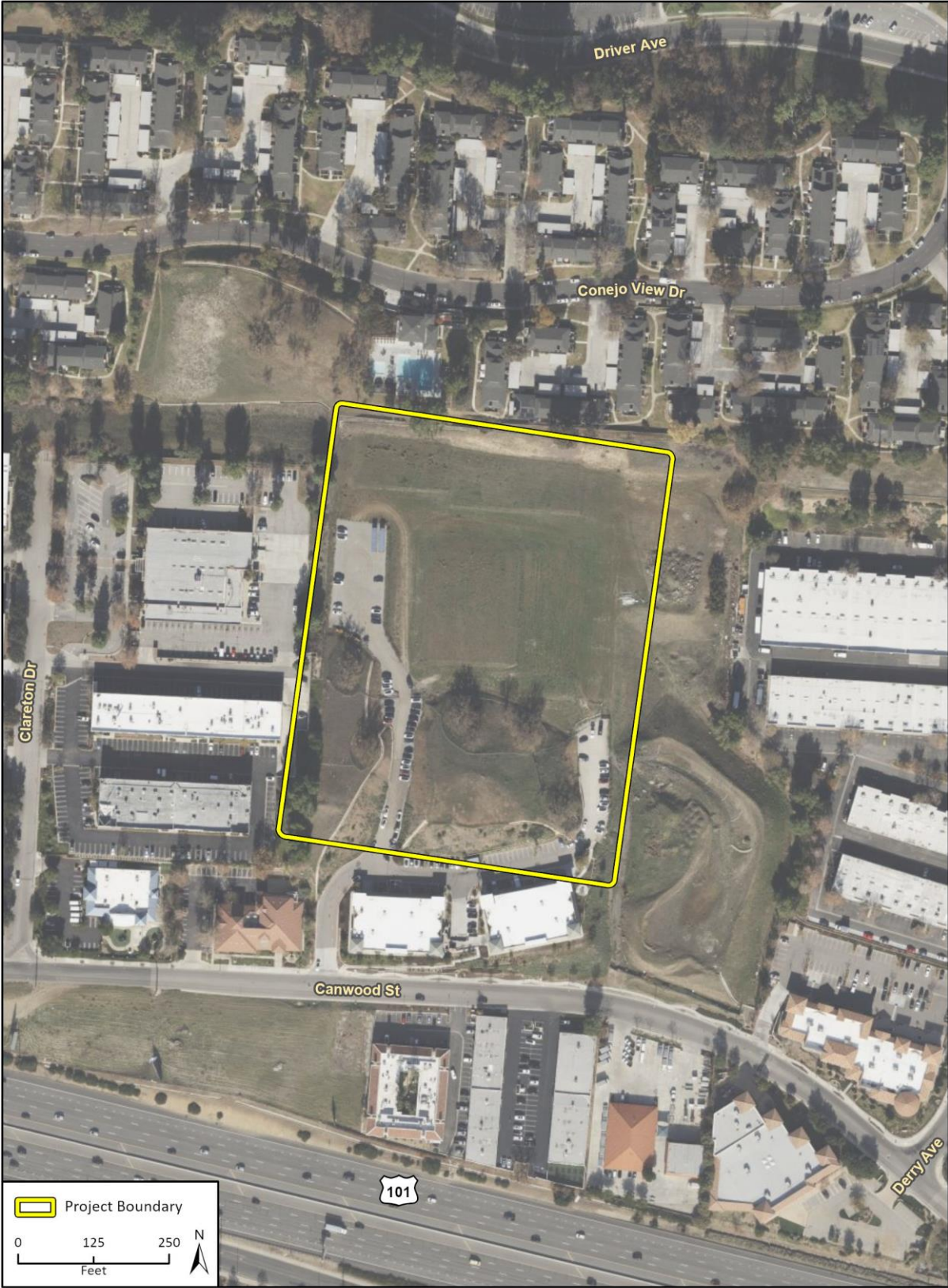


Figure 2 Project Location



Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

Title

Environmental Checklist

1 Aesthetics

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
--	--	--	--	--	-----------

Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Would the project have a substantial adverse effect on a scenic vista?

A significant impact would occur if a project were to introduce incompatible development within a field of view containing a scenic vista or substantially block views of a scenic vista. Viewsheds refer to the visual qualities of the geographical area that is defined by the horizon, topography, and other natural features that give an area its visual boundary and context, or by artificial developments that have become prominent visual components of an area.

The project site is previously disturbed, vacant land. The project site generally slopes upward from south to north. Similar to the Approved Project, the Modified Project would be located among existing development and would be similar in size and scale to surrounding uses. The City's General Plan Natural Resources Element designates the Santa Monica Mountain, including Ladyface Mountain, as scenic resources. The existing view of these mountains is obstructed by existing surrounding development. The project site is not visible from Canwood Street or Conejo View Drive due to the natural hillside terrain and existing development. Because the project would not obstruct public views of the Santa Monica Mountains, the project would not have an adverse impact on scenic vistas. As found in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site is visible from U.S. 101 which is considered eligible for state designation as a scenic highway (Caltrans 2024) but has not been designated as such. The nearest officially designated State scenic highway is State Route 27 in Topanga, located 10 miles southeast of the project site. The project site contains no scenic resources such as rock outcroppings, significant trees, or historical buildings. Existing vegetation on the project site would be removed prior to any grading or excavating activities. However, existing vegetation would be replaced by ornamental landscaping and as stated in Section 3, *Biological Resources*, no oak trees would be removed or significantly encroached upon throughout project construction and operation. Therefore, development of the Modified Project would not damage scenic resources within view from a state scenic highway. The Approved Project included the removal of oak trees, requiring mitigation measure BIO-3 to reduce impacts to scenic resources. Because the Modified Project does not include the removal or damage to any oak trees, impacts would be reduced to a less than significant level.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project site is zoned Business Park-Manufacturing within the Freeway Corridor Overlay (BP-M-FC) and designated by the General Plan as Business Park-Manufacturing (BP-M), which allows for light manufacturing land uses. The project site is surrounded by BP-M-FC zoned land and residential development. Thus, the project would be consistent with existing uses. The proposed project would not require any zoning ordinance amendments. Furthermore, the project would be designed to

comply with all applicable development standards regulating the BP-M zone and FC overlay standards per Agoura Hills Municipal Code (AHMC) Sections 9383 (Business Park – Manufacturing - Development Standards) and 9544 (Freeway Corridor Overlay District – Development Standards). Standards include, but are not limited to, building height, yards, landscaping, required walls, and access. The Modified Project would also be subject to site plan and architectural review per AHMC Section 9677 (Site Plan/Architectural Review) by the City’s Planning Commission. This regulatory review procedure verifies that development projects and any requested approvals achieve compatibility with the surrounding area.

The 2008 MND found that the Approved Project would temporarily degrade the existing visual character of the site and immediate surroundings, due to construction activities, including excavating, grading, and construction of industrial buildings. Construction equipment and materials will be temporarily visible and may block views for the duration of construction. While development of the Modified Project would change the appearance and use of the project site relative to its existing conditions, it would not degrade the visual character or quality of the site. Rather, the Modified Project would develop the project site to be consistent with the surrounding industrial and commercial land uses. The proposed project also includes landscaping on the project site which enhances the visual character of the site. As a result, the Modified Project would not conflict with applicable zoning or other regulations regarding scenic quality and would not significantly impact scenic quality in the area. Additionally, the Approved Project included the removal of oak trees, requiring mitigation measure BIO-3 to reduce impacts related to visual character of the site. Because the Modified Project does not include the removal or damage to any oak trees, impacts would be reduced to a less than significant level.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project site is currently undeveloped and does not contain any existing structures. There are no existing sources of light or glare on the project site. However, the project site is surrounded by development on all sides. Existing light and glare in the project area consists of streetlights and exterior light/glare associated with the surrounding development, along with light and glare from vehicle headlights associated with the Canwood Street and U.S. 101 south of the project site.

Similar to the 2008 MND, implementation of the Modified Project would present an increase in daytime and nighttime lighting at the project site relative to existing vacant conditions such as from interior and exterior lighting for the proposed buildings and around the parking lot to increase nighttime visibility and safety. Daytime glare could be created by the sun’s reflection off light-colored building materials, windows, and finishes, and metallic and glass surfaces of vehicles. Additionally, landscaping associated with the proposed project would serve as a limited buffer between light fixtures and surrounding development.

The design of the Modified Project, including its finish, colors, and materials, would be reviewed for approval through the City’s review process. In addition, the City’s Architectural Design Guidelines and Standards recommend that light from lighting fixtures on a site not exceed one-foot candle at property lines. The Modified Project would be required to implement such features on lighting fixtures onsite. This regulatory procedure provides the City with an additional layer of review for aesthetics including light and glare, and an opportunity to incorporate additional conditions to improve the project’s building materials and lighting plans.

Due to intervening topography, surrounding development, and existing vegetation, and with adherence to the requirements of the AHMC and City Architectural Design Standards & Guidelines, impacts related to new sources of light or glare would be less than significant and similar to those identified in the 2008 MND.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

2 Agriculture and Forestry Resources

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
--	--	--	--	--	-----------

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circum- stances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than- Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
--	---	--	--	---	-----------

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site is previously disturbed land and as noted above, the project site is zoned BP-M-FC and designated by the General Plan as BP-M. The Farmland Mapping and Monitoring Program classifies the project site as Urban and Built-Up Land and the project site is not subject to any Williamson Act contracts (Department of Conservation [DOC] 2024). The Modified Project is a business park development and does not propose any land use changes, including conversion of farmland or forestland. As disclosed in the 2008 MND, there would be no impacts regarding agricultural and forestry resources.

NO IMPACT

3 Air Quality

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The SCAQMD approved the *CEQA Air Quality Handbook* in 1993. Since then, the SCAQMD has provided supplemental guidance on their website to address changes to the methodology and nature of CEQA. Some of these changes include recommended thresholds for emissions associated with both construction and operation of the project are used to evaluate a project’s potential regional and localized air quality impacts (SCAQMD 2019).

Similar to the 2008 MND, the following analysis of air quality is partially based on a California Emissions Estimator Model (CalEEMod) model run (Appendix A) to provide a uniform platform to quantify potential air emissions.

Regional Thresholds

Table 1 presents the significance thresholds for regional construction and operational-related criteria air pollutant and precursor emissions being used for the purposes of this analysis.

Table 1 SCAQMD Regional Significance Thresholds

Construction Thresholds	Operational Thresholds
75 pounds per day of VOC	55 pounds per day of VOC
100 pounds per day of NO _x	55 pounds per day of NO _x
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO _x	150 pounds per day of SO _x
150 pounds per day of PM ₁₀	150 pounds per day of PM ₁₀
55 pounds per day of PM _{2.5}	55 pounds per day of PM _{2.5}

VOC: volatile organic compound; NO_x: nitrogen oxides; CO: carbon monoxide; SO_x: sulfur oxides; PM₁₀: particulate matter measuring 10microns in diameter or less; PM_{2.5}: particulate matter measuring 2.5 microns in diameter or less.

Source: SCAQMD 2019

Localized Significance Thresholds

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board’s Environmental Justice Enhancement Initiative (1-4). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for NO_x, CO, PM₁₀, and PM_{2.5}. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or State ambient air quality standard at the nearest sensitive receptor by taking into consideration ambient concentrations in each SRA, distance to the sensitive receptor, and project size. LSTs have been developed for emissions generated in construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2009).

The project site is located within SRA 6 (West San Fernando Valley). SCAQMD provides LST lookup tables for project sites that measure one, two, or five acres. The construction area of the project site is approximately 7.7 acres. Therefore, the LST analysis conservatively uses five-acre LSTs. LSTs are provided for receptors at a distance of 82 feet (25 meters), 164 feet (50 meters), 328 feet (100 meters), 656 (200 meters), 1,640 feet (500 meters) from the project disturbance boundary to the sensitive receptors. The border of construction activity would occur approximately 60 feet to multi-family residences located north of the project site. According to the SCAQMD’s publication, *Final LST Methodology*, projects with boundaries located closer than 82 feet to the nearest receptor should use the LSTs for receptors located at 82 feet (SCAQMD 2009). Therefore, the analysis below uses the LST values for 82 feet. LSTs for construction in SRA 6 on a five-acre site with a receptor 82 feet away are shown in Table 2.

