



TO: Responsible and Trustee Agencies, and  
Interested Parties and Organizations

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

DATE: September 30, 2021

**CITY OF AGOURA HILLS  
NOTICE OF PREPARATION (NOP) OF A SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT  
(SEIR) FOR THE CITY OF AGOURA HILLS GENERAL PLAN HOUSING, LAND USE, SAFETY, AND  
CIRCULATION ELEMENTS UPDATE**

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

**Project Title: City of Agoura Hills General Plan Housing, Land Use, Safety, and Circulation Elements Update (General Plan Update, or GPU)**

The City will prepare a subsequent environmental document evaluating the potential environmental effects of the proposed project. The SEIR will be subsequent to the Program Environmental Impact Report certified by the City in 2010 and prepared for the General Plan Update 2035, adopted by the City in 2010.

The City of Agoura Hills would like to know the views of all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, and trustee agencies as to the scope and content of the environmental information to be included in the SEIR 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 SEIR when considering a permit or other approval for the project. Due to the time limits mandated by CEQA Section 15082(b), all formal comments on the NOP shall be submitted in writing via e-mail or U.S. mail no later than 30 days from the date of receipt of the NOP by U.S. certified mail, or, if not received via U.S. certified mail, no later than **5:00 PM on Monday, November 1, 2021**. When responding, provide the name and contact information for your agency's staff contact.

**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@agourahillscity.org](mailto:acook@agourahillscity.org). Questions may be directed to this e-mail address, or (818) 597-7310.

A public scoping meeting per CEQA Guidelines Section 15082 is also scheduled. Please see the public meeting notice, attached to this NOP, for further information.

**Project Location:** The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Agoura Hills is bordered by the City of Westlake Village to the west, the City of Thousand Oaks to the northwest, the unincorporated community of Oak Park (Ventura County) to the north, the City of Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south. Regional access to the City is provided by U.S. Highway 101 which runs east-west through the City of Agoura Hills. Local access within the City is provided primarily by Kanan Road and Reyes Adobe Road in the north-south direction, and Agoura Road and Thousand Oaks Boulevard in the east-west direction.

**Planning Boundaries:** The entire Planning Area for the General Plan Update (GPU) includes the existing City boundaries (approximately 7.86 square miles).

**Project Description:** Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City, and contains several “elements.” The Project consists of a comprehensive update to the Housing Element and related updates to the Land Use Element and Land Use Map of the City of Agoura Hills General Plan. The Project also includes updates to the City’s Safety Element and Circulation Element in compliance with new state rules. The City does not contain designated environmental justice communities. Therefore, policies addressing environmental justice issues will be included in the Land Use, Safety, and Circulation Element updates, and a stand-alone Environmental Justice Element is not required.

*Housing Element*

The City of Agoura Hills, along with all cities and counties in California, is required by state law to prepare a Housing Element update for state certification every eight (8) years. The Housing Element is a state-mandated part of the City’s General Plan. Local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Specifically, State Government Code Section 65583 requires the Housing Element to identify and analyze existing and projected housing needs, and establish goals, policies, and actions to address these housing needs, including adequate provision of affordable and special-needs housing (e.g., housing for seniors and persons with disabilities). State law requires local jurisdictions to identify available sites that have the appropriate land use and zoning to accommodate estimated housing growth projections.

The Regional Housing Needs Assessment (RHNA) quantifies the need for housing in every region throughout the state and is determined by the California Department of Housing and Community Development (HCD). The RHNA is mandated by state law and is meant to address existing and future housing needs resulting from estimated growth in population, employment, and households. The Southern California Association of Governments (SCAG) is responsible for allocating the RHNA to each city and county in its region, which includes Agoura Hills.

In August 2019, the HCD issued its final regional housing need determination to SCAG, stating that the minimum regional housing need for the SCAG region is 1.3 million new housing units. The HCD

then directed SCAG to develop a methodology to allocate all 1.3 million units throughout the region, based on statutory guidelines for housing needs and development.

