



**CITY OF AGOURA HILLS
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
FOR THE “CORNERSTONE MIXED-USE PROJECT”**

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Cornerstone Mixed-Use 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: Southeast corner of Agoura Road and Cornell Road, in the City of Agoura Hills, Los Angeles County, and includes 24 parcels (APNs: 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013)).

CASE NOS.: 07-AVDP-002 and TPM 70559

PROJECT DESCRIPTION: Doron Gelfand and Ossie Ben Tov (Agoura and Cornell Roads, LP) propose to construct a mixed-use commercial and residential project on 8.2 acres of undeveloped vacant land, and consolidate 24 parcels into two (2) parcels. The proposed project would include seven buildings and include a mix of 35 residential apartment units totaling 47,858 square feet, and 68,918 square feet of commercial space (34,013 square feet of retail and restaurant space, and 34,905 square feet of office space). The maximum height of the buildings would be 45 feet. On-site parking would include 250 surface parking spaces. The proposed project would also include roadway improvements to the sections of Agoura Road and Cornell Road adjacent to the site. Cornell Road would be improved to accommodate new sidewalks, curb and gutter, and the addition of on-street parking spaces along the east and west sides of the roadway. Agoura Road would be improved to include a new sidewalk, curb and gutter improvements, on-street bike lanes, and on-street angled parking spaces on the south side of the street. The proposed project would require discretionary approval of an Agoura Village Development Permit, with consideration of the following requests: a Conditional Use Permit; a Tentative Parcel Map; an Oak Tree Permit to remove 29 oak trees and 21,271 square feet of scrub oak habitat, and encroach within the protected zone of 6 oak trees; Partial Street Vacations of Cornell Road and Agoura Road; and Vacation of Cleveland Drive within the boundary of the project site.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study/Mitigated Negative Declaration (IS-MND) was prepared to evaluate environmental effects of the project. The IS/MND analyzes the following issue areas: aesthetics; agriculture and forest resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation/traffic; and utilities and service systems. The IS/MND identifies no impacts to agriculture and forest resources; and mineral resources. It identifies less than significant impacts to hazards and hazardous materials; land use and planning; population and housing; recreation; and utilities and service systems. It

identifies potentially significant impacts that would be lessened to a level of less than significant with incorporation of mitigation measures in the following issue areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, public services, and transportation/traffic.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at the Agoura Hills Library at 29901 Ladyface Court, Agoura Hills, CA 91301 during regular business hours, and at the Planning Department at Agoura Hills City Hall, at 30001 Ladyface Court, Agoura Hills, CA 91301 between the hours of 7:00 AM and 5:00 PM on Monday-Thursday, and between 7:00 AM and 4:00 PM on Friday. The document is also available online at www.ci.agoura-hills.ca.us. Any questions regarding the project may be directed to Doug Hooper, Planning Director, at (818) 597-7342, or at dhooper@ci.agoura-hills.ca.us.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comments on the environmental document. The public review period begins on **Friday, July 8, 2016**. Comments on the Draft IS/MND must be submitted by **Monday, August 8, 2016 at 5:00 PM**. Please send your comments to: Doug Hooper, Planning Director, Planning Department, City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301, or send them electronically to dhooper@ci.agoura-hills.ca.us.

PUBLIC HEARING: A public hearing to consider adoption of the Final IS/MND will be scheduled at a future date. A separate notice regarding that hearing will be distributed in advance of that 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.