Table 2 SCAQMD LSTs for Construction in SRA 6

Pollutant	Allowable Emissions from a five+-acre site for a Receptor 82 Feet Away (lbs/day)
Gradual conversion of NO _x to NO ₂	123 ¹
CO	1,158
PM ₁₀	11
PM _{2.5}	5 ²

lbs/day = pounds per day; NO_x = nitrogen oxide; NO₂ = nitrogen dioxide; CO = carbon monoxide; PM₁₀ = particulate matter with a diameter no more than 10 microns; PM_{2.5} = particulate matter with a diameter no more than 2.5 microns.

Allowable Emissions for a 5-acre site in SRA 6 for a Receptor 82 feet away.

¹The screening criteria for NO_x were developed based on the 1-hour NO₂ CAAQS of 0.18 ppm. Subsequently to publication of the SCAQMD's guidance the U.S. EPA has promulgated a 1-hour NO₂ NAAQS of 0.100 ppm. This is based on a 98th percentile value, which is more stringent than the CAAQS. Because SCAQMD's LSTs have not been updated to address this new standard, to determine if project emissions would result in an exceedance of the 1-hour NO₂ NAAQS, an approximated LST was estimated to evaluate the federal 1-hour NO₂ standard. The revised LST threshold is calculated by scaling the NO₂ LST for by the ratio of 1-hour NO₂ standards (federal/state) (i.e., 221 lbs/day * (0.10/0.18) =123 lbs/day).

²The screening criteria for PM_{2.5} were developed based on an Annual CAAQS of 15 mg/m³. Subsequently to publication of the SCAQMD's guidance the annual standard was reduced to 12 mg/m³. Because SCAQMD's LSTs have not been updated to address this new standard, to determine if project emissions would result in an exceedance of the annual PM_{2.5} CAAQS, an approximated LST was estimated. The revised LST threshold is calculated by scaling the PM_{2.5} LST for by the ratio of 24-hour PM_{2.5} standards (federal/state) (i.e., 6 lbs/day * (12/15) =4.8 lbs/day).

Source: SCAQMD 2009

Toxic Air Containments Thresholds

SCAQMD has developed significance thresholds for the emissions of toxic air contaminants (TACs) based on health risks associated with elevated exposure to such compounds. For carcinogenic compounds, cancer risk is assessed in terms of incremental excess cancer risk. A project would result in a potentially significant impact if it would generate an incremental excess cancer risk of 10 in 1 million (1×10^{-6}) or a cancer burden of 0.5 excess cancer cases in areas exceeding a one-in-one-million risk. In addition, non-carcinogenic health risks are assessed in terms of a hazard index. A project would result in a potentially significant impact if it would result in a chronic and acute hazard index greater than 1.0 (SCAQMD 2019).

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2022 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and the Southern California Association of Governments (SCAG)'s 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) socioeconomic forecast projections of regional population, housing, and employment growth (SCAQMD 2022, SCAG 2020).

The employment growth forecasts in SCAG's 2020 RTP/SCS for the City of Agoura Hills estimate that the total number of jobs would increase from 13,600 in 2016 to 15,300 in 2045, for an increase of 1,700 jobs (SCAG 2020). Using the SCAG *Employment Density Report* with rates specific to Los Angeles County, the forecasted number of project employees would be approximately 59 employees (71,077 square feet divided by 1,214 square feet per employee [Light Manufacturing land use category]) (SCAG 2001). This analysis conservatively assumes that all 59 employees from the project would be new additions to the existing labor pool in the region. The proposed project would account for approximately three percent of the city's projected employment growth through year 2045; therefore, would be consistent with the 2020 SCAG's RTP/SCS.

In addition, the AQMP provides strategies and measures to reach attainment with the thresholds for 8-hour and 1-hour ozone and PM_{2.5}. As shown in Table 3 and Table 4, below, the project would not generate criteria pollutant emissions that would exceed SCAQMD thresholds for ozone precursors (ROG and NO_x) and PM_{2.5}. Since the project would also be consistent with population and housing growth projections for the City, the project would not conflict with or obstruct implementation of the AQMP. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The SCAB has been designated as a federal nonattainment area for O₃ and PM_{2.5} and a state nonattainment area for O₃, PM₁₀, and PM_{2.5}. The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

Construction Emissions

Modified Project construction would generate temporary air pollutant emissions associated with fugitive dust (PM₁₀ and PM_{2.5}) and exhaust emissions from heavy construction equipment and construction vehicles. In addition, construction equipment would release VOC emissions during the drying of architectural coating and paving phases. Table 3 summarizes the estimated maximum daily emissions of pollutants during project construction. As shown therein, construction-related emissions would not exceed SCAQMD thresholds. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3 Estimated Maximum Daily Construction Emissions

Construction Year	Maximum Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2024	2.4	16.5	20.5	<0.1	3.7	2.1
2025	17.5	19.8	26.5	<0.1	1.3	0.8
Maximum Emissions (lbs/day)	17.5	19.8	26.5	<0.1	3.7	2.1
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

lbs/day = pounds per day; VOC = Volatile organic compounds, NO_x = nitrogen oxides, CO = carbon monoxide, SO₂ = sulfur dioxide, PM₁₀ = particulate matter 10 microns in diameter or less, PM_{2.5} = particulate matter 2.5 microns or less in diameter

Notes: Some numbers may not add up precisely due to rounding considerations.

See CalEEMod worksheets in Appendix A.

Operational Emissions

Modified Project Operation of the project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). Table 4 summarizes the project's maximum daily operational emissions by emission source.

Table 4 Estimated Maximum Daily Operational Emissions

Emissions Source	Pollutant (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	2.2	<0.1	3.1	<0.1	<0.1	<0.1

Emissions Source	Pollutant (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Energy	<0.1	0.8	0.7	<0.1	<0.1	<0.1
Mobile	1.3	1.4	14.5	<0.1	3.2	0.8
Total	3.5	2.2	18.3	<0.1	3.2	0.9
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

lbs/day = pounds per day; VOC = Volatile organic compounds, NO_x = nitrogen oxides, CO = carbon monoxide, SO₂ = sulfur dioxide, PM₁₀ = particulate matter 10 microns in diameter or less, PM_{2.5} = particulate matter 2.5 microns or less in diameter
 Notes: Some numbers may not add up precisely due to rounding considerations.
 See CalEEMod worksheets in Appendix A.

As shown therein, operational emissions would not exceed SCAQMD regional thresholds for criteria pollutants. Therefore, Modified Project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment, and as determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Sensitive Receptors

According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). The nearest sensitive receptors to the project site are multi-family residences located approximately 15-feet north of the project site and roughly 60-feet north of the nearest proposed building footprint. Localized air quality impacts to sensitive receptors typically result from localized criteria air pollutant emissions and TACs, which are discussed in the following subsections.

Localized Significance Thresholds

The LST methodology was developed to be used as a tool to analyze localized impacts associated with project-specific level proposed projects. If the calculated emissions for the proposed construction or operational activities are below the LST emission levels found on the LST mass rate look-up tables (Appendix C of LST Methodology) and no potentially significant impacts are found to be associated with other environmental issues, then the proposed construction or operation activity is not significant for air quality. Table 5 summarizes the project’s maximum localized daily construction emissions from the proposed project. As shown therein, localized construction emissions would not exceed SCAQMD LST thresholds for PM_{2.5}. Therefore, impacts from localized criteria pollutant emissions during construction would be less than significant.

Table 5 Unmitigated Project LST Construction Emissions

Year	Maximum Daily Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum On-site Emissions	15.8	18.0	3.1	1.8
SCAQMD LST	123	1,158	11	5
Threshold Exceeded?	No	No	No	No

lbs/day = pounds per day; VOC = volatile organic compounds; NO_x = nitrogen oxide; CO = carbon monoxide; PM₁₀ = particulate matter with a diameter no more than 10 microns; PM_{2.5} = particulate matter with a diameter no more than 2.5 microns; SO_x = sulfur oxide

Notes: Some numbers may not add up precisely due to rounding considerations. Maximum on-site emissions are the highest emissions that would occur on the project site from on-site sources, such as heavy construction equipment and architectural coatings, and excludes off-site emissions from sources such as construction worker vehicle trips and haul truck trips.

See CalEEMod worksheets in Appendix A

Toxic Air Contaminants

TACs are defined by California law as air pollutants that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. The following subsections discuss the project’s potential to result in impacts related to TAC emissions during construction and operation.

Construction

Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. DPM was identified as a TAC by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2022b) and is therefore the focus of this analysis.

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately 14 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that a person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period (assumed to be the approximate time that a person spends in a household). OEHHA recommends this risk be bracketed with 9-year and 70-year exposure periods. Health risk assessments should be limited to the period/duration of activities associated with the project.

The maximum PM_{2.5} emissions, which is used to represent DPM emissions for this analysis, would occur during site preparation and grading activities. While grading emissions represent the worst-case condition, such activities would occur for three months, or 2.8 percent for a 9-year health risk calculation period and less than 0.9 percent for a 30-year and 70-year health risk calculation period. PM_{2.5} emissions would decrease for the remaining construction period because construction activities such as building construction, architectural coating, and paving would require less construction equipment. Therefore, DPM generated by Modified Project, construction is not

expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than 10 in one million. This impact would be less than significant.

Operation

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities). CARB guidelines provide the recommended siting distances both for the development of sensitive land uses in proximity to TAC sources and for the addition of new TAC sources in proximity to existing sensitive land uses. The project's proposed uses do not generate substantial TAC emissions based on the air toxic sources listed in CARB's guidelines. Therefore, the expected hazardous TACs generated on site (e.g., cleaning solvents, paints, landscape pesticides, etc.) for the proposed land uses would be below thresholds warranting further study under the California Accidental Release Program. The project would not expose off-site sensitive receptors to significant amounts of carcinogenic or TACs. Therefore, operational impacts would be less than significant. As determined in the 2008 MND, construction and operation related impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Sensitive receptors in the project vicinity include multi-family residences approximately 15 feet from the project boundary to the north and 60 feet away from the closest building. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. Such odors disperse rapidly with distance. Accordingly, the proposed project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

The project does not include land uses typically associated with odor complaints such as sewage treatment plants, landfills, recycling facilities, and agricultural uses. Vehicles approaching, idling, and leaving the site may release odorous exhaust emissions. Odors of this nature disperse rapidly with distance and do not typically result in odor impacts. Additionally, as the project site is located adjacent to Highway 101, vehicle exhaust is already prevalent in the project area. For these reasons, operational odor impacts would be less than significant. As determined in the 2008 MND, construction and operation related impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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4 Biological Resources

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A Biological Resources Assessment (BRA) was prepared for the Approved Project on November 14, 2006 by Michael Brandman Associates. The following analysis of biological resources is partially based on the BRA.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special Status Plants Species

Existing vegetation on the project site would be removed prior to any grading or excavating activities. However, existing vegetation would be replaced by ornamental landscaping and no oak trees would be removed or significantly encroached upon throughout project construction and operation. The project site does not contain suitable habitat for any sensitive plant species.

Special Status Wildlife Species

This assessment of impacts to special-status wildlife considers those species that are listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under the FESA or CESA; and those with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected), as mandatory special consideration and/or protection of these species is required pursuant to the Federal Endangered Species Act, the State Endangered Species Act, and/or CEQA. Most of the special status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading and construction, landscaping, or fuel modification, while others are potentially vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, including the coastal western whiptail, burrowing owl, Southern California legless lizard, Cooper’s hawk, San Diego desert woodrat and a few species of special-

status bats, which could potentially roost in tree cavities or in tree foliage at the site. Habitat loss associated with the project is not expected to significantly impact a population of a potentially occurring special-status wildlife species, given the relatively low acreage of habitat that would be affected and the amount of remaining suitable habitat in the surrounding area. Direct loss or injury to a special-status wildlife species would be a significant impact before mitigation. With this, mitigation measures are proposed below to help reduce potential impacts to special status species, and in particular, the burrowing owl.

Nesting Birds

Ground and vegetation disturbing activities if conducted during the nesting bird season (February 1 to August 31) would have the potential to result in removal or disturbance to trees and shrubs that could contain active bird nests. In addition, these activities would also affect herbaceous vegetation that could support and conceal ground-nesting species. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA) whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to project activities would be a significant impact before mitigation. Implementation of mitigation below would reduce potentially significant impacts to nesting birds to a less than significant level.

As determined in the 2008 MND, with mitigation incorporated potential impacts would be less than significant.