SCAG developed a methodology and distributed a RHNA determination to all the cities and counties in its region, including the City of Agoura Hills for the Sixth Cycle (2021-2029) Housing Element planning period. The City’s total RHNA for the 2021-2029 planning period is 318 units, allocated to specific income groups as shown in Table 1.

**Table 1: City of Agoura Hills Regional Housing Needs Allocation**

	Housing Units Needed by Income Category (% of Los Angeles County Area Median Income)				Total RHNA
	Very Low (<50%)	Low (51-80%)	Moderate (81-120%)	Above Moderate (>120%)	
Housing Units Needed	127	72	55	64	318

One of the important steps in the Housing Element update process is to identify sites that can accommodate the housing units assigned to Agoura Hills per the above table at all income levels. Such sites would form the housing site inventory list. Site selection is based on an analysis of site-specific constraints, including zoning, access to utilities, location, development potential, density and whether or not the site has been identified in a previous Housing Element (4<sup>th</sup> or 5<sup>th</sup> Cycle). In order to count toward the RHNA, sites must be in a zoning category that meets a minimum residential density standard, have a minimum lot size, and are either vacant or underutilized. Underutilized sites are sites that have not been developed to the maximum capacity allowed by the zoning category and thus provide the potential for more residential units on a site. When a local jurisdiction cannot demonstrate that there are enough vacant or underutilized sites zoned to adequately meet its RHNA allocation, a “re-zoning program” must be put into place. A re-zoning program changes the zoning designations on properties to ensure that there are enough sites with sufficient development densities to address the RHNA housing need.

Agoura Hills does not currently have an adequate number of sites with the proper zoning to meet the RHNA requirements for the very low, low and moderate income groups identified in Table 1. With input both from the community and City decision-making bodies, the City has identified 20 possible housing sites to address Agoura Hills’ RHNA obligation by income category. Table 2 provides information on the existing and proposed General Plan land use designations for the proposed 20 housing sites. Figure 1 shows the proposed housing site locations.

*Land Use Element*

The Land Use Element of the General Plan will be updated to reflect the housing sites identified in the Housing Element. The update will revise the City’s Land Use Map, including re-designation of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use will be designated. Land use classification text related to these changes will be updated. Goals and policies will be updated to correspond to areas of the City with re-designated land uses. Pursuant to the Los Angeles County Local Agency Formation Commission (LAFCO)’s approval of MSR #2020-07 for the Municipal Services Review and Sphere of Influence (SOI) update for the City of Agoura Hills (9-9-20), the Land Use Element will reflect an updated SOI for the City for lands along its eastern and

southern borders.

**Table 2: Proposed Housing Sites  
Existing and Proposed Land Use Designations and Dwelling Unit (DU) Capacity**

Map ID	Site Acreage	Existing Land Use Designation	Proposed Land Use Designation	Max. DU Capacity	Assessor's Identification #
A	12.4	PD (AVSP)	PD (AVSP)	309	2061-031-020
B	7.3	PD (AVSP)	PD (AVSP)	183	2061-032-021, -022
C	0.87	PD (AVSP)	PD (AVSP)	22	2061-029-005, -006
D	8.37	BP-OR	RM	209	2053-001-004
E	0.9	PD (AVSP)	PD (AVSP)	23	2061-006-056
F	1.76	RS	RM	44	2055-005-904, -903
G	6.24	PD (AVSP)	PD (AVSP)	156	2061-006-044
H	7.92	BP-OR	RM	198	2061-013-024, -025, -005, -004, -003, -002, -001, -040, -039, -036
I	1.2	PD (AVSP)	PD (AVSP)	30	2061-029-003, -004
J	1.76	PD (AVSP)	PD (AVSP)	44	2061-006-042, -048
K	10	PD (AVSP)	PD (AVSP)	250	2061-007-041, -052, -054, -051, -055, -031
L	2.58	CRS	RM	65	2061-010-017, -015, -006, -016, -008, -007
M	1.65	PD (LMSP)	PD (LMSP)	41	2061-033-015
N	3.06	POM	RM	77	2061-004-049
O	8.05	CS-MU	CS-MU	201	2053-007-030, -026, -024, -025, -027, -028
P	8.8	CS-MU	CS-MU	220	2051-006-141
Q	5.7	CS-MU	CS-MU	143	2051-005-002
R	1.53	CRS	RM	38	2061-009-076, -076, -077
S	2.2	BP-OR	RM	55	2061-029-001. 2061-028-006, -005
T	0.81	POM	RM	22	2061-004-022
			<b>Total DUs</b>	<b>2,330</b>	

