

## **REPORT TO CITY COUNCIL**

**DATE: MAY 18, 2005**

**TO: HONORABLE MAYOR AND CITY COUNCILMEMBERS**

**FROM: GREG RAMIREZ, CITY MANAGER**

**BY: MIKE KAMINO, DIRECTOR OF PLANNING & DEVELOPMENT**

**SUBJECT: DISCUSSION OF THE HESCHEL WEST SCHOOL PROJECT**

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The County of Los Angeles Department of Regional Planning is currently reviewing an application to construct the Heschel West School. The approximately 73-acre project site is located within unincorporated Los Angeles County, just north of the U.S. Highway 101, and directly adjacent to the eastern boundary of the City of Agoura Hills. The project consists of a phased construction of the private school, totaling nine one- and two-story buildings (166,450 square feet of floor space) concentrated on a 20.7-acre portion of the site. The remainder of the site would contain play fields, landscaped areas and open space. A total of 223 parking spaces would be provided, and access to the school would be taken off of Canwood Street. The school would accommodate 750 students in grades K-8, along with 97 staff members.

A Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) was previously prepared and circulated for public review in October 2002, with hearings conducted in March and May of 2003. At that time, the County Regional Planning Commission requested that the DEIR be revised to address further issues, and be recirculated for public review pursuant to CEQA.

The Revised DEIR has been prepared and circulated, with the public comment period being from April 4, 2005 to May 18, 2005. Pursuant to CEQA, City staff has reviewed the Revised DEIR and has prepared a letter (attached) outlining the various comments and questions regarding adequacy of the environmental document. This letter was submitted to the County of Los Angeles on May 16, 2005. The City Attorney has also reviewed the DEIR and will be submitting a separate letter.

A public hearing on this Revised DEIR and the proposed project is scheduled before the Los Angeles County Regional Planning Commission at 9:00 a.m. on Wednesday, May 25, 2005 in the Regional Planning Commission hearing room in Los Angeles. Due to the anticipated number of speakers, the County has scheduled a second public hearing on June 15. Staff will be present at the May 25<sup>th</sup> County hearing to summarize the comments outlined in the City staff letter.

Attachments:

1. City comment letter on Draft EIR, dated May 16, 2005
2. Project Site Plan
3. Executive Summary (Impacts and Mitigation Measures)