

Agoura Medical Partners, LLC

Draft Initial Study and Mitigated Negative Declaration

Agoura Hills, CA



Prepared For / Lead Agency:

City of Agoura Hills
Planning and Community
Development Department

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October 2009

**AGOURA MEDICAL PARTNERS, LLC
DRAFT INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

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1.0 INTRODUCTION

Agoura Medical Partners, the applicant, is seeking approval to develop commercial uses on an approximately 1.8-acre site at the northwest corner of the Chesebro Road and Agoura Road intersection within the City of Agoura Hills. The Agoura Medical Partners, LLC Project (referred to as the proposed project) entails new construction activities that would result in 40,700 square feet of commercial development with parking, as well as ancillary facilities. The project site is currently vacant.

This Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA). An IS/MND may be used to satisfy the requirements of CEQA when the physical effects of the proposed project are anticipated to have no significant unmitigable effects on the environment. As discussed further in subsequent sections of this document, implementation of the proposed project would not result in any significant effects on the environment that could not be reduced to below a level of significance. The remainder of this document is organized into two major sections:

- Project Description. This section identifies/describes the project location, the project site, the physical and operational aspects of the proposed project, approvals required for the proposed project, and related projects (other projects in the area considered in the cumulative impact analysis).
- Environmental Evaluation. This section answers the Initial Study Checklist questions and provides explanations supporting each answer. For each environmental issue area, the evaluation makes a determination on whether the proposed project would result in a potentially significant, significant but mitigable, less-than-significant, or no impact. Mitigation measures required to reduce potentially significant impacts to less-than-significant levels are also identified in this section.

2.0 PROJECT DESCRIPTION

Project Title

Agoura Medical Partners, LLC Project

Lead Agency and Contact Person

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30001 Ladyface Court
Agoura Hills, California 91301
Contact: Valerie Darbouze, Associate Planner

Project Ownership

Agoura Medical Partners, LLC
23945 Calabasas Road, #111
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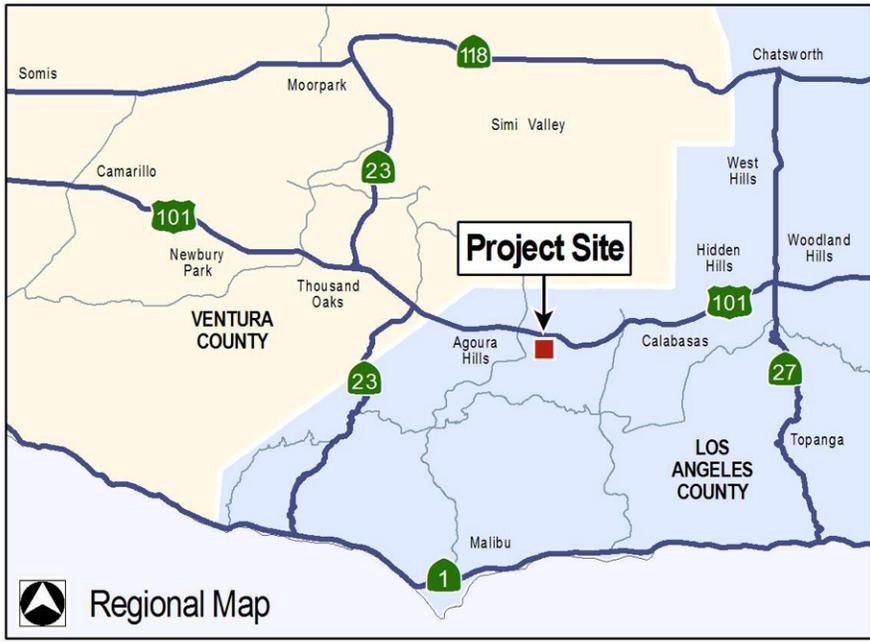
Project Site Location and Existing Uses

The proposed project site is located south of the 101 Freeway within the southeastern portion of the City of Agoura Hills. Specifically, the project site is located at the northwest corner of the intersection of Chesebro Road and Agoura Road, in proximity to the Chesebro eastbound off-ramp, as shown in **Figure 1**. The site consists of approximately 1.8 acres (79,194 square feet), inclusive of Assessor Parcel Numbers (APN) 2061-012-012, 2061-012-014, 2061-012-015, 2061-012-018, 2061-012-047, 2061-012-048, and 2061-012-049. Six of these are smaller lots that front along Agoura Road; the seventh lot comprises the northern portion of the site, as shown in Figure 1.