Planned Development (PD); Commercial Shopping Center - Mixed-Use (CS-MU); Business Park – Office Retail (BP-OR); Business Park – Manufacturing (BP-M); Residential Single Family (RS); Planned Office Manufacturing (POM); Agoura Village Specific Plan (AVSP); Ladyface Mountain Specific Plan (LMSP); Residential Medium Density (RM)(6-15 dwelling units/acre)

For Sites A, B, C, E, G, I, J and K in Table 2, the designation would remain Planned Development (PD), corresponding to the Agoura Village Specific Plan (AVSP). The zoning would also remain PD and with a density of 20 dwelling units per acre, as identified in the current Fifth Cycle Housing Element (2013-2021). The amount of multi-family housing would increase, including adding the potential for mixed-use residential development to sites where solely commercial uses are presently allowed.

Sites O, P and Q in Table 2 would retain the current Commercial Shopping Center – Mixed-Use designation and zoning, which allows limited multi-family housing development as part of a mixed-use project. The allowed density of multi-family residential development would increase from less

than two (2) units per acre to up to 15 units per acre. This density corresponds to the Residential Medium Density (6-15 units/acre) land use designation and zone. For Site M, the designation and zoning would remain PD, corresponding to the Ladyface Mountain Specific Plan (LMSP). For all other sites in Table 2, the land use designation and base zoning would change to Residential Medium Density (6-15 units/acre)(RM). Figure 2 shows the proposed changes in land use designation. All changes consist of a re-designation to RM.

In order to meet the City RHNA obligation, an Affordable Housing Overlay District zone would be placed on all 20 sites. Developing with the Overlay parameters would be optional for a property owner, and cannot be mandated by the City. The property owner could choose between developing in accordance with the lower density base zoning, or the higher density Overlay zoning. The Overlay would have a minimum density of 20 units per acre and a maximum of 25. A developer would need to provide at least 20 percent of the total units for very low and low income households (10% each for very low and low). These affordable units would need to be built on-site.

For sites not developed to the Overlay parameters, property owners would need to provide at least 7 percent of the total units for very low, and 4 percent each for low and moderate income households, consistent with the City's Inclusionary Housing Ordinance. The Ordinance allows for a fee to be paid to the City in-lieu of providing the affordable units on-site. Since the number of affordable units to be realized with the base zoning and Inclusionary Housing Ordinance is less than that with the Overlay requirements, the City would not meet its RHNA requirement without use of the Overlay.

The total estimated number of dwelling units shown in Table 2 is a maximum scenario for environmental analysis purposes, and reflects the product of multiplying the sites' gross acreage with the 25 unit/acre density. It does not account for individual site constraints that might further decrease the potential density.

At a later date, upon adoption of the General Plan Update, the City would implement the "re-zoning" program. The City would amend the Zoning Ordinance and the Zoning Map to be consistent with the General Plan land use designations, and create the new Affordable Housing Overlay District.

#### *Safety Element*

The purpose of the Safety Element update is to ensure consistency with the Housing Element update and to comply with recent state legislation and guidelines (including Assembly Bill 162, Senate Bill 1241, Senate Bill 99, Assembly Bill 747, Senate Bill 1035 and Senate Bill 379). Technical amendments will be made to the Safety Element to achieve compliance with state, regional, and local policies and guidelines. The technical amendments will include data, policies and maps, and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding and seismic hazards, as well as climate change. The Safety Element amendments will be submitted to the California Geological Survey, California Office of Emergency Services, and California State Board of Forestry and Fire Protection for review.