Mitigation Measure

BIO-1 Nesting Bird Avoidance

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. Should avoidance of the nesting season not be feasible as determined by the city, a qualified biologist/ ornithologist satisfactory to the City's Environmental Analyst shall be retained by the applicant to 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's Environmental Analyst 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 before any clearance of vegetation or other construction activity. In the event that a nesting migratory bird species or raptor is observed in the habitat to be removed or in other habitat within 300 feet of the construction work areas (500 feet for raptors), the applicant has the option of delaying all construction work in the suitable habitat area or within 300 feet thereof (500 feet for raptors), until after September 15, or continuing focused surveys in order to locate any nests. If an active nest is found, clearing and construction within 300 feet (500 feet for raptors) of the nest 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 by the city-approved biologist in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area on their own. Intrusion into the buffer may only be conducted at the discretion of the biologist.

BIO-2 Burrowing Owl Survey

Beginning no more than 30 days prior to start of ground disturbing activities a qualified biologist shall conduct a pre-construction survey for burrowing owls, a California Species of Special Concern, consisting of four (4) survey visits spaced approximately one (1) week apart with the last survey within five (5) days of the start of Project activities. The pre-construction survey shall follow the habitat assessment and survey methodology outlined in *Staff Report on Burrowing Owl Mitigation* (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium, April 1993). Prior to the start of project activities, the biologist shall submit a report discussing the pre-project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the City of Agoura Hills.

If burrowing owls are found during the nesting period (February 1 through August 31) disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.

If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the burrow opening and collapse of the burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the burrow has been confirmed to be empty by site surveillance and/or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the City and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.

Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:

- A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the City and CDFW;
- Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to re-colonize the area that will be impacted; and
- A Mitigation and Management Plan is developed and approved by the City and the CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site.

The permanent loss of occupied habitat and burrows is mitigated by the placement of suitable burrowing owl habitat in protection in perpetuity at the mitigation (relocation) site by conservation easement or similar land protection instrument. The off-site mitigation ratio shall be determined in consultation with the CDFW and USFWS and shall be based on the quantity and quality of habitat necessary for the long term survival of the relocated birds.

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- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The project site is located in an urbanized area lacking riparian habitats, federally protected wetlands or other sensitive natural communities. Modified Project construction and operation would not involve activities which would have a substantial adverse effect on any nearby protected wetlands. Therefore, no impact to riparian habitat, federally protected wetlands or other sensitive natural communities would occur.

NO IMPACT

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project site is located in an urbanized area and likely does not support local or regional terrestrial wildlife movement. The vegetation scattered throughout the project site may support small-scale local avian movement or regional avian migration. However, large scale tree removals are not anticipated as a part of the project, and ornamental vegetation is anticipated to be planted surrounding the industrial buildings, parking spaces, and driveways as a part of the project. Additionally, Modified Project development would not introduce new barriers to movement of resident or migratory wildlife species. Given the urbanized setting of the project site and surrounding area, the project would also not likely result in the introduction of any new anthropogenic factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife. Therefore, as determined in the 2008 MND, potential impacts on wildlife movement would be less than significant with implementation of the Modified Project.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Oak trees within the City of Agoura Hills are protected by the City's Oak Tree Ordinance. No oak trees would be removed or significantly encroached upon throughout the construction and operation of the Modified Project. Therefore, development of the proposed project would not conflict with any local policies or ordinances, including the Oak Tree Ordinance. The Approved Project included the removal of oak trees, requiring mitigation measure BIO-3 to reduce impacts to biological resources. Because the Modified Project does not include the removal or damage to any oak trees, impacts would be reduced to a less than significant level without mitigation.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is located in an urbanized area that is not subject to an adopted conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, Modified Project implementation would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. As determined in the 2008 MND, no impact would occur.

NO IMPACT

5 Cultural Resources

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

The project site has not been previously developed, therefore there is no built environment to be considered a historical resource pursuant to 15064.5. Therefore, as determined in the 2008 MND, no impact would occur to historical resources.

NO IMPACT

b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

The 2008 MND determined that the project site is not known to contain any archaeological resources. Though no archaeological resources are known to be present onsite, site grading has the potential to disturb undiscovered archaeological resources during grading. Mitigation Measures CR 1 and CR-2 would require archaeological monitoring and unanticipated discovery of resources, ensuring no substantial adverse changes to an archaeological resource. Implementation of the mitigation measures would reduce impacts to a less than significant level. As determined in the 2008 MND, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

CR-1 On-Call Archaeological Resource Monitoring by Qualified Archaeologist

Prior to any ground-disturbing activity or the issuance of any permit required for ground-disturbing activity, the Project shall retain a qualified archaeologist that meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) to assess any suspected cultural resources discovered during ground-disturbing activities to the City of Agoura Hills' Assistant Planning Director's satisfaction. Ground-disturbing activities include, but are not limited to, vegetation clearance including turf, shrubs, and trees; the removal, relocation, and/or installation of underground pipelines, footings or foundations for signage, lighting, and other infrastructure or vertical construction; the installation of paved sitework; grading including removal of rock outcrops; and excavation. Upon the discovery of potential resources, the retained qualified archaeologist shall mobilize to the project site to determine if the find warrants further consideration under CEQA.

CR-2 Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt, the City of Agoura Hills Planning Division shall be notified, and the retained qualified archaeologist shall be contacted immediately to evaluate the resource.

If the resource is determined by the qualified archaeologist to be prehistoric, then the Native American tribal monitors from the Fernandeno Tataviam Band of Mission Indians and Gabrieleno Band of Mission Indians – Kizh Nation, henceforth referred to as the Consulting Tribes, shall also be contacted to participate in the evaluation of the resource (see Mitigation Measure TCR-1 regarding required Native American tribal monitoring before and during construction). If the qualified archaeologist and/or Native American monitors determine the resource to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan, in consultation with the Consulting Tribes, tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C).

The data recovery and treatment plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery and treatment plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. City of Agoura Hills shall review and approve the data recovery and treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).

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- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. There are no known human remains on the site. Therefore, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code Section 7050.5 requires ground disturbance in the area of the find to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains, and impacts would be less than significant. Analysis of potential discovery of Native American human remains is discussed further in Section 18, *Tribal Cultural Resources*. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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6 Energy

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The 2008 MND does not address the issue area of energy, as this was not yet included as a CEQA issue area. Therefore, energy impacts are addressed in the analysis below.

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Construction Energy Consumption

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker trips to and from the project site, and vehicles used to deliver materials to the site. The Modified project would require site preparation and grading, including hauling material offsite; pavement and asphalt installation; building construction; architectural coating; and landscaping and hardscaping.

Energy use during Modified Project construction would be primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary grid power may also be provided to construction trailers or electric construction equipment. However, energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. Furthermore, in the interest of cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, project construction would not result in a potential impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and no construction-related energy impact would occur.

Operational Energy Consumption

Modified Project Operation would contribute to regional energy demand by consuming electricity, natural gas, and gasoline and diesel fuels. Electricity would be used for heating and cooling systems, lighting, appliances, and water and wastewater conveyance, among other purposes. Natural gas is assumed to be utilized for operational off-road equipment (e.g., forklifts and yard hoppers), cooking and heating purposes. Gasoline and diesel consumption would be associated with vehicle trips generated by passenger vehicle and truck trips. As discussed in Section 17, *Transportation*, operation of the project would not result in a net increase of gasoline or diesel consumption due to vehicle trips. Gasoline consumption would be limited to emergency use of a backup generator.

The proposed project would be required to comply with all standards set in the latest iteration of the CBC (CCR Title 24), which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources by the built environment during operation. California's CALGreen standards (CCR Title 24, Part 11) require implementation of energy-efficient light fixtures and building materials into the design of new construction projects. In addition, the 2022 Building Energy Efficiency Standards (CCR Title 24, Part 6) require newly constructed buildings to meet energy performance standards set by the CEC. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. Pursuant to CALGreen, all plumbing fixtures used for the proposed project would be high-efficiency fixtures, which would minimize the potential for the inefficient or wasteful consumption of energy related to water and wastewater. The Modified Project also includes energy conservation/efficiency features, accommodation for future roof-mounted solar panels, and would be served by SCE, which is required to increase its share of renewable energy procurement pursuant to SB 100 requirements. As a result, the Modified Project would maximize the use of renewable energy. Therefore, Modified Project operation would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Modified Project would be powered by the existing electricity grid; thus, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. As discussed above, the project would be subject to more stringent energy efficiency standards pursuant to updated CALGreen requirements. Additionally, the Modified Project does not conflict with or inhibit the implementation of any energy efficiency policies adopted in the City's General Plan. Therefore, the project would not impact any state or local plan for renewable energy and energy efficiency.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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7 Geology and Soils

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

2. Strong seismic ground shaking?

3. Seismic-related ground failure, including liquefaction?

4. Landslides?

b. Result in substantial soil erosion or the loss of topsoil?

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

As discussed in the City of Agoura Hills General Plan, there are no Alquist Priolo Special Studies Zones in the City (Agoura Hills 2010a). Therefore, the project site is not underlain by any Alquist-Priolo Earthquake Fault Zones. The project site, like much of the Southern California region, may experience moderate to potentially severe ground shaking from earthquakes generated on known faults within 60 miles (approximately 100 kilometers) of the project site. However, there are no active faults known to exist within or in the immediate vicinity of the project site. The active fault nearest to the project site is the Malibu Coast fault, located approximately seven miles south of the project site (California Geological Survey [CGS] 2024). Because there are no known active or potentially active faults passing through the site, the potential of on-site ground rupture due to movement on an underlying fault is not considered a significant hazard. Therefore, as determined in the 2008 MND, this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The project would involve the construction of two industrial buildings. The project would conform to the current seismic design provisions of the California Building Code (CBC). The 2022 CBC incorporated the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program, to mitigate losses from an earthquake and provided for the latest in earthquake safety. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, site preparation, fill placement, retaining wall design, and foundation design. While the project would be susceptible to seismic activity given its location within a seismically active area, adherence to applicable CBC standards would minimize this risk to the extent feasible. Thus, the project would not cause substantial adverse effects due to strong seismic ground shaking. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table (within 50 feet of the surface). Affected soils lose all strength during liquefaction and foundation failure can occur.

According to the California Geological Survey (CGS) and the General Plan Safety Element, the project site is not located in a liquefaction hazard zone (Agoura Hills 2010a; CGS 2024). This indicates that the area has not been subject to historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions do not indicate potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Additionally, a geological investigation has been prepared for the project, ensuring reduced geological risks. Therefore, as determined in the 2008 MND, impacts from seismically induced liquefaction would be considered less than significant.

NO IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and shaking of marginally stable slopes during earthquakes. According to CGS and the General Plan Safety Element, the project site is not located in a landslide hazard zone (Agoura Hills 2010a; CGS 2024). Additionally, a geological investigation has been prepared for the project, ensuring reduced geological risks. Therefore, as determined in the 2008 MND, impacts related to landslides would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

b. Would the project result in substantial soil erosion or the loss of topsoil?

The project involves the construction of two speculative industrial condominium buildings which would entail grading activities that would result in 5,800 cubic yards of cut and 3,800 cubic yards of fill. Soil erosion caused by strong wind and/or earth-moving operations during construction would be minimized through compliance with SCAQMD Rule 403 which prohibits visible particulate matter from crossing property lines. Standard practices to control fugitive dust emissions include watering of active grading sites, covering soil stockpiles with plastic sheeting, and covering soils in haul trucks with secured tarps. Soil erosion would also be minimized with the implementation of the required Stormwater Pollution Prevention Plan (SWPPP). Therefore, as determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

The presence of unstable geologic units or soils can result in surficial instability from landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed in Items a.1 through a.4, the proposed project site would be subject to less than significant impacts from fault rupture, landslides, and liquefaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Because the project site is not within a landslide hazard zone, the risk of lateral spreading is minimal. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. According to the General Plan Safety Element, the entire City has a low probability of significant subsidence (Agoura Hills 2010). Therefore, the Project Site is not subject to subsidence hazards and as determined in the 2008 MND, there would be no impact.

NO IMPACT

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are clayey soils that have a high plasticity index. Typical shallow reinforced concrete spread footing foundations, such as those for buildings and other foundations covering a considerable area of ground, can be affected by expansive soils if such soils are present close to the ground surface. The geologic investigation prepared for the Approved Project determined the surface and near-surface soils found under the project site have a moderate to critical expansion potential, but the geologic structure would be suitable for the development. If expansive soils are discovered on the project site, Section 1808.6 of the CBC requires special design considerations for foundations of structures built on expansive soils which would reduce the Project Site's risk of expansive soil damage. As determined in the 2008 MND, with the Modified Project's adherence to CBC design considerations, impacts related to expansive soils would be less than significant, which is similar to the Approved Project.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project would connect to the City's existing wastewater conveyance and treatment system and would not include the installation of new septic tanks or alternative wastewater disposal systems. As determined in the 2008 MND, there would be no impact associated with the use of septic tanks or alternative wastewater disposal systems.

