

City of Agoura Hills

Cornerstone Mixed- Use Project

Final Initial Study- Mitigated Negative Declaration



November 2016

Cornerstone Mixed-Use Project

Final Initial Study - Mitigated Negative Declaration

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November 2016

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INTRODUCTION

This Initial Study has been prepared for the Cornerstone Mixed-Use Project (“the project”) in compliance with the California Environmental Quality Act (CEQA) Statute and Guidelines (Public Resources Code Section 21000 et. seq. and California Code of Regulations Title 14, Chapter 3 Sections 15000–15387). This Initial Study addresses the potential environmental effects resulting from the proposed development.

LEGAL AUTHORITY AND FINDINGS

This Initial Study has been prepared in accordance with CEQA Guidelines and relevant provisions of CEQA from 1970, as amended. The purposes of an Initial Study are:

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

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this Initial Study provide discussions of the possible environmental effects that could result from the project for specific issue areas identified on the CEQA Initial Study Checklist. For each issue area, potential effects are discussed and evaluated.

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

A discussion of mitigation measures and the residual effects or level of significance remaining after the implementation of the measures follows the evaluation of each environmental effect determined to be potentially significant. In those cases where a mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.

USE OF PREVIOUS ENVIRONMENTAL DOCUMENTS IN THIS ANALYSIS

The following environmental analysis and technical studies were used as a basis for this document. These resources are available for public review at Agoura Hills City Hall, located at 30001 Ladyface Court in Agoura Hills:

- Revised Traffic and Circulation Study (ATE, 2014)
- Agoura Cornerstone Biological Resources Inventory and Impact Analysis (Envicom



- Corporation, February 28, 2014)
- Spring 2014 Rare Plant Survey Agoura Cornerstone Mixed-Use Project Site (Envicom Corporation, May 2014)
 - Final Oak Tree Report (James Dean, A.S.L.A., I.S.A., May 29, 2008)
 - Oak tree memo (Ann Burroughs for Katy Greeley, Landscape and Oak Tree Consultant, June 29, 2015)
 - An Archaeological Assessment of CA-LAN-1352 (the Lundin Site) Agoura Hills, Los Angeles County, California. On file at Eastern Information Center, University of California Riverside. Prepared by Robert Wlodarski, 1988.
 - Cultural Resource Re-evaluation of Archaeological Site CA-LAN-1352 and Impact Assessment for the Cornerstone Agoura Village Project in the City of Agoura Hills, Los Angeles County, California. Prepared by Clay Singer, 2004.
 - Expanded Phase II Archaeological Test Excavation at CA-LAN-1352 (Compass Rose, July 2011)
 - Ambient Noise Study and Architectural Acoustics Study Report (Advanced Engineering Acoustics, January 17, 2014)
 - Geologic Study for Proposed Office Building Complex (Terry A. Mayer, January 23, 2014)
 - Soil Engineering Investigation for Proposed Office, Retail, and Residential Buildings (Heathcote Geotechnical, January 22, 2014)
 - Addendum #1 to Soil Engineering Investigation (Heathcote Geotechnical, February 11, 2015)
 - Addendum #2 to Soil Engineering Investigation (Heathcote Geotechnical, August 26, 2015)
 - Hydrology Report for Cornerstone (DTR Engineering, October 2008)
 - Conceptual Standard Urban Storm Water Mitigation Plan (Westland Civil, Inc., February 2014)
 - Phase I All Appropriate Inquiries Environmental Site Assessment (Lord Environmental Services, March 17, 2015)



INITIAL STUDY

- 1. Project Title:** Cornerstone Mixed-Use Project

- 2. Lead Agency Name and Address:** City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

- 3. Contact Person:** Doug Hooper, AICP
Planning Director
dhooper@ci.agoura-hills.ca.us
(818) 597-7342

- 4. Project Location:** The project site is located on 24 parcels at the southeast corner of Agoura Road and Cornell Road in Agoura Hills, Los Angeles County. The project site is approximately 8.2 acres and is located on vacant, hillside land. Figure 1 shows the location of the site within the region and Figure 2 shows the location within Agoura Hills.

