



CITY OF AGOURA HILLS
NOTICE OF AVAILABILITY AND INTENT TO ADOPT A DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CASE NOS. SPR-01048-2015, OAK-01049-2015, VTTM 73890-TRM-01170-2015,
& SIGN-01069-2015

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

PROJECT LOCATION: 29621 Agoura Road (A.P.N. 2061-003-027)

CASE NOS.: SPR-01048-2015, OAK-01049-2015, VTTM 73890-TRM-01170-2015, &
SIGN-01069-2015

PROJECT DESCRIPTION: The project consists of a request for approval of a Site Plan/Architectural Review application to build six (6) light industrial buildings totaling 69,867 square feet on a 5.16-acre parcel; an Oak Tree Permit to remove seven (7) oak trees, and encroach in the protected zone of fifteen (15) other oak trees to allow for on-site improvements; a Sign Permit to establish a sign program; and a Vesting Tentative Tract Map for subdivision purposes.

DRAFT ENVIRONMENTAL DOCUMENT: A Draft Initial Study and Mitigated Negative Declaration (IS/MND) that evaluate environmental effects of the project has been prepared pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines, and is available for review and comment. The analysis identifies potentially significant, but mitigable, environmental effects in the following areas: biological resources, cultural resources, geology and soils, noise, transportation/traffic, and mandatory findings of significance. Mitigation measures are identified to reduce potentially significant impacts to less than significant levels. Also evaluated in the document as less than significant impacts are aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology & water quality, population & housing, public services, recreation, and utilities & service systems. The IS/MND identifies no impacts to land use & planning and mineral resources.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at City Hall in the Planning Department, located at 30001 Ladyface Court between the hours of 7:00 AM and 5:00 PM, Monday through Thursday and 7:00 AM and 4:00 PM on Fridays and on the City’s website at www.ci.agoura-hills.ca.us. It is also available at the Los Angeles County Library – Agoura Hills branch – located at 29901 Ladyface Court, Agoura Hills, CA 91301 during its regular business hours. Any questions regarding the project may be directed to Valerie Darbouze, Associate Planner, at (818) 597-7328, or by email at vdarbouze@ci.agoura-hills.ca.us.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comment on the environmental document. The public review period begins on July 28, 2016, 2016. Comments on the Draft IS/MND must be submitted by August 29, 2016 at 5:00 PM. Please mail your comments to: Valerie Darbouze, Associate Planner, City of Agoura Hills,

Planning Department, 30001 Ladyface Court, Agoura Hills, CA 91301, or send them electronically to vdarbouze@ci.agoura-hills.ca.us.

PUBLIC HEARING: A Planning Commission public hearing to consider the project and adopt the IS/MND will be held at a later date, and a public hearing notice will be distributed separately prior to the hearing date.

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