#### *Circulation Element*

Minor updates will be made to the Circulation Element to replace references to adopted level of service (LOS) thresholds with vehicle miles traveled (VMT) as a metric to evaluate traffic impacts of proposed projects. Level of service is a measure to describe how well roadway intersections and

other transportation facilities operate for drivers. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 743 (2013) in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). The new standard took effect July 2020.

**Requested Actions:** The City would take the following actions:

- Certification of the SEIR prepared for the project;
- Adoption of the General Plan Housing Element update;
- Adoption of General Plan amendments to the Land Use Element;
- Adoption of General Plan amendments to the Safety Element; and
- Adoption of General Plan amendments to the Circulation Element.

Prior to City adoption, the Sixth Cycle Housing Element (2021-2029) would be submitted to the California Department of Housing and Community Development (HCD) for review and certification.

**Subsequent Environmental Impact Report:** Pursuant to CEQA Section 15168, a Program Subsequent EIR (SEIR) will be prepared for the General Plan Update. The SEIR will evaluate the Project's potential impacts on the environment and analyze alternatives that could reduce potential environmental impacts. The environmental issues listed below will be addressed in the SEIR, and were addressed in the Final Program EIR (2010).

- |                                   |                                       |
|-----------------------------------|---------------------------------------|
| ■ Aesthetics and Visual Resources | ■ Noise                               |
| ■ Air Quality                     | ■ Population and Housing              |
| ■ Biological Resources            | ■ Public Services                     |
| ■ Cultural and Historic Resources | ■ Recreation                          |
| ■ Geology and Soils               | ■ Transportation/Traffic              |
| ■ Hazards and Hazardous Materials | ■ Utilities and Service Systems       |
| ■ Hydrology and Water Quality     | ■ Greenhouse Gases and Climate Change |
| ■ Land Use and Planning           | ■ Mandatory Findings of Significance  |
| ■ Mineral Resources               |                                       |

The following additional environmental issues contained in the most recent CEQA Guidelines Appendix G Initial Study Checklist, while addressed in some manner in the above categories in the Final Program EIR, will specifically be addressed as topics in the SEIR:

- Energy
- Tribal Cultural Resources
- Wildfire



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Allison Cook, AICP, Assistant Planning Director

Date: September 30, 2021



# CITY of AGOURA HILLS General Plan Update

## Potential Housing Sites



**LEGEND**

A	SE Corner of Kanan Road/Agoura Road
B	SW Corner of Kanan Road/Agoura Road
C	28902 Agoura Road
D	Canwood Street east of Kanan Road
E	NE Corner of Kanan Road/Agoura Road
F	SW Corner of Driver Avenue/Colodny Drive
G	29045 Agoura Road
H	Dorothy Drive and Agoura Road
I	Agoura Road west of Cornell Road
J	29112 & 29130 Roadside Drive
K	28912 Agoura Road
L	28263 Dorothy Drive
M	Agoura Road east of Ladyface Court
N	29360 Roadside Drive
O	5675 Kanan Road
P	5801 Kanan Road
Q	5835 Kanan Road
R	Dorothy Drive west of Lewis Road
S	Agoura Road west of Vejar Drive
T	SE Corner of Roadside Drive and Roadside Road



