



TO:

FROM: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

**CITY OF AGOURA HILLS  
NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE AVE PROJECT**

The City of Agoura Hills will be the Lead Agency and will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA), State CEQA Guidelines, and the City's Local CEQA Guidelines for the proposed:

**Project Title: AVE Project**  
**Applicant: California Commercial Investment Group, Inc.**

The project site is an 18.45-acre parcel at the southeast corner of Kanan and Agoura Roads in the Agoura Village Specific Plan (AVSP) area of the City of Agoura Hills (Assessor Parcel Number 2061-0310-020). The applicant is requesting an Agoura Village Development Permit (AVDP) to develop a mixed-use project consisting of retail, restaurant, office, multi-family residential, and hotel uses. An Oak Tree Permit is also required, along with Vesting Tentative Tract Map No. 73881. (Case No. AVDP-0161-2015).

The City of Agoura Hills would like to know the views of all interested parties requesting notice, and responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies, as to the scope and content of the environmental information to be included in the EIR that is germane to your agency's statutory responsibilities (CEQA Section 21080.4 and CEQA Guidelines Section 15082). Your agency may need to use the EIR when considering your permit or other approval for the project. Due to the time limits mandated by CEQA Section 15082(b), your written response must be sent at the earliest possible date, but **not later than 30 days after receipt of this notice**. When responding, provide the name and contact information for your agency's staff contact.

The project description, location, and potential environmental effects are contained in the attached Initial Study, which is also available on the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us), on the front page under "NEWS," and on the Planning and Community Development Department page under "Environmental Documents for Public Review."

**Please send your response to the following:**  
Allison Cook, AICP, Assistant Planning Director  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Responses may also be e-mailed to [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us). Questions may be directed to this e-mail or you may call (818) 597-7310. Thank you.

A public scoping meeting per CEQA Guidelines Section 15082 is also scheduled – please see the reverse of this notice for further information.

Allison Cook, AICP, Assistant Planning Director

Date: October 19, 2018

**CITY OF AGOURA HILLS  
NOTICE OF PUBLIC SCOPING MEETING FOR AN EIR  
THE AVE PROJECT**

Pursuant to the California Environmental Quality Act (CEQA) Section 21080.4 and CEQA Guidelines Section 15082, the City of Agoura Hills has scheduled a scoping meeting for the Environmental Impact Report (EIR) to be prepared for the proposed AVE Project (Case No. AVDP-0161-2015, VTTM 73881), located at the southeastern corner of Agoura and Kanan Roads (APN 2061-0310-020) in the Agoura Village Specific Plan area in the City of Agoura Hills. The purpose of the scoping meeting is to receive comments on the scope and content of the environmental information to be included in the EIR, which shall be specified in writing.

**Date:** Tuesday, November 13, 2018

**Time:** 6:30 PM to 8:30 PM

**Location:** Recreation and Event Center  
City of Agoura Hills  
29900 Ladyface Court  
Agoura Hills, CA 91301

Please note that this scoping meeting is not a public hearing, and there will be no discussion of the proposed project, nor verbal comments or testimony taken. City staff will provide a brief presentation of the proposed project, followed by submittal of written comments on the scope and content of the EIR by the attendees. Upon its release for public review, reviewers will have 45 days to provide comment on the Draft EIR. A separate public hearing to consider approval of the project and certification of the Final EIR will be scheduled at a later date.

Attendance and submittal of written comments at the meeting is optional. Comments can also be submitted via e-mail and U.S. mail to the following within thirty (30) days of receipt of the Notice of Preparation (NOP) of an EIR:

Allison Cook, AICP, Assistant Planning Director  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 93101  
[acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)

For more information, please contact Allison Cook, Assistant Planning Director, at (818) 597-7310 or at [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us).

*In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting, and who may require any accommodation, should contact the Planning Department at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7310.*