

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered on a white background that is partially framed by these green shapes.

NOP SCOPING MEETING

The AVE Project

City of Agoura Hills
November 27, 2018

SCOPING MEETING AGENDA

- ▶ Purpose of NOP and scoping meeting
- ▶ Summary of proposed project
- ▶ Determination of an EIR
- ▶ Environmental issue areas to be addressed in EIR
- ▶ Provide written comments on EIR scope (forms)
- ▶ Questions? Speak to staff after presentation
- ▶ Copies of the IS and project plans available tonight



101

Ventura Fwy

Kanan Rd

Malibu Junction

101

Canwood St
Roadside Dr
Ventura



NOTICE OF PREPARATION - PURPOSE

- ▶ City is Lead Agency under CEQA to prepare an EIR
- ▶ Provide NOP of an EIR to OPR, responsible & trustee agencies
- ▶ NOP to include: description and location of project, and “probable environmental effects of the project” (15082)
- ▶ Agencies comment within 30 days on “specific detail about the scope and content of the environmental information related to the responsible or trustee agency’s area of statutory responsibility that must be included in the EIR” (15082)
- ▶ NOP provided to relevant federal, state and local agencies, other interested parties

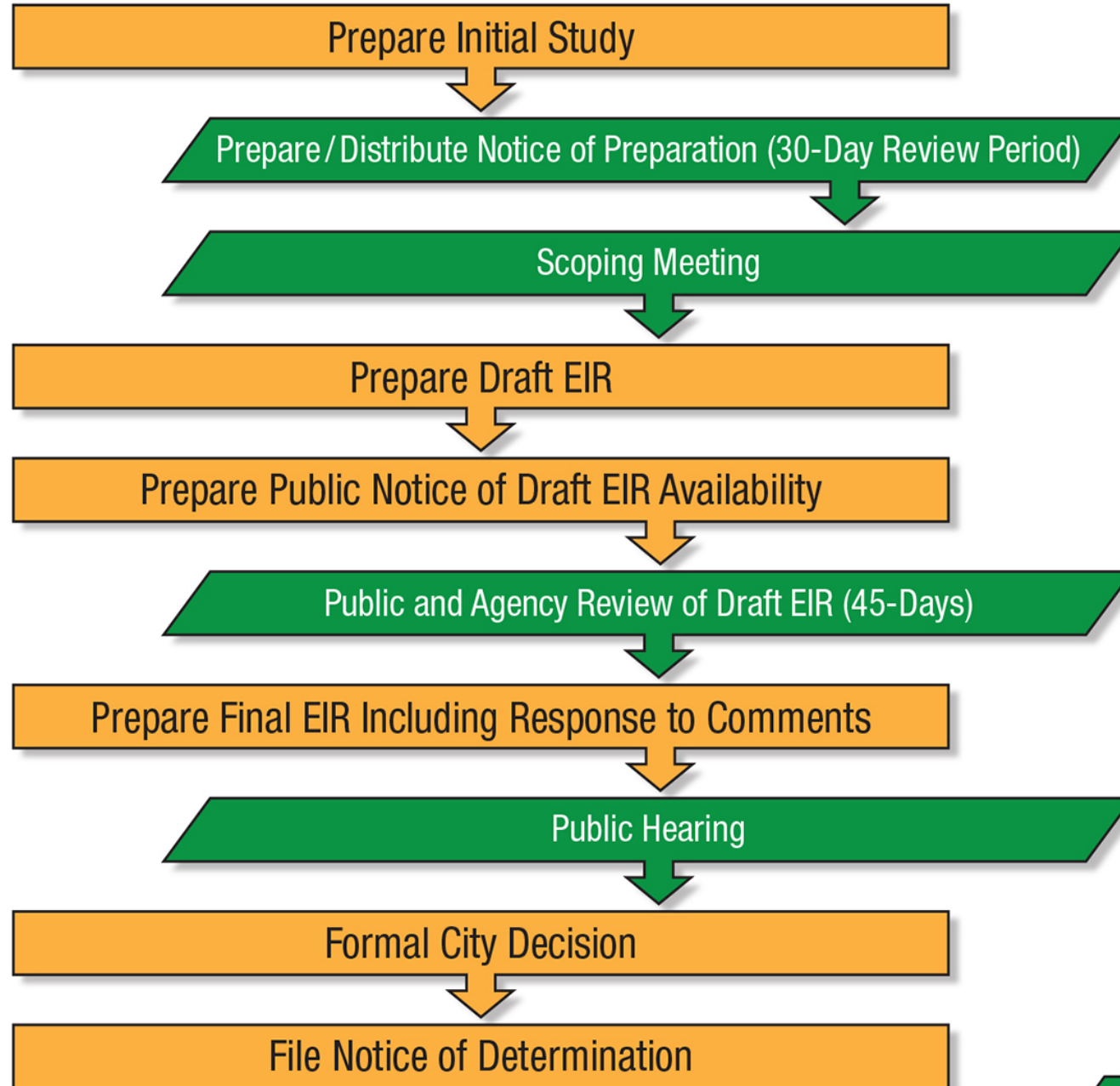
PURPOSE OF A SCOPING MEETING

- ▶ Provide opportunity for agencies and other interested parties to learn about the project, potential environmental issues, and to receive written comments on NOP
- ▶ Written comments may be submitted at the Scoping Meeting *OR* via U.S. Mail or e-mail. (30 days from receipt of the NOP)

PURPOSE OF A SCOPING MEETING, cont.

- ▶ Scoping Meeting is not to discuss whether the project should be approved, or express opinions on the merits of the project → opportunities later
- ▶ Goal is to get your thoughts on what issues need to be addressed in the EIR pursuant to CEQA