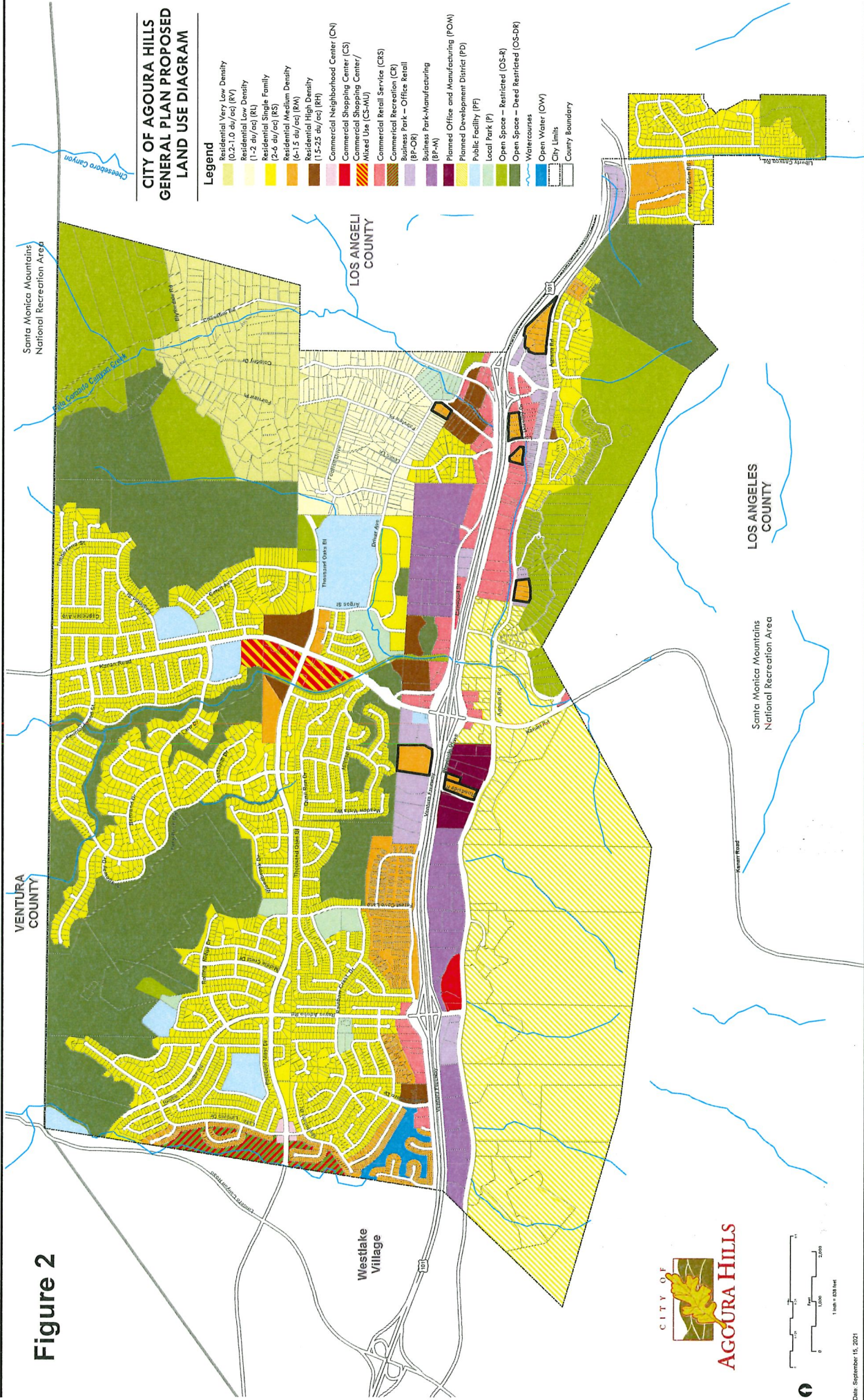
Source: City of Agoura Hills, November 28, 2021.



**Figure 1**



**Figure 2**







**CITY OF AGOURA HILLS NOTICE OF PUBLIC SCOPING MEETING AND AVAILABILITY OF NOTICE OF PREPARATION FOR PROGRAM SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF AGOURA HILLS GENERAL PLAN HOUSING, LAND USE, SAFETY, AND CIRCULATION ELEMENTS UPDATE**

***NOTE:** This meeting is being conducted utilizing video conferencing and electronic means consistent with the Governor's State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The live stream video and indexed archive of the meeting(s) are available on the City's website at [agourahillscity.org](http://agourahillscity.org) by clicking on the "Watch Meetings Online" button. In accordance with Executive Order N-29-20, the public may only view the meeting online and/or by television; public attendance in the Council Chambers will not be permitted. The live stream video can be viewed the night of the meeting via Zoom or on the City's website (link above).*

Pursuant to the California Environmental Quality Act (CEQA) §21080.4 and CEQA Guidelines §15082, the City of Agoura Hills has scheduled a Planning Commission scoping meeting by video conference only for the Subsequent Program Environmental Impact Report (SEIR) to be prepared for the proposed City of Agoura Hills General Plan Housing, Land Use, Safety, and Circulation Elements Update (the Project). A Notice of Preparation (NOP) has been completed and distributed per CEQA Guidelines §15082. The purpose of the scoping meeting is to receive comments from responsible agencies, trustee agencies, and agencies with jurisdiction by law on the scope and content of the environmental issues within their statutory responsibilities to be included in the SEIR, which shall be specified in writing to the City of Agoura Hills, the Lead Agency.

