



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: July 17, 2008

TO: Planning Commission

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

PROJECT NAME: Agoura Village Specific Plan Updated Revised and Recirculated Draft Environmental Impact Report

CASE NO.: 06-GPA-001, 06-ZOA-001, 06-ZOA-001, 06-ZC-001, 06-SPA-001

REQUEST: That the Planning Commission receive public comments on the Agoura Village Specific Plan Updated Revised and Recirculated Draft Environmental Impact Report.

RECOMMENDATION: Staff requests that the Planning Commission receive public comments on the Agoura Village Specific Plan Updated Revised and Recirculated Draft Environmental Impact Report.

LOCATION: The approximately 233-acre project site is located in the southern portion of the City of Agoura Hills. The project area includes property on both the north and south sides of Agoura Road, generally between Kanan Road and Cornell Road, but extending several hundred feet on either side. Roadside Drive and U.S. Highway 101 border much of the project to the north. Open space areas border the area along the south.



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

**FROM: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY
DEVELOPMENT**

DATE: JULY 17, 2008

**SUBJECT: PUBLIC HEARING TO RECEIVE COMMENTS ON THE
UPDATED REVISED AND RECIRCULATED DRAFT EIR FOR
THE AGOURA VILLAGE SPECIFIC PLAN**

I. PURPOSE AND BACKGROUND

The purpose of this hearing is to receive public comments on the *Updated Revised and Recirculated Draft Environmental Impact Report* (DEIR) prepared for the *Agoura Village Specific Plan* (AVSP), which is currently available for public review. Pursuant to the California Environmental Quality Act (CEQA), the 45-day public comment period for the DEIR began on June 23, 2008 and ends on August 7, 2008 at 5:00 PM.

A Final EIR to evaluate environmental effects of the project was certified by the City Council in 2006. Per a Writ of Mandate issued in 2007 by the Superior Court of California, County of Los Angeles, the City was directed to set aside its approval of the AVSP, amendments, zone change, and EIR, and prepare new CEQA documentation related to more specific biological data and clarification of project alternatives.

In April 2008, a *Draft Revised and Recirculated EIR*, pursuant to the court order, was prepared and circulated for public comment from May 8, 2008 to June 23, 2008. The Planning Commission held a public hearing to receive comments on the EIR on June 5, 2008. The document included only those changes to the original Final EIR that were required by the Writ of Mandate to meet judicial review. Those changes involved Section 2.0 Project Description, Section 4.3 Biological Resources, Section 6.0 Alternatives, and the Biological Technical Appendix. As the City has previously circulated a draft of the AVSP EIR in 2006 and responded to comments on the draft, the City requested that reviewers limit their comments only to the revised portions of the EIR being recirculated. The *Draft Revised and Recirculated EIR* identified less than significant and potentially significant, but mitigable, environmental effects in the area of biological resources. The

conclusion of the alternatives analysis remained unchanged. Mitigation measures from the original 2006 EIR have been carried forward, and in some cases, amended, in the *Draft Revised and Recirculated EIR*.

Since the distribution of the *Draft Revised and Recirculated EIR* in May 2008, an additional area of the original AVSP boundary at the western end was surveyed for biological resources. This additional biological information has been added to the *Draft Revised and Recirculated EIR*, and the new document is referred to as the *Updated Draft Revised and Recirculated EIR* (June 2008), and is the subject of this public hearing. The *Updated Draft Revised and Recirculated EIR* has been distributed for public comment. The public comment period has been re-established as beginning on June 23, 2008 and ending on August 7, 2008 at 5:00 PM. This document includes changes from the 2006 EIR that were reflected in the *Draft Revised and Recirculated EIR* (in Sections 2.0 Project Description, Section 4.3 Biological Resources, Biological Technical Appendix, and Section 6.0 Alternatives), as well as the additional biological data that has been collected and analyzed since the release of the *Draft Revised and Recirculated EIR*. The additional field surveys revealed more locations of the endangered Lyon's pentachaeta plant species in the far western portion of the AVSP area.

As with the *Draft Revised and Recirculated EIR*, the City requests that reviewers limit their comments only to the revised portions of the EIR being recirculated, not the 2006 EIR. The *Updated Draft Revised and Recirculated EIR* identifies less than significant and potentially significant, but mitigable, environmental effects in the area of biological resources. The conclusion of the alternatives analysis remains unchanged. Mitigation measures from the original 2006 EIR have been carried forward, and in some cases, amended, in the *Updated Draft Revised and Recirculated EIR*.

The purpose of this meeting, and the role of the Planning Commission, is to conduct a public hearing to receive comments on the adequacy of the *Updated Revised and Recirculated DEIR*, but not on any other portions of the original EIR, nor on the merits of the AVSP. The City is not required to respond to oral comments made at this hearing. However, City staff will be available to respond to procedural and technical questions, and will record the comments and respond to them in writing at the end of the public review period, as part of the Response to Comments phase of the EIR process, and as part of the Final EIR preparation.

In addition to providing oral comments at this meeting, City staff encourages members of the public to prepare written comments and submit them to the Planning and Community Development Department prior to the close of the public comment period.

II. AVAILABILITY OF DOCUMENT

The *Updated Revised and Recirculated DEIR* is currently available for review at the Planning Counter at City Hall and at the Agoura Hills Library, as well as online at www.ci.agoura-hills.ca.us. Additionally, copies of the DEIR (printed and electronic) can be purchased at the Planning Counter at City Hall. A notice of the availability of this

document, along with the hearing date, was distributed to about 180 individuals or agencies, and published in *The Acorn*.

III. REVIEW AND APPROVAL PROCESS

Once the public review period is completed, City staff would prepare the Responses to Comments and finalize the EIR. Comments received during both the current review period and the prior period of May 8, 2008 through June 23, 2008 would be addressed in the Responses to Comments. A joint City Council and Planning Commission hearing would be held in late summer 2008 to consider approval of the AVSP and certification of the *Updated Revised and Recirculated DEIR*.

IV. RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing to receive public comments on the *Updated Revised and Recirculated Draft EIR* for the *Agoura Village Specific Plan*.

ATTACHMENT:

Updated Revised and Recirculated Draft EIR (June 2008)

CASE PLANNER: Allison Cook, Senior Planner