General Overview of CEQA EIR Process



 = Opportunities for Public Input



Legend

--- Project Site



THE AVE PROJECT

- ▶ SE corner of Agoura & Kanan Roads
- ▶ Mixed-use project on 12.37 acres (18.45 acres)
- ▶ CCI submitted initial application Sept. 2015
- ▶ Application deemed complete Sept. 2018
- ▶ Initial Study (IS) prepared Oct. 2018
- ▶ NOP/IS distributed late Oct. 2018

PROPOSED DEVELOPMENT

LAND USE	SIZE (square feet)
Retail/Restaurant	40,090
Hotel (120 rooms)	70,000
Office	8,910
MF Residential* (118)+amenities	149,992
<i>TOTAL</i>	<i>268,992</i>
<i>*rental</i>	

PARKING

Location	# Spaces
Underground	276
Surface Lot	273
Street	29
<i>TOTAL</i>	<i>578</i>

AMENITIES - PUBLIC

- ▶ Corner plaza with water feature
- ▶ Central gathering plaza with water feature and seating
- ▶ Pedestrian trail along south perimeter
- ▶ Trail to gazebo lookout on knoll
- ▶ Pergola

AMENITIES - PRIVATE

- ▶ Hotel pool
- ▶ Resident pool and clubhouse
- ▶ Bocce ball court
- ▶ BBQ and seating areas
- ▶ Tot lot
- ▶ Pergolas and arbors



pk:architecture



Plant Palette

Trees	Quantity	Size	Water Use
Cercis occidentalis - Western Redbud	18	15 gal.	Low
Eriobotrya deflexa - Bronze Loquat	11	24" box	Medium
Hymenocarpus flavum - Sweetshado	45	24" box	Medium
Lagerstroemia indica - Crape Myrtle	69	36" box	Medium
Lagerstroemia 'Natchez' - Crape Myrtle	6	36" box	Medium
Magnolia species - Magnolia	7	48" box	Medium
Pistacia chinensis - Chinese Pistache	10	24" box	Medium
Platanus acerifolia - London Plane Tree	22	36" box	Medium
Platanus racemosa - California Sycamore	25	36" box	Medium
Quercus agrifolia - Coast Live Oak	3	15 gal.	Very Low
(19 Mitigation Trees, 10 street tree replacements & 3 transplants as noted)	22	24" box	
Quercus lobata - Valley Oak	18	15 gal.	Medium
(53 Mitigation Trees & 14 transplants as noted)	36	24" box	
	4	36" box	

