



**DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

**TO: PLANNING COMMISSION**

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

**DATE: MAY 21, 2009**

**SUBJECT: GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT  
NOTICE OF PREPARATION SCOPING HEARING**

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**I. PURPOSE**

The purpose of this meeting is to hold a public scoping hearing on the Notice of Preparation (NOP) of the General Plan Update Environmental Impact Report (EIR). The California Environmental Quality Act (CEQA) requires the City to prepare an NOP and send it to all relevant local, state and federal agencies for input regarding the environmental issues in the purview of each agency that should be addressed in the EIR. The NOP was distributed on April 28, 2009. The agencies have 30 days from the date of receipt of the NOP to provide responses to the NOP. A notice of the meeting was also published in The Acorn on April 23, 2009.

CEQA requires that a scoping meeting be held for General Plan EIRs. The purpose of the scoping meeting is to receive oral comments from the relevant agencies on environmental issues that should be addressed in the EIR. Agency attendance at the scoping meeting is not required, and agencies may submit written comments only. The scoping meeting is not a discussion meeting or informational meeting on the content of the General Plan or EIR. No decisions are being made. Rather, City staff will only be receiving comments from agencies regarding the EIR preparation. Upon receipt, the comments will be assessed, and, as relevant, addressed in the EIR document.

The General Plan Update 2035 will focus on the Land Use and Circulation Elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities, Utilities and Services; Community Design; and Economic Development. As part of the General Plan Update, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety. The Draft General Plan and Draft EIR are expected to be completed late summer 2009, and circulated for public comment at that time. Shortly before that, a community meeting will be held to present to the public of the highlights of the General Plan Update.

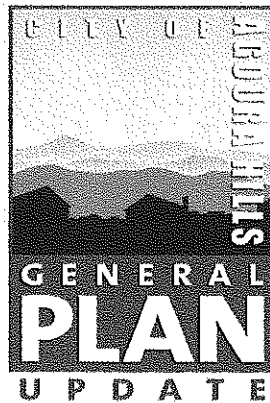
## **II. RECOMMENDATION**

It is recommended that the Planning Commission hold a scoping hearing to receive agency comments on the environmental issues to be addressed in the General Plan EIR.

### ATTACHMENT

Copy of NOP

CASE PLANNER: Allison Cook, Principal Planner



**NOTICE OF PREPARATION (NOP)  
CITY OF AGOURA HILLS GENERAL PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**Date:** April 30, 2009

**To:** Responsible and Trustee Agencies, and Interested Parties and Organizations

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of Agoura Hills General Plan Update

**Project Title:** City of Agoura Hills General Plan Update

**Location:** City of Agoura Hills, California

The City of Agoura Hills will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare a Draft Environmental Impact Report (EIR) for the Agoura Hills General Plan Update (proposed project). The City will prepare a comprehensive environmental document evaluating the potential environmental effects of the General Plan Update.

**Scoping Meeting:** A Scoping Meeting will be held during the comment period to take comments related to the scope of the environmental issues to be analyzed within the Draft EIR. The Scoping Meeting will be held at **6:30 PM on May 21, 2009** during a regularly scheduled Planning Commission meeting at the Agoura Hills City Hall Council Chambers located at 30001 Ladyface Court in the City of Agoura Hills.

**To Agencies:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering any permit or other approval that your agency may issue for the project.

**To Organizations and Interested Parties:** The City requests your comments regarding the environmental issues that should be addressed in the EIR.

**Project Location:** The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Generally, Agoura Hills is bordered by Westlake Village to the west, Thousand Oaks to the northwest, Oak Park (Ventura County) to the north, 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).

**Description of project:** 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. The proposed project is an update to the City of Agoura Hills General Plan through the year 2035. This update includes a revision to the land use map and revisions to the various sections or “elements” of the General Plan required by the state. The General Plan Update (GPU) will focus on the Land Use and Circulation elements, but will also refine existing policies in the following other elements: Open Space and Conservation; Parks and Recreation; Noise; Public Safety; Seismic Safety; Scenic Highways; Public Facilities; Utilities and Services; Community Design; and Economic Development. As part of the GPU, all of the identified elements will be incorporated into four consolidated elements, including Community Conservation and Development, Infrastructure and Community Services, Natural Resources, and Community Safety.

**Environmental Impact Report:** Pursuant to CEQA Section 15168, a Program EIR will be prepared for the General Plan Update. The EIR 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 EIR.

- Aesthetics and Visual Resources
- Biological Resources
- Air Quality
- Agricultural Resources
- Minerals
- Climate Change/ Green-House Gases
- Cultural and Historic Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services, including
  - > Fire Protection
  - > Police Protection

- > Schools
- > Parks
- > Other public facilities
- Recreation
- Transportation/Traffic
- Utilities and Service Systems, including
  - > Sewer
  - > Solid Waste
  - > Water Supply
  - > Electricity
  - > Energy and Natural Gas

Consideration will be given to both the project specific and cumulative effects of each of these potential impacts. The level of environmental analysis that is proposed for each environmental issue listed below is based on the information available at the time of NOP preparation.

**Additional Copies of the NOP Are Available At:**

City of Agoura Hills  
Planning Counter  
30001 Ladyface Court  
Agoura Hills, CA 91301  
(818) 597-7310

Agoura Hills Library  
29901 Ladyface Court  
Agoura Hills, CA 91301  
(818) 889-2278

**Responses and Comments:** If you would like to submit written comments on the Notice of Preparation, please send them to the City of Agoura Hills at the address shown below. Please be specific in your statements describing your environmental concerns. Due to the time limits mandated by state law, your written response must be provided to the City **within 30 days** of receiving this notice. Please include reference to the project title in your response and forward to the contact person listed below.

**Project Title:** Agoura Hills General Plan Update  
**Project Applicant:** City of Agoura Hills  
**Send Responses to:** Allison Cook, Principal Planner  
Planning Department  
City of Agoura Hills  
3001 Ladyface Court  
Agoura Hills, CA 91301  
Telephone: 818-597-7310  
Email: [acook@ci.agoura-hills.ca.us](mailto:acook@ci.agoura-hills.ca.us)