NO IMPACT

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The 2008 MND determined that the project site is not known to contain any paleontological resources. Though no paleontological resources are known to be present onsite, site grading has the potential to disturb undiscovered paleontological resources during grading. Mitigation Measure GEO-1 would require monitoring, ensuring no substantial adverse changes to a paleontological resource. Implementation of the mitigation measures would reduce impacts to a less than significant level. As determined in the 2008 MND, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

GEO-1 Paleontological Resources Monitoring and Mitigation

Qualified Professional Paleontologist. Prior to excavation, the project applicant shall retain a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP 2010), who shall direct all mitigation measures related to paleontological resources.

Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Professional Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should construction personnel discover fossils.

Paleontological Monitoring and Salvage. Full-time paleontological monitoring shall be conducted during ground-disturbing construction activities within previously undisturbed sediments assigned high paleontological sensitivity (i.e., sediments greater than 5 feet below the current ground surface). Paleontological monitoring shall be conducted by a paleontological monitor with experience with collection and salvage of paleontological resources and who meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor.

The Qualified Professional Paleontologist may recommend that monitoring be reduced in frequency or ceased entirely based on geologic observations, such as the recognition that sediments deeper than 5 feet consist of disturbed and/or fill sediments. Such decisions shall be subject to review and approval by the City. In the event of a fossil discovery by the paleontological monitor or construction personnel, all construction activity within 50 feet of the find shall cease, and the Qualified Professional Paleontologist shall evaluate the find. If the fossil(s) is (are) not scientifically significant, then construction activity may resume. If it is determined that the fossil(s) is (are) scientifically significant, the following shall be completed:

- **Fossil Salvage.** The paleontological monitor shall salvage (excavate and recover) the fossil to protect it from damage/destruction. Typically, fossils can be safely salvaged quickly by a single paleontological monitor with minimal disruption to construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits. After the fossil(s) is (are) salvaged, construction activity may resume.
- **Fossil Preparation and Curation.** Fossils shall be identified to the lowest (most-specific) possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Professional Paleontologist.

Final Paleontological Mitigation Report. Upon completion of ground-disturbing activities (or laboratory preparation and curation of fossils, if necessary), the Qualified Professional Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts. The report shall include a summary of the field and laboratory methods employed; an overview of project geology; and, if fossils were discovered, an analysis of the fossils, including physical description, taxonomic identification, and scientific significance. The report shall be submitted to the City and, if fossil curation occurred, the designated scientific institution.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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8 Greenhouse Gas Emissions

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Similar to the 2008 MND, the following analysis of greenhouse gas emissions is partially based on a CalEEMod model run (Appendix A) to provide a uniform platform to quantify emissions.

Based on State CEQA Guidelines Appendix G, impacts related to GHG emissions from the proposed project would be significant if the project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to significant cumulative effects, even if individual changes resulting from a project are limited. As a result, the issue of climate change typically involves an analysis of whether a project’s contribution towards an impact would be cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (State CEQA Guidelines Section 15064[h][1]).

To determine a project-specific threshold, guidance on GHG significance thresholds in the region from SCAQMD, the air district in which the project site is located, was used. The SCAQMD’s GHG CEQA Significance Threshold Working Group considered a tiered approach to determine the significance of residential and commercial projects. The draft tiered approach is outlined in meeting minutes dated September 28, 2010 (SCAQMD 2010):

- **Tier 1.** If the project is exempt from further environmental analysis under existing statutory or categorical exemptions, there is a presumption of less than significant impacts with respect to climate change. If not, then the Tier 2 threshold should be considered.

- **Tier 2.** Consists of determining whether the project is consistent with a GHG reduction plan that may be part of a local general plan, for example. The concept embodied in this tier is equivalent to the existing concept of consistency in CEQA Guidelines Section 15064(h)(3), 15125(d) or 15152(a). Under this Tier, if the proposed project is consistent with the qualifying local GHG reduction plan, it is not significant for GHG emissions. If there is not an adopted plan, then a Tier 3 approach would be appropriate.
- **Tier 3.** Establishes a screening significance threshold level to determine significance. The Working Group has provided a recommendation of 3,000 MT CO₂e per year for nonindustrial projects.
- **Tier 4.** Establishes a service population threshold to determine significance. The Working Group has provided a recommendation of 4.8 MT CO₂e per year for land use projects.

Tier 1 would not apply to the project as it is not exempt from environmental analysis. For Tier 2, The City of Agoura Hills Climate Action and Adaptation Plan (CAAP) aims to reduce manmade GHG emissions 36.9 percent below 2018 levels by 2030 to meet the post 2020 SB 32 target. The CAAP was adopted in April 2022 and outlines a pathway towards carbon neutrality by 2045, consistent with the 2022 Scoping Plan; therefore, the CAAP is an applicable GHG reduction plan. Accordingly, the Tier 2 approach would be most appropriate for evaluating project significance. Emissions from construction and operation of the proposed project are also quantified and compared to the Tier 3 SCAQMD threshold of 3,000 MT CO₂e per year for nonindustrial projects.

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Project-generated Greenhouse Gas Emissions

Construction and operation of the project would generate GHG emissions. This analysis considers the combined impact of GHG emissions from both construction and operation. Calculations of CO₂, CH₄, and N₂O emissions are provided to identify the magnitude of potential project effects.

Construction Emissions

Construction facilitated by the project would generate temporary GHG emissions primarily from the operation of construction equipment on-site, as well as from vehicles transporting construction workers to and from the project site, and heavy trucks to transport building, concrete, and asphalt materials. As shown in Table 6, construction associated with the project would generate 618 MT of CO₂e. Amortized over a 30-year period pursuant to SCAQMD guidance, construction associated with the project would generate 21 MT of CO₂e per year.

Table 6 Construction GHG Emissions

Year	Emissions (MT of CO₂e)
2024	238
2025	380
Total	618
Amortized over 30 years	21

MT = metric tons; CO₂e = carbon dioxide equivalents
 See CalEEMod worksheets in Appendix A

Operational and Total Project Emissions

Operation of the project would generate GHG emissions associated with area sources (e.g., landscape maintenance), energy and water usage, vehicle trips, and wastewater and solid waste generation. Annual operational emissions resulting from the project are summarized in Table 7. The annual operational GHG emissions are combined with the amortized construction emissions. The project proposed project would emit approximately 839 MT of CO₂e per year and would not exceed the SCAQMD threshold of 3,000 MT of CO₂e per year. Additionally, the project would be consistent with the City of Agoura Hills CAAP, as discussed in Table 10. As discussed therein, the project would be consistent with the actions and measures contained in the local GHG reduction plan. Thus, construction and operation related GHG emissions impacts would be less than significant.

Table 7 Combined Annual Emissions

Emission Source	Annual Emissions (MT CO₂e)
Construction	21
Operational	818
Area	1
Energy	274
Mobile	470
Water	41
Waste	28
Refrigerants	3
Total	839
SCAQMD Threshold	3,000
Exceeds Threshold?	No

MT CO₂e = metric tons of carbon dioxide equivalent
 See CalEEMod worksheets in Appendix A

Consistency with Applicable Plans

2022 Scoping Plan

The principal state plans and policies for reducing GHG emissions are AB 32, SB 32, and AB 1279. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020; the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030; and the goal of AB 1279 is to achieve net zero greenhouse gas emissions no later than 2045 and reduce GHG emissions by 85 percent below 1990 levels no later than 2045. The 2022 Scoping Plan expands upon earlier plans to include the AB 1279 targets. The 2022 Scoping Plan’s strategies that are applicable to the proposed project include reducing fossil fuel use and vehicle miles traveled; decarbonizing the electricity sector, maximizing recycling and diversion from landfills; and increasing water conservation. The project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy

Standards and the AB 341 waste diversion goal of 75 percent. Ten percent of the total number of parking spaces onsite would be constructed to support Electric Vehicle Supply Equipment (EVSE), and the project would be located within a half mile of public transit options including LA Metro bus route 161, the Thousand Oaks Kanan Shuttle route, and LADOT Commuter Express buses on Canwood Street at Kanan Road, west of the site. In addition, the project would receive electricity from SCE, which is required to reduce GHG emissions by increasing procurement from eligible renewable energy by set target years as required by SB 100. Therefore, the Modified Project would not conflict with the 2022 Scoping Plan.

SCAG's 2020-2045 RTP/SCS

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars in the SCAG region by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2020-2040 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The project's consistency with the 2020-2045 RTP/SCS is discussed in Table 8. As shown therein, the Modified Project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 8 Project Consistency with Applicable SCAG RTP/SCS Strategies

Reduction Strategy	Project Consistency
<p>Focus Growth Near Destinations & Mobility Options Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods</p>	<p>Consistent. The Modified Project is an infill redevelopment that would introduce jobs to an underutilized lot within the City, thus expanding job opportunities near transit options such as LA Metro bus route 161, the Thousand Oaks Kanan Shuttle route, and LADOT Commuter Express buses on Canwood Street at Kanan Road, west of the site. Additionally, the project is within a one-mile driving distance of several residential, commercial and retail uses, which could potentially further reduce commute times. Therefore, the project focuses on growth near destinations and mobility options.</p>
<p>Leverage Technology Innovations Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a “mobility wallet,” an app-based system for storing transit and other multi-modal payments. Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation</p>	<p>Consistent. The proposed project would include 18 future electric vehicle (EV) charging spaces, or ten percent of the total proposed parking spaces. Additionally, the proposed project would be required to comply with the latest Title 24 Building Energy Efficiency Standards. Therefore, the proposed project would leverage technology innovations.</p>
<p>Support Implementation of Sustainability Policies Continue to support long range planning efforts by local jurisdictions</p>	<p>Consistent. The project would be consistent with the City of Agoura Hills Climate Action and Adaptation Plan. The Modified Project would be constructed in accordance with</p>

Reduction Strategy	Project Consistency
<p>Promote a Green Region Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration Promote more resource efficient development focused on conservation, recycling and reclamation Preserve, enhance and restore regional wildlife connectivity</p>	<p>Building Energy Efficiency Standards and the Green Building Code for Los Angeles. Therefore, the project would support long-range planning efforts by the local jurisdiction.</p> <p>Consistent. The Modified Project is an infill development project that would involve the redevelopment of an urbanized area. Therefore, it does not interfere with regional wildlife connectivity or converts agricultural land. The project would comply with the latest Title 24 Building Energy Efficiency Standards. Therefore, the project would support the development of a green region.</p>
Source: SCAG 2020	

Table 9 Project Consistency with City of Agoura Hills General Plan

Action	Project Consistency
Land Use & Community Form	
<p>Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.</p> <ul style="list-style-type: none"> ▪ Policy LU-1.2: Development Locations. <ul style="list-style-type: none"> ▫ Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces. <p>Goal LU-5: City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impact on climate change.</p> <ul style="list-style-type: none"> ▪ Policy LU-5.1 Sustainable Building Practices. <ul style="list-style-type: none"> ▫ Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings. ▪ Policy LU-5.4 Sustainable Land Development Practices. <ul style="list-style-type: none"> ▫ Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating: Concentrations of uses and design of development to promote walking and use of public transit in lieu of the automobile; and Orientation of building to maximize opportunities for solar energy use, daylighting, and ventilation. 	<p>Consistent. The proposed project is an infill development that would introduce employment opportunities within the City of Agoura Hills and would not expand development outward beyond the existing urban area. Additionally, the project is within a one-mile driving distance of several residential, commercial, and retail uses. Therefore, the proposed project prioritizes future growth near existing development and assure connectivity to neighboring residential and commercial uses.</p> <p>Consistent. The proposed project would incorporate all applicable measures of the 2022 CALGreen Building Standards, such as reduction in indoor water use and use of indoor water-efficient irrigation systems. Therefore, the proposed project would promote sustainable development and building practices to reduce energy and water consumption.</p>