For shrub, grasses, ground cover and vines, refer to Shrub Exhibit

Legend - Description

- 1 Streetscape Paving - Flagstone
To match existing per AVCP
- 2 Streetscape Paving - Exposed Aggregate Paving
To match existing per AVCP
- 3 Streetscape Paving - Scored Paving
To match existing per AVCP
- 4 Paving in Pedestrian Plaza Areas
Scored Colored Concrete with Varying Colors and Textured Finishes
- 5 Flagstone Paving
- 6 Special Paving in Vehicular Areas
Flagstone Pattern - Stamped Colored Concrete
- 7 Special Paving in Crosswalks
Colored Concrete with Textured Finishes
- 8 Walkway Access, Pedestrian Courtyards and Recreational Areas
Combination of Gray Concrete and Colored Concrete
- 9 Water Feature
With Boundaries and Bridge Crossings
- 10 Public Plaza
With Colored Concrete Paving and Water Feature
- 11 Various Retaining Walls
Refer to Preliminary Site Wall Plan for Additional Details
- 12 Apartment Pool and Spa Recreation Area
With Playground Area and Play Equipment
- 13 Bocce Court and Viewing Terrace
- 14 Pergola and Arbors
Refer to Overhead Structure Design Drawings

- 15 Pergola and Turf Area
- 16 Gazebo
Viewing Area of Ladyface Mountain
- 17 Walking Path to Upper Viewing Areas
On Site Boundaries and Newly Planted Oak Trees Within Protected Open Space (Zone G)
- 18 Site Furnishings - Benches
Refer to Site Materials Plan for Type and Color
- 19 Site Furnishings - Pottery
Refer to Site Materials Plan for Type and Color
- 20 Native Oaks to Remain at Various Locations
- 21 Perimeter Slope Landscape Areas - See Legend for Plant Palette
Only native tree and plant species will be situated within or adjacent to the creek buffer zone and in the open space areas on the hill behind the hotel.
- 22 Landscape Planter Areas
- 23 Accent Planting of Key Areas
Accent planting around critical areas key activity hubs will be shown on final landscape plans
- 24 Streetscape Furnishings and Amenities
Existing benches, pottery, trash receptacles, bollards, tree grates, and lighting to be saved during construction and installed at new locations as shown. Any items damaged or destroyed shall be replaced like-for-like over the AVCP.
- 25 Street Trees in Tree Wells with Decorative Steel Tree Grates
- 26 Stone Paving
For the Ultimate Intersection Improvements

The AVE
Agoura Hills, CA
Preliminary Landscape Plan

Client:
California Commercial Investment Companies
4530 E Thousand Oaks Blvd., Suite 100
Westlake Village, CA 91362

LDG # 2380-01
Revised: September 24, 2018
May 9, 2016

L. Newman
Design Group, Inc.





























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Westlake Village, CA 91362
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Plant Palette

- Trees**
-  *Cercis occidentalis* - Western Redbud
 -  *Eriobotrya deflexa* - Bronze Loquat
 -  *Hymenocarpus Borum* - Sweetshade
 -  *Lagostroemia indica* - Crane Myrtle
 -  *Lagostroemia 'Natchez'* - Crane Myrtle
 -  *Magnolia species* - Magnolia
 -  *Pistacia chinensis* - Chinese Pistache
 -  *Platanus acerifolia* - London Plane Tree
 -  *Platanus racemosa* - California Sycamore
 -  *Quercus nigralata* - Coast Live Oak (8 Mitigation Trees, 10 street tree replacements, 3 transplants as noted)
 -  *Quercus lobata* - Valley Oak (53 Mitigation Trees & 14 transplants as noted)
- For shrub, grasses, ground cover and vines, refer to the site plan.