- Applicant:** City of Agoura Hills
- Location:** Citywide
- Request:** That the Planning Commission hold a public Scoping Meeting to take comments related to the scope of the environmental issues to be analyzed in the Subsequent Program Environmental Impact Report (SEIR) for the General Plan Update.
- Date:** Thursday, October 21, 2021 at 6:30 PM
- Location of Meeting:** **Note: In-person attendance will not be permitted.**  
City of Agoura Hills  
Civic Center – Council Chambers  
30001 Ladyface Court  
Agoura Hills, CA 91301
- Project Description:** Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City, and contains several "elements. The project consists of a comprehensive update to the Sixth Cycle Housing Element (2021-2029) and related updates to the Land Use Element and Land Use Map of the City of Agoura Hills General Plan. The project also includes updates to the City's Safety Element and Circulation Element in compliance with new state rules. The City does not contain designated environmental

justice communities. Therefore, policies addressing environmental justice issues will be included in the Land Use, Safety, and Circulation Element updates, and a stand-alone Environmental Justice Element is not required.

**Document Availability:**

The NOP is available at the Planning Division of the Community Development Department, City Hall, 30001 Ladyface Court, Agoura Hills, between the hours of 7:00 AM and 5:00 PM Monday-Thursday, and on Friday from 7:00 AM to 4:00 PM. A copy is also available on the City's website at:

<https://www.agourahillscity.org/department/planning-community-development/general-plan>

**Public Participation:**

Please note that this scoping meeting is not a public hearing, and there will be no discussion of, or decision made on, the proposed Project. City staff will provide a brief presentation of the Project. Attendees may submit written comments on the scope and content of the SEIR prior to or following the meeting. All formal comments on the NOP shall be submitted in writing via e-mail or U.S. mail no later than 30 days from the date of receipt of the NOP by U.S. certified mail, or, if not received via U.S. certified mail, no later than **5:00 PM on Monday, November 1, 2021**, to the following:

Allison Cook, AICP, Assistant Planning Director  
City of Agoura Hills  
30001 Ladyface Court Agoura Hills, CA 93101  
E-mail: [acook@agourahillscity.org](mailto:acook@agourahillscity.org)

Attendees may participate in the public meeting by submitting comments by e-mail or participating live at the meeting using Zoom. To submit written public comments, please include "Scoping Meeting" in the subject line and e-mail to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 PM on Thursday, October 21, 2021, and your comments will be distributed to the Planning Commission prior to the meeting. To participate live at the meeting, access the meeting remotely via Zoom using the Zoom link, Meeting ID, and Meeting Passcode listed on the Planning Commission October 21, 2021 agenda under "Watch Meetings Online" on the City's website at [www.agourahillscity.org](http://www.agourahillscity.org). Navigate to the Planning Commission agenda for the meeting date. To request to speak during public comment, please click the "Raise Hand" button on the Zoom toolbar. Public testimony is limited to three (3) minutes per speaker. A speaker's time may not be transferred to another speaker. ***Please note the public comments and testimony provided in this manner will not be considered formal written comments on the NOP. Formal NOP comments must be provided in writing to the staff person directed above via either e-mail or U.S. Mail.***

Upon its release for public review, reviewers will have 45 days to provide comment on the Draft SEIR. A Notice of Availability of the Draft SEIR will be provided prior to commencement of the 45-day period. A separate public hearing to consider approval of the project and certification of the Final SEIR will be scheduled at a later date, and a separate public hearing notice provided in advance of that hearing.

For questions or more information, please contact Allison Cook, Assistant Planning Director, at (818) 597-7310 or at [acook@agourahillscity.org](mailto:acook@agourahillscity.org).

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