



**CITY OF AGOURA HILLS
NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

CASE NOS. CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, TRM-2021-0001, and
SIGN-2021-0013

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the following 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: 29541, 29545, 29549, 29553 and 29555 CANWOOD STREET
(A.P.N. 2053-001-008)

CASE NOS.: CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, TRM-2021-0001, and
SIGN-2021-0013

PROJECT DESCRIPTION: The project consists of a request for approval of a Conditional Use Permit and a Site Plan/Architectural Review to allow the construction of five, single-story office buildings totaling 20,279 square feet proposed on a hillside lot; a request for an Oak Tree Permit to encroach into the protected zone of two on-site oak trees; a Sign Permit to allow for a sign program; and a Tentative Parcel Map to subdivide a single parcel into five condominium units plus one common lot.

DRAFT ENVIRONMENTAL DOCUMENT: A Draft Initial IS/MND that evaluates environmental effects of the project has been prepared pursuant to CEQA and the CEQA Guidelines, and is available for review and comment. The analysis identifies potentially significant, but mitigable environmental effects in the following areas: biological resources, cultural resources, geology, and tribal cultural resources, and mandatory findings of significance. Mitigation measures are identified to reduce all potentially significant impacts to less than significant levels. Also evaluated in the document as less than significant impacts are aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and service systems, and wildfire. The IS/MND identifies no impacts to agricultural and forestry resources, recreation, and mineral resources, and recreation.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at City Hall in the Planning Division, located at 30001 Ladyface Court between the hours of 7:00 AM and 5:00 PM, Monday through Thursday 7:00 AM and 4:00 PM on Fridays, and on the City's website at www.agourahillscity.org. It is also available at the Los Angeles County

Library – Agoura Hills Branch – located at 29901 Ladyface Court, Agoura Hills, CA 91301 during its regular business hours. Any questions regarding the project may be directed to Valerie Darbouze, Associate Planner, at (818) 597-7328, or by email at vdarbouze@agourahillscity.org.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comment on the environmental document. The public review period begins on September 16, 2022. Comments on the Draft IS/MND must be submitted by October 17, 2022 at 5:00 PM. Please mail your comments to: Valerie Darbouze, Associate Planner, City of Agoura Hills, Planning Division 30001 Ladyface Court, Agoura Hills, CA 91301, or send them electronically to vdarbouze@agourahillscity.org.

PUBLIC HEARING: A Planning Commission public hearing to consider the project and adopt the IS/MND will be held later, and a public hearing notice will be distributed separately prior to the 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.