Action	Project Consistency
Mobility	
<p>Goal M-4: Ensuring Quality of Life. A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.</p> <ul style="list-style-type: none"> ▪ Policy M-4.6 Energy Reduction <ul style="list-style-type: none"> ▫ Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system. <p>Goal M-6: Alternative Transportation. Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.</p> <ul style="list-style-type: none"> ▪ Policy M-6.2 Mode Choice. <ul style="list-style-type: none"> ▫ Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. 	<p>Consistent. The proposed project would include 18 future EV parking spaces and would comply with the EV parking requirements set forth in the 2022 California Green Standards Code. Therefore, the proposed project would provide opportunities for the use of alternative transportation energy source.</p> <p>Consistent. The proposed project is within approximately 0.5 mile of LA Metro bus route 161, the Thousand Oaks Kanan Shuttle route, and LADOT Commuter Express buses on Canwood Street at Kanan Road, west of the site. The bus routes would provide transportation to nearby commercial areas on Roadside Drive and in the Old Agoura neighborhood, as well as options for commuting. Therefore, the proposed project could promote the reduction of automobile reliance using public transit to travel.</p>
Water Conservation	
<p>Goal NR-5: Water Conservation. Minimization of water consumption through conservation methods and other techniques.</p> <ul style="list-style-type: none"> ▪ Policy NR-5.2 Water Conservation Measures. <ul style="list-style-type: none"> ▫ Require water conservation measures/devices that limit water usage for all new construction projects, including public facilities, such as the use of water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient; plumbing fixtures, and the use of recycled water for irrigation. ▪ Policy NR-5.3 Water-Efficient Landscaping and Irrigation. <ul style="list-style-type: none"> ▫ Require that drought tolerant landscaping, water-efficient irrigation systems be installed, and recycled water be used for landscaping, as feasible, for all private and City landscaping and parkways. Encourage such landscaping and irrigation, as appropriate, in private development. 	<p>Consistent. The proposed project would install water efficient fixtures, water efficient landscaping and irrigation. In addition, comply with the latest Title 24 standards for Water Efficiency and Conservation.</p>
Climate Change.	
<p>Goal NR-10: Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.</p> <ul style="list-style-type: none"> ▪ Policy NR-10.1 Climate Change. <ul style="list-style-type: none"> ▫ Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emissions reductions targets. 	<p>Consistent. The proposed project would comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and the AB 341 waste diversion goal of 75 percent. Ten percent of the total number of parking spaces onsite would be constructed to support Electric Vehicle Supply Equipment (EVSE), and the project would be located within a half mile of public transit options. In addition, the project would receive electricity from SCE, which is required to reduce GHG emissions by increasing procurement from eligible renewable energy by set target years as required by SB 100.</p>

Source: City of Agoura Hills 2010

Table 10 summarizes the project’s consistency with the Climate Action and Adaptation Plan. As discussed therein, the Modified Project would be consistent with the actions and measures contained in the local GHG reduction plan, similar to the Approved Project.

Table 10 Project Consistency with City of Agoura Hills Climate Action and Adaptation Plan

Action	Project Consistency
Water Efficiency	
<p>Goal 5: Increase Energy Efficiency through Water Efficiency.</p> <ul style="list-style-type: none"> ▪ Measure 5.1: Water Efficiency through continued Implementation of SB X7-7 <ul style="list-style-type: none"> ▫ Require low-irrigation landscaping 	<p>Consistent. While this action primarily applies to the City, the project would be consistent with the requirements in the 2022 California Building Code for incorporating water efficient fixtures, water efficient landscaping and irrigation. Therefore, the project would include water efficiency features.</p>
On-Road Transportation	
<p>Goal 7: Decrease GHG Emissions Through a Reduction in VMT</p> <ul style="list-style-type: none"> ▪ Measure 7.4: Electrify the Fleet <ul style="list-style-type: none"> ▫ Require new multifamily residential and commercial development to install e-chargers. 	<p>Consistent. Ten percent of the total number of parking spaces onsite would be constructed to support Electric Vehicle Supply Equipment (EVSE). Therefore, the proposed project would promote electrifying the vehicle fleet with electric chargers.</p>

Source: City of Agoura Hills 2022

As detailed within this analysis, the Modified Project would not exceed local and regional GHG emissions thresholds and would be consistent with the actions and measures of applicable, local plans. Similarly, similarly determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

9 Hazards and Hazardous Materials

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Construction

Modified Project construction would involve the transport, use, and disposal of hazardous materials on-site and off-site, which include fuels, paints, mechanical fluids, and solvents, but would not be present in such a quantity or used in such a manner that would pose a significant hazard to the public. Construction activities would not generate hazardous waste materials (such as asbestos or lead) from demolition since the project site is currently not developed. Disposal of any hazardous materials associated with the construction would be subject to applicable federal, State, and local requirements for the disposal of such materials.

Compliance with the regulatory framework would ensure project construction would not create a significant hazard accidental or otherwise, to the public or the environment through the routine transport, use, and disposal of hazardous materials during construction.

Operation

The Modified Project consists of two industrial facilities and is not anticipated to result in releases of hazardous materials into the environment. The proposed buildings would be expected to use limited hazardous materials and substances which would include cleaners, paints, solvents, fertilizers, and pesticides for site landscaping. The project would not create a significant impact through the transport, use, or disposal of hazardous materials since the facilities are required to comply with all applicable federal, State, and regional regulations which are intended to avoid impacts to the public

and environment. These regulations ensure that hazardous materials/waste users, generators and transporters provide operational safety and measures to reduce threats to public health and safety.

Project operations would involve typical hazardous materials/chemicals associated with warehousing uses such as cleaners, paints, solvents, fertilizers and pesticides for site landscaping. Any routine transport, use, and disposal of hazardous materials during project operations must adhere to federal, state, and local regulations for transport, handling, storage, and disposal of hazardous substances. Furthermore, hazardous materials/chemicals such as cleaners, paints, solvents and fertilizers in low quantities do not pose a significant threat related to the release of hazardous materials into the environment. Therefore, as determined under the Approved Project, impacts from hazards to the public during operations would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Existing preschools, a high school, and a day care (Tutor Time of Agoura Hills) are located in the general vicinity of the project site. Existing preschools are approximately 0.5-mile to the southeast of the project site; Agoura High School is approximately 850 feet to the north; and the day care is approximately 500 feet to the southwest.

During Modified Project construction, hazardous and potentially hazardous materials would be utilized for the transport and operation of vehicles and machinery. As discussed above, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Additionally, operation of the proposed project would not involve the use or transport of large quantities of hazardous materials. Therefore, as determined in the 2008 MND, impacts related to hazardous emissions or materials affecting local schools would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked by Rincon Consultants on March 21, 2024 for known hazardous materials contamination at the site:

- United States Environmental Protection Agency (U.S. EPA)
 - Superfund Enterprise Management System (SEMS)/Envirofacts database search
- State Water Resources Control Board (SWRCB)
 - GeoTracker search for leaking underground storage tanks (LUST) and other cleanup sites
- Department of Toxic Substances Control (DTSC)
 - Envirostor database for hazardous waste facilities or known contamination sites

- Cortese list of Hazardous Waste and Substances Sites

The project site is not listed in any of the above environmental databases. The closest listing in the databases is in the GeoTracker database, which listed a case-closed leaking underground storage tank (LUST) at 28650 Canwood Street, approximately 300 feet southeast of the project site. Clean-up of the LUST was completed, and the case was closed in 2010. Since there is no evidence that the project would be located on a hazardous material site, impacts would be less than significant, as determined under the Approved Project.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Van Nuys Airport is located approximately 15.3 miles to the east of the project site. Since there are no airports or airstrips located within the project vicinity and the project site is not within an area covered by an airport land use plan, the Modified Project would not result in potential aviation related hazards. As determined in the 2008 MND, there would be no impact related to airport safety.

NO IMPACT

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Los Angeles County Operational Area is divided into Disaster Management Areas and the City of Agoura Hills is located in Area B (County of Los Angeles 2008). Disaster Management Areas contain disaster routes pre-identified for use during times of crises; U.S. 101 is a Freeway Disaster Route. Implementation of the project would not interfere with either of these routes, and therefore would not interfere with existing emergency evacuation plans, or emergency response plans in the area. In addition, the project would be required to comply with the State Fire Code, City Municipal Code, and Los Angeles County Fire Department (LACoFD) standards, including particular construction specifications, access design, location of fire hydrants, and other design requirements. Therefore, as determined in the 2008 MND, there would be no impact.

NO IMPACT

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The City of Agoura Hills is susceptible to the hazard of wildland fires from the native vegetation that surrounds the developed portion of Agoura Hills (Agoura Hills 2010a). Wildland fires are also a concern due to the hilly, mountainous, and undeveloped character of much of the project site. However, compliance with the City's mandatory building and design standards would help to prevent the threat of loss during a wildland fire. For further discussion of wildfire risk associated with the project see Section 20, *Wildfire*. As disclosed in the 2008 MND, impacts related to wildland fire risk would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

10 Hydrology and Water Quality

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The project site is currently undeveloped and as such, the proposed project would introduce 4.36 acres of impervious surfaces (2.38 acres of pervious surface area) to the project site and would reduce the amount of water that percolates into the ground and potentially increase the amount of stormwater runoff. In addition, Modified Project construction and operation activities could result in an increase in pollutants in runoff during storm events. If large amounts of bare soil are exposed during the rainy season, or in the event of a storm, finely grained soils could be entrained, eroded from the site, and transported to drainages. The amount of material that could potentially erode from the site during temporary construction activities would be greater than under existing conditions due to the loss of vegetation and movement of soils. Furthermore, replacing natural vegetated cover with pavement would increase pollutant loads. Natural vegetated ground cover can both absorb water and filter out pollutants. In contrast, paved surfaces accumulate pollutants such as deposits of oil, grease, and other vehicle fluids and hydrocarbons. Traces of heavy metals deposited on the proposed driveways and surface parking areas from auto operation, auto service, and/or fall out of airborne contaminants could be transported during storm events into drainage systems by surface runoff. In addition to motor vehicle-related contaminants, the project would introduce landscaping and associated maintenance chemicals such as fertilizers, pesticides, and herbicides. Irrigation and storms could wash some of these landscape chemicals into and through local drainage systems and into the watershed.

Regulations under the federal Clean Water Act require that a National Pollutant Discharge Elimination System (NPDES) storm water permit be obtained for projects that would disturb greater than one acre during construction. The developer would be required to obtain an NPDES Construction General Permit for Stormwater Discharges associated with Construction and Disturbance Activities (Order No. 2009-0009-DWQ) (State Water Resources Control Board) (City of Agoura Hills Ordinance No. 97-272), which requires the preparation of a SWPPP that addresses potential pollutants during construction, and a Standard Urban Storm Water Mitigation Plan (SUSMP) to address pollutants during the life of the project. The SWPPP and SUSMP are required to

be provided to the City Public Works Department prior to the issuance of a Grading Permit or start of construction. Compliance with the required NPDES permit and implementation of best management practices (BMPs) such as silt fences, fiber rolls, and concrete washout basins, would reduce impacts related to water quality standards and waste discharge requirements to a less than significant level. Additionally, the proposed project would be required to comply with AHMC Chapter 5, Section 5507 (Low impact Development [LID] Requirements for New Development and Redevelopment), which requires the project to comply with MS4 Permit Part VI.D.7.c and be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use in accordance with the requirements set forth in the MS4 permit and the LID Standards Manual. With compliance with all of the regulations discussed above, no water quality standards or waste discharge requirements would be violated as a result of the proposed project. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Modified Project would receive water from the Las Virgenes Municipal Water District (LVMWD). LVMWD's potable water is provided almost entirely through wholesale purchases from Metropolitan Water District of Southern California, which imports water from the State Water Project and the Colorado River. Groundwater underlying LVMWD's service area is of poor quality and is not currently used for the potable water supply system (Agoura Hills 2010a). As such, the proposed project would not utilize groundwater and groundwater underlying the project site is not used for the potable water supply system.

Groundwater recharge is dependent on the amount of area and water available for infiltration. As discussed above, development of the proposed project would introduce 4.36 acres of impervious surfaces to the project site. However, as discussed above under Item 10a, compliance with the required NPDES permit and the City's LID requirements, and implementation of the BMPs, would reduce impacts related to water quality standards and waste discharge requirements to a less than significant level, largely by retaining and infiltrating runoff on-site. Similar to the analysis under the Approved Project, compliance with these requirements would therefore also help retain and infiltrate runoff on the project site, preventing substantial interference with groundwater recharge. Thus, Modified Project implementation would not substantially affect groundwater supplies or groundwater recharge or impede sustainable groundwater management of the basin. As determined in the 2008 MND, impacts related to groundwater would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*

- c.(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The project site is currently undeveloped and as such, the proposed project would introduce 4.36 acres of impervious surfaces to the project site and would reduce the amount of water that percolates into the ground and potentially increase the amount of stormwater runoff. The project would alter the site drainage pattern by reducing infiltration during storm events and altering existing flow paths. Any increases in runoff over existing conditions could result in increased erosion and sediment transport downstream, which could result in greater siltation in downstream catchments. However, as discussed above, adherence to the NPDES permit requirements and requirements for implementation of design features to capture and treat stormwater runoff would reduce the quantity of runoff and level of pollutants (including sediment) within runoff leaving the site. Therefore, as determined in the 2008 MND, the Modified Project would not impede or redirect flood flows and would thus have a less than significant impact.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the Agoura Hills area (FIRM Map ID #06037C1244F), indicates that the entire project site is outside of a 100-year flood zone (FEMA 2008). The nearest dam is the Lindero Dam, located approximately 2 miles to the west. According to the City's General Plan Community Hazards Map, the proposed project site is not located within a flood hazards area or dam inundation area of this or any other dam.