Legend - Description

-  **Streetscape Paving - Flagstone**
To match existing, per AVSP
-  **Streetscape Paving - Exposed Aggregate Paving**
To match existing, per AVSP
-  **Streetscape Paving - Scored Paving**
To match existing, per AVSP
-  **Paving in Pedestrian Plaza Areas**
Scored Colored Concrete with Varying Colors and Texture Finishes
-  **Flagstone Paving**
-  **Special Paving in Vehicular Areas**
Flagstone Pattern Stamped Colored Concrete
-  **Special Paving in Crosswalks**
Colored Concrete with Textured Finish
-  **Walkway Access, Pedestrian Courtyards and Recreational Areas**
Combination of Gray Concrete and Colored Concrete
-  **Water Feature**
With Boulders and Bridge Crossings
-  **Public Plaza**
With Colored Concrete Paving and Water Feature
-  **Various Retaining Walls**
Refer to Preliminary Site Walk Plan for Additional Details
-  **Apartment Pool and Spa Recreation Area**
With Playground Area and Play Equipment
-  **Bocce Court and Viewing Terrace**
-  **Pergola and Arbors**
Refer to Overhead Structure Design Drawings
-  **Pergola and Turf Area**
-  **Gazebo**
Viewing Area of Landscape Mountain
-  **Walking Path to Upper Viewing Areas**
On-site Sources and Newly Planted Oak Trees within Protected Open Space
-  **Site Furnishings - Benches**
Refer to Site Materials Plan for type and color
-  **Site Furnishings - Pallety**
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-  **Native Oaks to Remain at Various Locations**
-  **Perimeter Slope Landscape Areas - See Legend for Plant**
Only native tree and plant species will be situated within or adjacent to the open space area on the hill behind the hotel.
-  **Landscape Planter Areas**
-  **Accent Planting at Key Areas**
Accent planting around entries and/or key activity hubs will be shown on final plan.
-  **Streetscape Furnishings and Amenities**
Existing benches, artistry, trash receptacles, bollards, tree grates, and lighting to contribute and included at new locations as shown. Any items damaged or replaced like-for-like per the AVSP.
-  **Street Trees in Tree Wells with Decorative Steel Tree Grate**
-  **Stone Piliaster**
Per the Ultimate Elevation Improvements

The AVE
Agoura Hills, CA
Preliminary Landscape Plan

Client:
California Commercial Investment Companies
4530 E Thousand Oaks Blvd., Suite 100
Westlake Village, CA 91362







Plant Palette

Trees	Quantity	Size	Water Use
Cercis occidentalis - Western Redbud	18	15 gal.	Low
Eriobotrya deflexa - Bronze Loquat	11	24" box	Medium
Hymenocarpus flavum - Sweetshado	45	24" box	Medium
Lagerstroemia indica - Crape Myrtle	69	36" box	Medium
Lagerstroemia 'Natchez' - Crape Myrtle	6	36" box	Medium
Magnolia species - Magnolia	7	48" box	Medium
Pistacia chinensis - Chinese Pistache	10	24" box	Medium
Platanus acerifolia - London Plane Tree	22	36" box	Medium
Platanus racemosa - California Sycamore	25	36" box	Medium
Quercus agrifolia - Coast Live Oak	3	15 gal.	Very Low
(9 Mitigation Trees, 10 street tree replacements & 3 transplants as noted)	22	24" box	
Quercus lobata - Valley Oak	18	15 gal.	Medium
(53 Mitigation Trees & 14 transplants as noted)	36	24" box	
	4	36" box	

For shrub, grasses, ground cover and vines, refer to Shrub Exhibit

Legend - Description

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To match existing per AVCP
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To match existing per AVCP
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To match existing per AVCP
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- 5 Flagstone Paving
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Flagstone Pattern Stamped Colored Concrete
- 7 Special Paving in Crosswalks
Colored Concrete with Textured Finishes
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- 15 Pergola and Turf Area
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Viewing Area of Ladyface Mountain
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On Site Boundaries and Newly Planted Oak Trees Within Protected Open Space (Zone G)
- 18 Site Furnishings - Benches
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Existing benches, pottery, trash receptacles, bollards, tree grates, and lighting to be saved during construction and installed at new locations as shown. Any items damaged or destroyed shall be replaced free of charge per the AVCP.
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For the Ultimate Intersection Improvements