- 5. Assessor Parcel Numbers** The project site is identified by Assessor Parcel Numbers (APN):
2061-029-008, 2061-029-009, 2061-029-010, 2061-029-011,
2061-029-012, 2061-029-013, 2061-029-014, 2061-029-015,
2061-029-016, 2061-029-017, 2061-029-029, 2061-030-001,
2061-030-002, 2061-030-003, 2061-030-004, 2061-030-005,
2061-030-006, 2061-030-007, 2061-030-008, 2061-030-009,
2061-030-010, 2061-030-011, 2061-030-012, 2061-030-013

- 6. Project Proponent Name and Address** Doron Gelfand and ~~Ossie Ben Tov~~
Agoura and Cornell Roads, LP
6200 Corbin Avenue
Tarzana, CA 91356

- 7. General Plan Designation:** The existing land use designations for the project site in the City's General Plan are Planned Development District (PD) and Open Space - Restricted (OS-R)

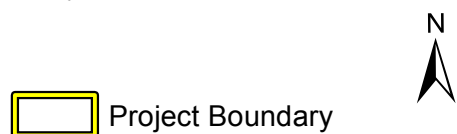
- 8. Zoning Designations:** The project site is currently zoned as Planned Development (PD) - Agoura Village Specific Plan, and Open Space Restricted (OS-R)



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Regional Location

Figure 1

City of Agoura Hills



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Proposed Site Location

Figure 2

City of Agoura Hills

9. Surrounding Land Uses and Setting

The Cornerstone mixed-use project site (“project site”) is located in the eastern portion of the Agoura Village Specific Plan area, in the city of Agoura Hills (“city”), on the southeast corner of Agoura Road and Cornell Road. The city is located in the eastern Conejo Valley between the Simi Hills and Santa Monica Mountains in western Los Angeles county. The site appears in Township 1 North, Range 18 West of the U.S. Geological Survey (USGS) Thousand Oaks 7.5-minute topographic quadrangle. Figure 1, Regional Location, shows the regional context of the project site. U.S. Highway 101 (“US-101”) is located approximately 625 feet north of the project site. Figure 2, Project Site Location, shows the location of the project site in the City. The project site is within 8.11 acres of vacant land comprised of 24 parcels. Figure 3, Site Photographs, provides photographs of the existing conditions at the project site. Vacant, undeveloped land is located to the southwest, south, and southeast of the project site. Commercial retail centers are located to the west (Agoura Village Center), northwest (Regency Center), and north (Whizin Market Square) of the project site, with Cornell Road and Agoura Road also located adjacent to and abutting the project site to the west and north respectively. A single-family residence is located northeast of the project site.

The project site is situated in the northern foothills of the Santa Monica Mountains. The site is on a hillside with steep slopes and elevations ranging from 800 to 1,050 feet above sea level. Figure 3 presents photos of the project site. The site is vacant with no existing structures or development and is mostly covered with grasses and has scattered oak trees. An unimproved public road (Cleveland Drive) traverses the site and curves from the west to the south and then to the north and northeast. The project site is irregular in shape and ascends from both Agoura Road and Cornell Road. Overall, the slope gradients range from 1.5:1 (horizontal to vertical) in the southwestern portion of the site to about 4:1. Drainage generally occurs as sheet flow over the site in a northerly direction via existing natural contours. The hillside is composed of volcanic bedrock.

Most of the project site is in the 135-acre Agoura Village Specific Plan (AVSP) area, except for parcels 2061-029-017 and 2061-029-029 (see Figure 2). The northern portion of the site, which would be developed with structures, is in Zone E of the AVSP area. The southern portion of the site, which would remain as open space, is in Zone G of the AVSP area. The AVSP was adopted by the City Council on October 22, 2008. The final program Environmental Impact Report (FEIR) for the AVSP (hereafter referred to as the “AVSP FEIR”) was certified by the City Council on June 14, 2006, when the Mitigation Monitoring and Reporting Program (MMRP) and Statement of Overriding Considerations were adopted. According to the AVSP, Zone E is designated for retail, office, mixed-use, and residential uses and Zone G is designated for open space. According to the FEIR, full buildout potential of Zone E includes 112,000 square feet of new, non-residential development and 44 residential units.

Because the area proposed for development for the proposed project is in the AVSP area, the proposed project would be subject to the development standards and design criteria as well as the policy guidance in the Specific Plan. In addition, the proposed project would be required to obtain an Agoura Village Development Permit prior to construction. All mitigation measures included in the mitigation monitoring and reporting plan (MMRP) of the AVSP FEIR would apply to the proposed project.