Seismic events can induce oscillations, called seiches, of the surface of an inland body of water that vary in period from a few minutes to several hours. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The nearest body of water is Lake Lindero, a small inland body of water located approximately two miles to the west of the project site. The project site is located over eight miles from the Pacific Ocean and is at an elevation sufficiently above sea level to be outside the zone of a tsunami. Therefore, no impact would occur related to seiches and tsunamis. As the project site is located outside of a flood hazard zone, and there is no risk of seiches and tsunami, the Modified Project would not have the potential to release pollutants due to project inundation and no impact would occur, as determined in the 2008 MND.

NO IMPACT

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As discussed under Item 10 **Error! Reference source not found.**, the project applicant would be required to prepare and submit a SUSMP, which would implement set LID standards and practices for storm water pollution mitigation consistent with the AHMC and the LID Standards Manual. The SUSMP would provide documentation to demonstrate compliance with the MS4 permit on the plans and permit application submitted to the City, and would comply with the following:

- a. Retain storm water runoff onsite for the storm water quality design volume (SWQDV) defined as the runoff from:
 - i. The eighty-fifth-percentile, twenty-four-hour runoff event as determined from the Los Angeles County eighty-fifth percentile precipitation isohyetal map; or
 - ii. The volume of runoff produced from a 0.75-inch, twenty-four-hour rain event, whichever is greater.
- b. Minimize hydromodification impacts to natural drainage systems as defined in the NPDES permit.

Compliance with the required NPDES permit and LID regulations, and implementation of the BMPs, would reduce any remaining impacts related to degradation of water quality to a less than significant level. The SUSMP would demonstrate compliance with the MS4 permit on project plans and demonstrate that the project would retain storm water runoff on-site. Therefore, the Modified Project would not require or result in the construction of new stormwater drainage facilities, and as determined in the 2008 MND, this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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11 Land Use and Planning

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project physically divide an established community?

The proposed project would be constructed on a vacant lot that is bordered by residential single-family uses to the north and business park manufacturing uses to the west, south, and east. The project is considered industrial development, and the project would be consistent with surrounding uses in terms of land use, site design and pedestrian and vehicular access. The Modified Project utilizes pre-existing roadways and only constructs new minor roadways within the project site; therefore, it does not involve any new roadways or structures that would divide existing neighborhoods. No impact would occur with regard to physically dividing an established community.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is designated BP-M in the City’s General Plan and zoned BP-M-FC. The proposed project does not include changes to either land use designation or zoning, and is consistent with the City’s General Plan. Thus, no impact would occur, similar to the findings of the Approved Project.

NO IMPACT

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12 Mineral Resources

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

There are no known valuable mineral resources or recovery sites within the City (Agoura Hills 2010). There is no land designated for mineral resource collection within the City. The proposed project is a business park development on previously disturbed land. The proposed project would not result in the loss of a known mineral resource or the loss of availability of a locally important mineral resource recovery site. As determined in the 2008 MND, there would be no impact regarding mineral resources.

NO IMPACT

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13 Noise

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project result in:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Generation of excessive groundborne vibration or groundborne noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction

Construction Equipment Noise

Construction-related noise is only considered substantial if construction activities are proposed outside normal hours or would occur for an extraordinarily long time. The proposed project applicant has indicated that construction would occur over approximately twelve months and would take place within the City's acceptable hours for construction activities to occur.

Table 11 identifies the estimated noise levels at the closest sensitive receptors from the center of the site based on the conservatively assumed combined use of all construction equipment during each phase of construction. As shown in the table, noise levels at the nearest residential sensitive receptors would be up to 67 dBA L_{eq} , and up to 56 dBA L_{eq} at the nearest school use, which is well below the FTA daytime threshold of 80 dBA L_{eq} (8-hour). In addition, construction would occur within the allowed hours of the City’s Municipal Code. Therefore, impacts would be less than significant and similar to those of the Approved Project.

Table 11 Estimated Noise Levels by Construction Phase

Construction Phase	dBA L_{eq}		
	RCNM Reference Noise Level ¹ 50 feet	Multi-Family Residential to the North 250 feet	Agoura High School to the North 880 feet
Site Preparation	81	67	56
Grading	81	67	56
Building Construction	79	65	54
Paving	78	64	53
Architectural Coating	73	59	48

¹ RCNM reference noise levels are noise levels generated during each construction phase measured from a point 50 feet from the location of the construction phase. These reference noise levels are then used to calculate noise levels from the construction phase at a distance greater than 50 feet from the construction phase.

See Appendix B for modeling outputs.

Mechanical Equipment and Loading Docks

Specific planning data for the future HVAC systems are not available at this stage of project design; however, this analysis assumes the use of a typical HVAC system for commercial uses, which has a sound power level of 78 dBA that is equivalent to a sound pressure level (SPL) of 70 dBA at 3 feet. The unit used in this analysis is a 3-ton Goodman GPC1436H41DD HVAC unit (see Appendix B for manufacturer’s specifications). Assuming that the two units were to run for an entire 24-hour period, the closest residential property line to the north, at a distance of approximately 135 feet from the proposed location of the rooftop HVAC location, would be exposed to a noise level of 37 dBA L_{eq} . The nearest industrial or commercial use to the west would be exposed to rooftop HVAC noise levels of up to 34 dBA L_{eq} at a distance of 200 feet. Agoura High School would be exposed to rooftop HVAC noise levels of up to 22 dBA L_{eq} at a distance of 790 feet to the north. This is conservatively not accounting for noise reductions from any rooftop parapet wall or mechanical screening.

The combined noise level of all 24 modeled loading docks would expose the industrial use located 240 feet to the west to a noise level of 40 dBA L_{eq} . Additionally, accounting for an 8 dBA reduction from the on-site buildings to the north, loading dock noise would expose the residential uses located 260 feet to the north to a noise level of 32 dBA L_{eq} , and the school use located 920 feet to the north to a noise level of 21 dBA L_{eq} . Therefore, this would not exceed the daytime exterior noise levels of 65 dBA for industrial uses or the daytime exterior noise levels of 55 dBA for residential and school uses. All other sensitive receptors would be located at a further distance away.

AHMC Section 9656.2 limits exterior noise levels at residences and schools to 55 dBA during daytime hours of 7:00 a.m. to 10:00 p.m. and 50 dBA during nighttime hours of 10:00 p.m. to 7:00 a.m.; and AHMC Section 9305 limits exterior noise levels at industrial and commercial uses to 65 dBA during

daytime hours of 7:00 a.m. to 10:00 p.m. and 60 dBA during nighttime hours of 10:00 p.m. to 7:00 a.m. The noise level estimates from rooftop HVAC and loading dock noise would not exceed these standards, and impacts would be less than significant.

Combined Operational Noise

The combined noise level of the modeled four¹ loading docks and two HVAC units are shown in Table 12. These noise levels would be below the City’s 50 dBA nighttime exterior noise threshold for residential and school uses, as well as the City’s 60 dBA nighttime exterior noise threshold for Industrial and Commercial. Therefore, operational noise from the proposed project would be less than significant.

Table 12 Combined Operational Noise

Receiver	Land Use Type	All Loading Bays Noise Level (dBA)	HVAC Units Noise Level (dBA)	Combined Noise Level (dBA)	Exceed Threshold? ¹
Residential to the North	Single-family	24	37	37	No
Agoura High School	School	13	22	23	No
Nearest Industrial to the West	Commercial and Industrial	41	34	42	No

¹ Residential/School threshold: Night – 10:00 pm – 7:00 am – 50 dBA; Day – 7:00 am – 10:00 pm – 55 dBA; Industrial/Commercial threshold: Night – 10:00 pm – 7:00 am – 60 dBA; Day – 7:00 am – 10:00 pm – 65 dBA

Off-site Traffic Noise

The Modified Project would generate new vehicle trips that would use area roadways. The traffic noise increases caused by project traffic are shown in Table 13. As shown in the table, the Modified Project traffic noise increase would be up to 0.2 dBA CNEL along Canwood Street. Since the existing ambient noise environment is 62 dBA CNEL at the project site, the applicable threshold is 3 dBA CNEL, which would not be exceeded. Modified Project traffic noise increases would be less than 1.5 dBA CNEL (the most stringent threshold) along all roadway study segments. Therefore, Modified Project traffic noise impacts would be less than significant and similar to those identified under the Approved Project.

Table 13 Off-site Project Traffic Noise Increases

Roadway Segment	Roadway Segment Volumes (ADT)				dBA (CNEL)		
	Existing (2022) ADT	Existing (2022) + Project ADT	Future (2035) ADT	Future (2035) + Project ADT	Project Noise Increase	Cumulative Increase	Project Cumulative Contribution
Kanan Road n/o US Highway 101	3,299	3,327	3,734	3,762	0.0	0.5	0.0
Kanan Road n/o Agoura Road	1,969	1,971	2,623	2,625	0.0	1.2	0.0
Canwood Street e/o Kanan Road	1,226	1,259	1,351	1,384	0.1	0.4	0.1

1 Note: Four loading docks were modeled to accurately reflect typical operations. It is not anticipated that all 24 loading docks would be operational simultaneously.

Roadway Segment	Roadway Segment Volumes (ADT)				dBA (CNEL)		
	Existing (2022) ADT	Existing (2022) + Project ADT	Future (2035) ADT	Future (2035) + Project ADT	Project Noise Increase	Cumulative Increase	Project Cumulative Contribution
Canwood Street e/o Derry Avenue	397	411	426	440	0.2	0.3	0.1

Source: Associated Transportation Engineer 2023

Notes: ADT = average daily traffic The estimated traffic noise increase is based on the following formula: $10 \times \log(\text{future traffic volume} / \text{existing traffic volume})$.

As detailed within this analysis, the Modified Project would not exceed local noise thresholds. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

The greatest anticipated source of vibration during general project construction activities would be from vibratory roller, which may be used at a distance of 75 feet from the nearest off-site residential building to the north of the project site. A vibratory roller would create approximately 0.210 in/sec PPV at 25 feet (FTA 2018). Construction vibration at a distance of 75 feet would be approximately 0.040 in/sec PPV. Therefore, vibration from construction activity would be lower than the nonengineered timber and masonry buildings threshold of 0.2 in/sec PPV for the multi-family residential building to the north and lower than the engineered concrete and masonry (no plaster) threshold of 0.3 in/sec PPV for the industrial/commercial buildings to the west. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Van Nuys Airport is located approximately 15.3 miles to the east of the project site. According to the Los Angeles County Airport Land Use Commission, Airport Influence Area Figure, the Modified Project is not located within noise contours of any airport (Los Angeles County Airport Land Use Commission 2003). Therefore, the proposed project would not expose people working in the project area to excessive aircraft overflight noise levels. As determined in the 2008 MND, there would be no impact.

NO IMPACT

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14 Population and Housing

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Modified Project proposes the development of two industrial buildings. The proposed project does not involve the construction of new housing and thus would not directly induce population growth. The operational phase of the proposed project would involve the employment of a limited number of workers, thereby generating new jobs. The Southern California Association of Governments (SCAG) projects 1,700 jobs would be added to the City by 2045 (SCAG 2020). Any new jobs created by the proposed project would be within SCAG projections. The additional jobs created by the proposed project would be minimal and would not induce substantial population growth. Additionally, the project does not propose any extensions of roads, other infrastructure additions, or other features that would indirectly induce substantial population growth. As determined in the 2008 MND, impacts related to population growth would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project site is currently undeveloped and surrounded by similar commercial and manufacturing land uses. The Modified Project includes the development of two industrial buildings. Thus, project

implementation would not displace people or housing. As determined in the 2008 MND, no impact would occur.