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north elevation



east elevation



south elevation



west elevation



Plant Palette

Trees	Quantity	Size	Water Use
Cercis occidentalis - Western Redbud	18	15 gal.	Low
Eriobotrya deflexa - Boron Loquat	11	24" box	Medium
Hymenocentrum flavum - Sweetshade	45	24" box	Medium
Lagerstroemia indica - Grape Myrtle	49	36" box	Medium
Lagerstroemia 'Natchez' - Grape Myrtle	6	36" box	Medium
Magnolia species - Magnolia	7	48" box	Medium
Platania chinensis - Chinese Pistache	10	24" box	Medium
Platanus acerifolia - London Plane Tree	22	36" box	Medium
Platanus racemosa - California Sycamore	25	36" box	Medium
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(9 Mitigation Trees, 10 street tree replacements & 3 transplants as noted)	22	24" box	
Quercus lobata - Valley Oak	18	15 gal.	Medium
(53 Mitigation Trees & 14 transplants as noted)	36	24" box	
	4	36" box	

For shrub, grasses, ground cover and vines, refer to Shrub Exhibit

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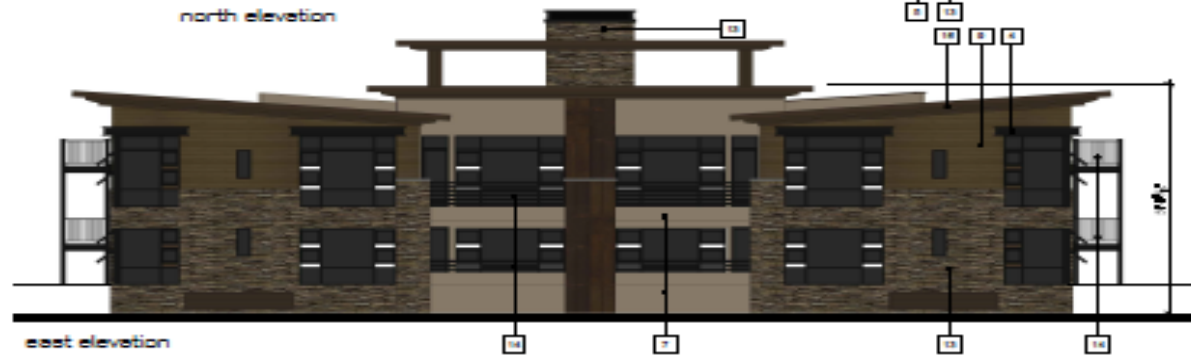
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- Special Paving in Crosswalks**
Colored Concrete with Textured Finishes
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Combination of Gray Concrete and Colored Concrete
- Water Feature**
With Fountains and Bridge Crossings
- Public Plaza**
With Colored Concrete Paving and Water Feature
- Various Retaining Walls**
- Pergola and Turf Area**
- Gazebo**
Viewing Area of Ledgeface Mountain
- Walking Path to Upper Viewing Areas**
On Site Borders and Newly Planted Oak Trees within Protected Open Space (Zone C)
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- Street Trees in Tree Walls with Decorative Steel Tree Grates**

The AVE
Avenue Hill CA

INDG # 2380-01
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north elevation



east elevation



south elevation



west elevation



Plant Palette

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Eriobotrya deflexa - Bronze Loquat	11	24" box	Medium
Hymenocarpus flavum - Sweetshado	45	24" box	Medium
Lagerstroemia indica - Crape Myrtle	69	36" box	Medium
Lagerstroemia 'Natchez' - Crape Myrtle	6	36" box	Medium
Magnolia species - Magnolia	7	48" box	Medium
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For shrub, grasses, ground cover and vines, refer to Shrub Exhibit

Legend - Description

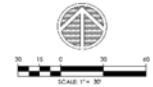
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Refer to Preliminary Site Wall Plan for Additional Details
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- 15 Pergola and Turf Area
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4530 E Thousand Oaks Blvd., Suite 100
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The AVE
Agoura Hills, CA
Preliminary Landscape Plan



north elevation



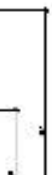
west elevation

[Finish legend & notes]