NO IMPACT

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15 Public Services

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Fire protection and emergency services for Agoura Hills are provided through a contract with the LACoFD. Agoura Hills is served by LACoFD Fire Stations #65 and #89. Fire Station #89 would most commonly serve the project site. Station #89 is located at 29575 Canwood Street, about one mile west of the project site. This station is staffed with a three-person engine company (one Fire Captain, one Fire Fighter Specialist, and 1 Fire Fighter/Paramedic) and a two-person paramedic squad (2 fire fighter/paramedics) (Agoura Hills 2010b). As discussed in Section 14, *Population and*

Housing, the proposed project would not substantially increase the population of Agoura Hills and would therefore not substantially increase the service population of the LACoFD.

Furthermore, the Modified Project would be required to incorporate safety and security features, including fire sprinklers, alarm systems, and adequate access for emergency vehicles. Compliance with these requirements would lessen the demand for fire protection services at the project site, as compliance with these requirements can prevent fires from spreading and would help facilitate early responses and access to the site of the fire. Therefore, the proposed project would not require new or altered fire protection facilities, and as determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The City provides law enforcement and protection services to residents of Agoura Hills through a contract with the Los Angeles County Sheriff's Department (LASD). The proposed project would be served by the LASD's Malibu/Lost Hills Station, which is located at 27050 Agoura Road in Calabasas, approximately two miles east of the project site. The station patrols the cities of Agoura Hills, Calabasas, Hidden Hills, Westlake Village, and Malibu, as well as the adjacent unincorporated area. The Malibu/Lost Hills Station participates in a reciprocal aid agreement with the nearby communities of Westlake and Calabasas, which enables these stations to be called upon for assistance, if necessary. As described in Section 14, *Population and Housing*, the proposed project would not contribute to substantial population growth and would be consistent with existing, adopted plans for housing growth in the city. As such, the project would not increase the existing population to an extent that new or expanded police protection services would be needed. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is located within the Las Virgenes Unified School District (LVUSD), a K-12 school district. Each school in the district is operating at below capacity and able to accommodate more students at their current level (Agoura Hills 2010b). As described in Section 14, *Population and Housing*, the Modified Project would not contribute to substantial population growth and would be consistent with existing, adopted plans for housing growth in the city. Furthermore, as the Modified Project proposes two industrial buildings and no residential development, it would not generate student-age children, increase enrollment, or otherwise affect capacity at the serving school districts. No schools would be physically altered or impacted by implementation of the proposed project. Additionally, the project applicant would be required to pay applicable developer fees at the time of issuance of building permits per AB 2926 and SB 50, which would contribute to local

school funding. The Modified Project would not result in the provision or need of new or expanded school facilities to maintain acceptable performance standards. Therefore, as determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Construction activities would be temporary in nature and would not significantly affect existing parks and recreation facilities such that there would be a need for the provision of new or physically altered parks. The Modified Project proposes two industrial buildings and no residential development. Thus, the Modified Project would not increase citywide demand for parks or result in a change to the City's parkland to population ratio. As determined in the 2008 MND, there would be no impact.

NO IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Construction activities would be temporary in nature and would not significantly affect other existing public facilities. The Modified Project proposes two industrial buildings and no residential development. Thus, the Modified Project would not increase citywide demand for other public facilities, such as libraries. Therefore, as determined in the 2008 MND, impacts related to increased demand for other public services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

16 Recreation

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Construction activities would be temporary in nature and would not significantly affect existing parks and recreation facilities such that there would be a need for the provision of new facilities. The Modified Project proposes two industrial buildings and no residential development. Therefore, the Modified Project would not require the provision of new or expanded parks and recreation facilities or increase their use such that substantial and accelerated physical deterioration would occur. As determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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17 Transportation

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A Traffic and Circulation Study (Traffic Report) dated September 7, 2023, was prepared by Associated Transportation Engineers for the Modified Project, and is attached to this IS-MND as Appendix C. The analysis in this section is partially based on the Traffic Report.

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Construction of the Modified Project would temporarily generate traffic for deliveries of equipment and materials to the project site as well as construction worker and vendor traffic. Construction-related vehicles would travel to and access the project site via Canwood Street. Construction vehicles and equipment would be staged on the project site. Construction of the Modified Project would not require temporary closures or alterations of vehicle, bicycle, or pedestrian access of Canwood Street or other surrounding streets.

State CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact, and that projects that

decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. Section 15064.3(c) states that the requirement to use these criteria only applies on and after July 1, 2020.

As shown in Table 14, operation of the Modified Project would generate an average of 25.7 VMT per employee through 351 new average daily trips (ADT).

Table 14 Estimated Project Vehicle Trip Generation

Land Use	Building Area	VMT Estimate per employee	ADT
Light Industrial	72,076 sf	25.7	351

Table 15 shows the comparison between the Modified Project’s VMT and the City’s VMT impact criteria.

Table 15 VMT Impact Criteria Comparison

	VMT per Employees
Project Data	25.7
VMT Impact Criteria	18.5
Excess VMT	7.2

Without mitigation, the Modified Project would exceed VMT criteria and would have a potentially significant impact related to new vehicle trips. Implementation of mitigation measures TRAF-1, TRAF-2, TRAF-3, and TRAF-4 would reduce the Modified Project’s vehicle trips to 245.7 ADT, which equates to 17.99 VMT per employee which is below the 18.5 VMT threshold. Therefore, with implementation of mitigation measures, impacts would be less than significant. Similar to the 2008 MND, there would be a less than significant impact with implementation of the below mitigation measures.

Mitigation Measures

TRAF-1: Transportation Demand Management (TDM) Plan

Prior to issuance of the first certificate of occupancy, the project shall implement a transportation demand management plan as described in the September 7, 2023 version of the Revised Traffic and Circulation Study by Associated Transportation Engineers including the following measures to the satisfaction of the Traffic Engineer:

- Alternative Work Schedule/Telecommuting
- Transit
- Transit Incentives
- Carpooling
- Vanpooling
- Guaranteed Ride Home
- Electric Vehicles
- Shared Vehicles

- Drop-Off/Pick-Up Area
- Bicycling
- On-Site Services

TRAF-2: TDM Trip Reduction Target

Prior to issuance of the first certificate of occupancy, the project shall submit a “Transportation Demand Management Plan and Monitoring Program” to the City Traffic Engineer to their satisfaction. The project shall also submit a TDM Performance and Monitoring Report 12 months after first occupancy and agree to annual TDM compliance inspections by the Director of Community Development.

TRAF-3: TDM Coordinator

Prior to the issuance of the first certificate of occupancy, the project shall designate a TDM Coordinator to the satisfaction of the City Traffic Engineer. The TDM Coordinator shall work with the City to help administer the TDM Plan. The TDM Coordinator shall be responsible for disseminating information and offering assistance to those tenants wishing to participate in various components of the TDM Plan. The TDM Coordinator shall also be responsible for monitoring the TDM Plan. The TDM Coordinator shall also be responsible for the following:

Establish Tenant Transportation Information. The project shall provide tenant information and marketing data for the TDM Plan, including:

- Current transit system maps and routes schedules for the LA Metro transit line, LADOT Commuter Express, Kanan Shuttle and Dial-A-Ride which service the City of Agoura Hills. Information regarding LA Metro, LADOT Commuter Express, Kanan Shuttle Dial A Ride service shall also be posted on-site.
- Rideshare promotional materials from Metro Rideshare “RideMatch” Program.
- Promotional materials for the Metro Rideshare Guaranteed Ride Home (GRH) program.
- Description of the on-site bicycle facilities provided and maps of the regional bike route system for the area.
- Description of the preferential parking program for carpools and vanpools.
- Description of the monetary savings and environmental benefits generated by tenants for transit use, carpooling/vanpooling, bicycling, and walking. This information shall be posted on an employee’s bulletin board.

New Employee Orientation. The TDM Coordinator shall conduct an orientation meeting with new tenants to review the alternative travel mode resources that are available through the TDM Plan. This shall provide new tenants with information on alternative travel option before they become accustomed to driving to work alone.

Rideshare Matching Services. The TDM Coordinator shall develop a ride matching service to assist tenants who wish to carpool/vanpool. The TDM Coordinator shall also assist tenants in registering with the Metro rideshare “RideMatch” program which provides ride matching services for carpooling/vanpooling.

Personalized TDM Assistance. The TDM Coordinator shall provide assistance to those tenants requesting information on alternative transportation measures. The TDM Coordinator shall assist in reviewing transit routes and schedules, provide information on bike route locations, and assist tenants in registering with the ride matching program as well as the regional ridesharing program.

TRAF-4: Subsequent Monitoring and Review

12 months after 75 percent occupancy, the project's TDM Coordinator shall submit a TDM Performance and Monitoring Report and agree to annual TDM compliance inspections by the Community Development Director.

The annual report shall summarize the results of the yearly commute survey and TDM Plan activities for the previous calendar year. Monitoring reports submitted to the City shall note effectiveness of the proposed trip reduction measures as compared to the initial performance target of 245.7 daily trips. The reports shall also include descriptions of any new or modified programs to be introduced in the next year should the minimum trip reduction goal not be achieved through the measures and programs initially implemented. If necessary, modifications to the TDM Plan shall be proposed to meet the target trip reduction performance.

The daily trips will be collected by the TDM Coordinator or a third-party collection agency for a minimum duration of 2 days. Data collection shall occur for 24 hours for two weekdays (Tuesday, Wednesday, or Thursday).

A 5-day commute survey shall be conducted each year to evaluate and ensure the effectiveness of the TDM measures. Survey data may be used to focus TDM marketing and efforts of the TDM Coordinator to maintain the project's commitment to reduce vehicle trips at the site.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The Modified Project will include creating minor streets within the project site but would not alter or affect existing roadways. The Modified Project would be required to comply with City of Agoura Hills street standards for vehicular access and circulation, including fire and emergency access. Compliance with these standards would prevent hazardous geometric design features and would ensure adequate and safe access and circulation. As determined in the 2008 MND, there would be no impact.

NO IMPACT

- d. *Would the project result in inadequate emergency access?*

The Modified Project would be built in an already-developed area that already is accessible to emergency vehicles and would involve construction of an extension of the existing road stemming from the driveway on Canwood Street which would provide ingress and egress to the site. The project would be subject to Los Angeles County Fire Department review and acceptance of site plans, and inspection of structures prior to occupancy to ensure that required fire protection safety features, including adequate driveway access to buildings and adequate emergency access, are implemented. Therefore, as determined by the 2008 MND, impacts would be less than significant.

**LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING
PREPARATION OF AN EIR**

18 Tribal Cultural Resources

Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

As of July 1, 2015, AB 52 was enacted and expands CEQA by defining a new resource category, “tribal cultural resources.” AB 52 establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” that are either:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
1. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

Rincon contacted the Native American Heritage Commission (NAHC) on January 24, 2024, to request a search of the Sacred Lands File (SLF), as well as a contact list of Native Americans culturally affiliated with the project site vicinity. On February 22, 2024, the NAHC responded with the AB 52 contacts and SLF results, stating that a search of the SLF was completed with negative results.

On March 8, 2024, the City sent letters to the Native American contacts in the area to request information on potential cultural resources in the project site vicinity that may be impacted by the proposed projects development. The City consulted with the Fernandeno Tataviam Band of Mission Indians on May 6, 2024 and the Gabrieleno Band of Mission Indians Kizh Nation on April 11, 2024 as a part of the consultation process; both tribes agreed to implementing three conditions; 1) retention of a monitor, 2) unanticipated discovery of tribal resource objects, and 3) unanticipated discovery of human remains. While the Project site has been previously graded and frequently disturbed since Previous Project approval, there is a possibility of intact tribal cultural resources that exist at the depth of grading. Due to this uncertainty, Mitigation Measures TCR-1 through TCR-3 and CUL-1 through CUL2 have been incorporated (see Section 5, Cultural Resources, above) to address any previously undiscovered resources relating to TCRs encountered during Project implementation.

Mitigation Measures

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- Prior to permit issuance required for any ground-disturbing activity or the commencement of any ground-disturbing activity (whichever earlier) at all project locations (i.e. both on-site and any off-site locations) that are included in the project description/definition and/or required in connection with the project, such as public improvement work, the project applicant agency shall retain two Native American Monitors, one procured by each Consulting Tribe. "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- Prior to the commencement of any ground-disturbing activity or permit necessary to commence ground-disturbing activity (whichever earliest), a copy of the executed monitoring agreement shall be submitted to the City of Agoura Hills Planning Division.
- On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) when the representatives of the Tribe(s) have indicated in writing to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Tribal Cultural Resources.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

Upon discovery of any potential Tribal Cultural Resource, all construction activities in the immediate vicinity of the discovery shall temporarily halt (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by an archaeologist and the Consulting Tribe(s).