- 1. 300MM x 300MM x 300MM CONCRETE WALLING
- 2. 150MM x 150MM x 150MM CONCRETE WALLING
- 3. 150MM x 150MM x 150MM CONCRETE WALLING
- 4. 150MM x 150MM x 150MM CONCRETE WALLING
- 5. 150MM x 150MM x 150MM CONCRETE WALLING
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- 11. 150MM x 150MM x 150MM CONCRETE WALLING
- 12. 150MM x 150MM x 150MM CONCRETE WALLING
- 13. 150MM x 150MM x 150MM CONCRETE WALLING
- 14. 150MM x 150MM x 150MM CONCRETE WALLING



south elevation





Plant Palette

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Hymenocarpus flavum - Sweetshado	45	24" box	Medium
Lagerstroemia indica - Crape Myrtle	69	36" box	Medium
Lagerstroemia 'Natchez' - Crape Myrtle	6	36" box	Medium
Magnolia species - Magnolia	7	48" box	Medium
Pistacia chinensis - Chinese Pistache	10	24" box	Medium
Platanus acerifolia - London Plane Tree	22	36" box	Medium
Platanus racemosa - California Sycamore	25	36" box	Medium
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Combination of Gray Concrete and Colored Concrete
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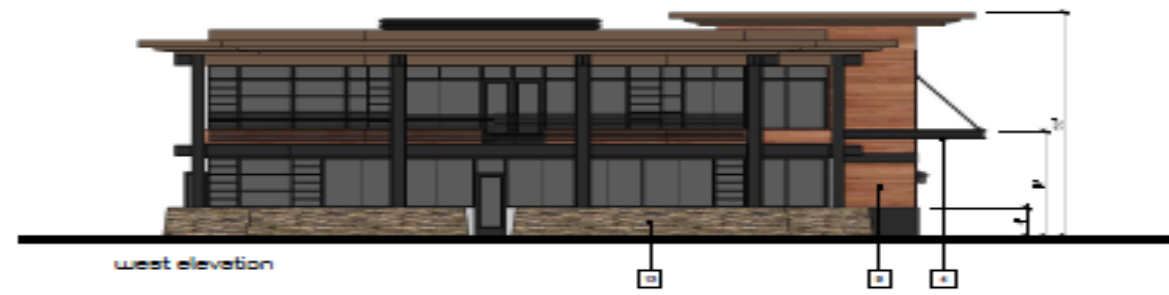
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Design Group, Inc.



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INITIAL STUDY & EIR

- ▶ City prepared Initial Study (IS)
- ▶ “If there is substantial evidence, in light of the whole record...that a project may have a significant effect on the environment, the agency shall prepare a draft EIR” (15064)
- ▶ Project specific EIR
- ▶ Tier off the Agoura Village Specific Plan Revised and Recirculated Program EIR (2008)

WHAT IS AN EIR?

- ▶ Informational document for public agency decision makers and public
- ▶ Identifies significant environmental effects, possible ways to minimize effects
- ▶ Describes reasonable alternatives to the project
- ▶ Lead Agency (City) must respond to any significant environmental effects
- ▶ Does not control approval or denial of a project
- ▶ City considers information in EIR, along with other information, in making a decision on the project

INITIAL STUDY

Environmental Issue Area	EIR
Aesthetics	X
Agriculture & Forestry	
Air Quality	X
Biological Resources (incl. oaks)	X
Cultural Resources	X
Geology & Soils	X
Greenhouse Gas Emissions	X




INITIAL STUDY, cont.

Environmental Issue Area	EIR
Hazards & Hazardous Materials	X
Hydrology & Water Quality	X
Land Use & Planning	X
Mineral Resources	
Noise	X
Population & Housing	
Public Services	X

INITIAL STUDY, cont.

Environmental Issue Area	EIR
Recreation	
Transportation/Circulation	X
Tribal Cultural Resources	X
Utilities and Service Systems	X

NEXT STEPS

Item/Event	Timeframe
Prepare DEIR	 Late Spring 2019
Public Comment Period on DEIR (45 days)	 Early Summer 2019
Within the 45-day public comment period, hold meeting to receive public comments on adequacy of the DEIR	 Early Summer 2019

NEXT STEPS, Cont.

Item/Event	Timeframe
FEIR	➡ Early Fall 2019
Planning Commission consideration of certification of FEIR and project entitlement <i>Comment on project</i> <i>Comment on FEIR</i>	➡ Early Fall 2019

**Submit Forms Now or
Mail In by Friday, December 14, 4:00 PM**

CONTACT INFORMATION:

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