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary Ceremonial Objects

- **Unanticipated Discovery of Human Remains.** In the event that human remains are encountered at the project site, all work within 100 feet of the burial must cease, and any necessary steps to ensure the integrity of the immediate area shall be taken, including the placement of an exclusion zone around the discovery location. The Los Angeles County Coroner will be immediately notified. Procedures of conduct following the discovery of human remains shall comply with Health and Safety Code Section 7050.5, PRC Sections 5097.9 and 5097.98, and the CEQA Guidelines Section 15064.5(e).
- **Confidentiality.** Any discovery of human remains and/or ceremonial objects shall be kept confidential to prevent further disturbance, looting, or public disclosure.
- **Reburial Treatment Measures.** Prior to the continuation of ground-disturbing activities where human remains and/or ceremonial objects have been identified, the Applicant shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Preservation in place (i.e.,

avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can only be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. If feasible, the project shall be diverted to keep the remains in situ and protected.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

19 Utilities and Service Systems

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*

Water Supply and Demand

The project site is in an urbanized area of the city and is well-served by existing utilities infrastructure. LVMWD provides water and sewer systems to the project site (Agoura Hills 2010a).

The LVMWD’s 2020 Urban Water Management Plan (UWMP) provides normal year, single dry year, and multiple dry year scenarios for water supply in the District. During each scenario, LVMWD projects the district will have adequate water supplies and the difference of supply minus demand is equal to zero. According to CalEEMod outputs (Appendix A), total project water demand would be approximately 17.2 million gallons of water per year or 0.5 million gallons per day (mgd), this would account for less than .01 percent of the existing yearly water demand of 23,195 mgd (LVMWD 2021). The Modified Project’s water demand would represent an insignificant amount of LVMWD’s total supply and demand. Sufficient water supplies would therefore be available for the Modified Project during normal, dry and multiple dry scenarios. In addition, the Modified Project would be required to adhere to LVMWD policies on water conservation, such as water-efficient landscaping and irrigation, which would further minimize water consumption. Therefore, as determined in the 2008 MND, impacts would be less than significant.

Wastewater Treatment

The City of Agoura Hills owns the city’s sewer infrastructure, which consists of 50 miles of gravity sewer main, has the capacity to serve approximately 260,000 people and is currently serving approximately 95,000 throughout the LVMWD (Agoura Hills 2010a). Sewage generated by the City is handled at the Tapia Water Reclamation Facility which is operated by LVMWD and the Triunfo

Sanitation District. The Tapia Reclamation Facility has a capacity to process up to 16 million gallons of wastewater per day (mgd), but currently averages approximately 9.5 mgd (Agoura Hills 2010a). Thus, a remaining capacity of 6.5 mgd is available for future development in the region.

Assuming total wastewater is equivalent to 80 percent of water demand, the project would produce 13.7 million gallons of wastewater per year or 0.04 mgd. This would account for approximately four percent of the Tapia Reclamation Facility's remaining daily capacity. Therefore, the Tapia Water Reclamation Facility would have adequate capacity to provide wastewater treatment for the proposed project and the proposed project would not require the construction of new or expanded wastewater conveyance or treatment facilities. Therefore, as determined in the 2008 MND, impacts would be less than significant.

Storm Water Drainage

As discussed in Section 10, *Hydrology and Water Quality*, the project site is currently vacant and covered with permeable surfaces. The Modified Project would increase the amount of impervious surfaces on the project site. The proposed project would be subject to AHMC Chapter 5, Section 5507 (Low Impact Development [LID] Requirements for New Development and Redevelopment), which requires new development projects to comply with Part VI.D.7.c of the MS4 permit and be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use in accordance with the requirements set forth in the MS4 permit and the LID Standards Manual. As discussed in Section **Error! Reference source not found.**, *Hydrology and Water Quality*, the project applicant would be required to prepare and submit a SUSMP, which would implement set LID standards and practices for storm water pollution mitigation. The storm water mitigation plan would demonstrate compliance with the MS4 permit on project plans and demonstrate that the project would retain storm water runoff on-site. The project would therefore not require or result in the construction of new stormwater drainage facilities, and as determined in the 2008 MND, impacts would be less than significant.

Electric Power, Natural Gas, and Telecommunications

The project site is located in the existing developed area of the City of Agoura Hills, which has existing infrastructure for electric power, natural gas, and telecommunications services. As discussed in Section 6, *Energy*, the project would involve an increase in electricity and natural gas demand to serve the project; however, this demand increase would not be a wasteful use of energy and is not anticipated to require additional electricity substations or natural gas storage/transmission facilities. Thus, the Modified Project would not require or result in the construction of new electric power, natural gas, or telecommunication facilities or expansion of existing facilities. As such, although the proposed project would create an incremental increase in demand on these facilities, this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Solid waste is collected by G.I. Industries (Waste Management) and distributed between two landfills. The Calabasas Sanitary Landfill, operated by the Los Angeles County Sanitation Districts, is located at 5300 Lost Hills Road in Calabasas. The privately-operated Simi Valley Landfill is located at 2801 Madera Road in Simi Valley. Both landfills serve the City of Agoura Hills, as well as other communities and accept mixed municipal, inert, industrial, green materials, and construction/demolition waste. The total remaining capacity of the Calabasas Sanitary Landfill is 14.5 million cubic yards (CalRecycle 2024a). The facility is permitted to accept up to 3,500 tons per day. The Simi Valley Landfill has a remaining capacity of 82.9 million cubic yards (CalRecycle 2024b). The Simi Valley Landfill is permitted to accept up to 9,250 tons per day of combined recycling and municipal solid waste.

Modified Project construction would generate some solid waste, though waste generation would be minimal as the proposed project does not include demolition of any structures. Any construction debris generated would be removed and disposed of in a timely manner and in accordance with all applicable laws and regulations. According to the CalEEMod results operation of the proposed project would generate approximately 89.4 tons of solid waste per year, or 0.24 tons per day (Appendix A). The Modified Project's waste generation would represent less than 0.001 percent of the daily permitted waste disposal at the Calabasas Sanitary Landfill and Simi Valley Landfill (12,750 tons per day). Therefore, the project would not generate waste that would exceed the current estimated remaining daily capacity of the landfill. In addition, the Modified Project would comply with federal, State, and local statutes and regulations related to solid waste and the City's recycling programs for residences. Therefore, as determined in the 2008 MND, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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20 Wildfire

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The 2008 MND does not address the issue area of wildfire, as this was not yet included as a CEQA issue area. Therefore, wildfire impacts are addressed in the analysis below.

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

According to fire hazard severity zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE), the project site is not located in a Very High FHSZ (VHFHSZ), but abuts one to the north (CALFIRE 2024). Further, AHMC Section 8200(a) designates the entire City of Agoura Hills as subject to very high fire hazard. As discussed in Section 17, *Transportation*, the project would not impair emergency access because it would be subject to Los Angeles County Fire Department review and acceptance of site plans, and inspection of structures prior to occupancy, to ensure that required fire protection safety features, including adequate driveway access to buildings and adequate emergency access, are implemented.

Furthermore, the project site is located near the U.S. 101, which is a designated disaster evacuation route, however as described in Section 9, *Hazards*, the project site will not have any effect on the disaster evacuation route. Therefore, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

As discussed under Impact a, above, the project site is not located in a VHFHSZ. However, the project site abuts a VHFHSZ to the north, and AHMC Section 8200(a) designates the entire City of Agoura Hills as subject to very high fire hazard. The Modified Project would involve construction of two industrial buildings. The Modified Project does not include any components that would exacerbate wildfire risk. A new landscape plan would be reviewed by the City and LACoFD, and landscaping would be installed and regularly maintained. The project site could experience high winds from the east, which could create a greater wildfire risk for the structures on site. However, the project site is predominantly surrounded by existing development including industrial, commercial, and residential uses that would slow wind speeds and reduce the potential for uncontrolled spread of a wildfire during a high wind event. Furthermore, the proposed warehouse structures would be predominantly concrete, which is not typically susceptible to fire. Specifically, the warehouses would be built consistent with the CBC requiring new buildings to use ignition-resistant construction methods and materials as well as having a fire suppression system, which includes built-in sprinklers, to reduce the risk and spread of a fire. Therefore, impacts associated with exacerbated wildfire risks and related pollutant concentrations would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

As discussed under Impact a, above, the project site is not located in a VHFHSZ. However, it abuts a VHFHSZ to the north, and Section 8200(a) of the Municipal Code designates the entire City as subject to very high fire hazard.

The Modified Project would comply with State, regional, and local codes for building construction and design and, due to the development urban environment surrounding the site, would not require installation of heavy infrastructure that would exacerbate fire risk to accommodate the project. The Modified Project does not include any fuel breaks and does not require a fuel break. In addition, emergency water sources are not required beyond the water supply needed to comply with applicable fire and building codes. Therefore, it would not exacerbate wildfire risks that would originate above ground. Therefore, impacts associated with exacerbated wildfire risks from implementation of project components would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

As discussed under Impact a, above, the project site is not located in a VHFHSZ. However, it abuts a VHFHSZ to the north, and AHMC Section 8200(a) of the Municipal Code designates the entire City of Agoura Hills as subject to very high fire hazard.

Although the project site is subject to very high fire hazard, the project site is not within a landslide hazard zone or post fire slope zone. Development of the Modified Project would alter existing ground contours of the project site and would increase the impervious surface area on the site, all of which would result in changes to the existing drainage patterns interior to the site. As discussed in Section 10, *Hydrology and Water Quality*, the project site is not within a FEMA 100-year flood zone and thus, is not subject to flood risk. Therefore, impacts associated with significant risks from wildfires due to runoff, post-fire slope instability, or drainage changes would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

21 Mandatory Findings of Significance

	Substantial Change in Project That May Require Major EIR Revisions	Substantial Change in Circumstances That May Require Major EIR Revisions	New Information Showing Potentially New or Greater Significant Effects than Previous EIR	Less-than-Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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Does the project:

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

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As discussed in Section 4, *Biological Resources*, there are no mapped essential habitat connectivity areas in the immediate vicinity of the project site. In addition, regional wildlife movement is restricted given the built-out nature of the project area surroundings, and no native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery sites exist on the project site. However, the site may provide nesting habitat for birds and burrowing owls. Therefore, Mitigation Measures BIO-1 and BIO-2 would be implemented to avoid impacts to protected species and habitats. As discussed in Section 5, *Cultural Resources* the proposed project would have a less than significant impact to cultural resources and cultural resources with implementation of Mitigation Measures CR-1 and CR-2 which require monitoring and adherence to existing local, State, and federal regulations related to the discovery of any unanticipated archaeological resources during construction activity. Furthermore, as discussed in Section 7, *Geology and Soils*, impacts related to on paleontological resources would be less than significant with implementation of Mitigation Measures CR-1 and CR-2 and GEO-1, which require monitoring and adherence to existing local, State, and federal regulations related to the discovery of any unanticipated archaeological resources during construction activity.

Therefore, the Modified Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Thus, similar to the Approved Project, Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

As concluded in Sections 1 through 20, the Modified Project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated, with respect to all environmental issues considered in this document.

Cumulative impacts of several resource areas have been addressed in the individual resource sections, including Air Quality, Greenhouse Gases, Noise, and Transportation/Traffic. As discussed in Section 3, *Air Quality*, and Section 9, *Greenhouse Gas Emission*, the proposed project would result in less than significant impacts associated with air quality and greenhouse gas emissions.

Other resource areas (agricultural and mineral) were determined to have no impact in comparison to existing conditions. Others, such as Section 15, *Public Services*, Section 16, *Recreation*, and Section 19, *Utilities and Service Systems*, were determined to have less than significant impacts. Therefore, the Modified Project would not contribute to cumulative impacts related to these issues. Other issues (e.g., geology, hazards, and hazardous materials) are by their nature project specific

and impacts at one location do not add to impacts at other locations or create additive impacts. As such, cumulative impacts would be less than significant (not cumulatively considerable).

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, geology/soils, hazards and hazardous materials, hydrology, wildfires and water quality, and noise impacts. Impacts related to air quality, hazards/hazardous materials, hydrology/water quality, and noise were found to be less than significant. Thus, the Modified Project would not result in environmental effects which will cause substantial adverse effects on human beings.

LESS-THAN-SIGNIFICANT IMPACT/NO CHANGES OR NEW INFORMATION REQUIRING PREPARATION OF AN EIR

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