The project site is currently undeveloped and its topography includes gentle gradient natural slopes that descend from Agoura Road on the south and Chesebro Road on the east (**Figure 2**). A natural drainage swale bisects the site and flows to the northwest, into off-site developed property. The site consists of ruderal/disturbed habitat, which is dominated by invasive plant species. Bedrock underlying the site consists of firm, dense sandstones, siltstone, and shale of the Topanga Formation. The existing City of Agoura Hills General Plan land use designation is Business Park-Office Retail (BP-OR) and the existing City zoning is Business Park-Office Retail-Old Agoura Design Overlay District-Freeway Corridor Overlay District (BP-OR-OA-FC) for the six smaller parcels that front Agoura Road. The existing General Plan land use designation and zoning for the larger northern parcel (APN 2061-012-012) is Commercial Retail/Service (CRS) and Commercial Retail/Service-Freeway Corridor Overlay District-Old Agoura Design Overlay District (CRS-FC-OA), respectively. The project site is surrounded by commercial uses to the north, east and south, vacant land to the west, and a residential community to the southeast.

Proposed Development and Design

The proposed project involves the development of a two-story medical building with a two-tiered underground parking structure, and includes surface parking, a trash enclosure, landscaping, handicap accessible paths, sidewalks, an equestrian trail, drainage improvements, and road improvements along Chesebro Road and Agoura Road. The proposed medical building



Source: Google Earth Image, 2008.

AGOURA MEDICAL PARTNERS, LLC

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Project Location Map

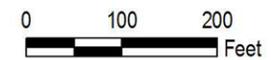


FIGURE 1



North view showing the descending slopes and ruderal/disturbed habitat on the western portion of the project site.



East view showing the project site's frontage along Agoura Road.



Northeast view of the project site showing the backdrop of the Palo Comodo hillsides and the existing commercial uses east of the project site.

consists of two separate office wings (herein referred to as the “North Wing” and “South Wing”) that separately connect to a centralized building providing a lobby. The lobby would be accessed from both wings at ground level and via two second-story bridges. The overall site plan including locations of project components is illustrated in **Figure 3** (see **Appendix A** for detailed site plans). The total square footage of the building would be 40,700 square feet. The proposed medical office building would reach a maximum height of 35 feet above the ground surface. Building setbacks and yard distances vary, and include an eight foot set back from the Chesebro Road right of way to an approximately 30 foot set back from the Agoura Road right of way. Existing utilities would be relocated and power poles undergrounded in front of the site.

The building footprint/coverage of the medical office building (including both wings and the lobby) and the larger level of the subterranean parking structure is 44,794 square feet, or approximately 58 percent of the entire site whereas the building footprint is 22,363 square feet or approximately 30 percent of the lot.¹ Approximately 30,314 square feet of landscaping and trees would be provided on-site² and represents approximately 32.5 percent of the project site. The proposed landscaping plan is provided in Appendix A. Hardscape materials on-site would cover 15,604 square feet (19.5 percent). The total grading quantities are expected to be 10,591 cubic yards of cut, 2,537 cubic yards of fill, and 8,055 cubic yard of export soil.

See I. Aesthetics (in Section 3.0) for discussion of the project’s architectural style and design features.

Frontage Improvements, Access, and Parking

The proposed project would include modifications to the Agoura Road and Chesebro Road frontage, as well as the construction of new parking areas, interior circulation routes, and various handicap accessibility elements.

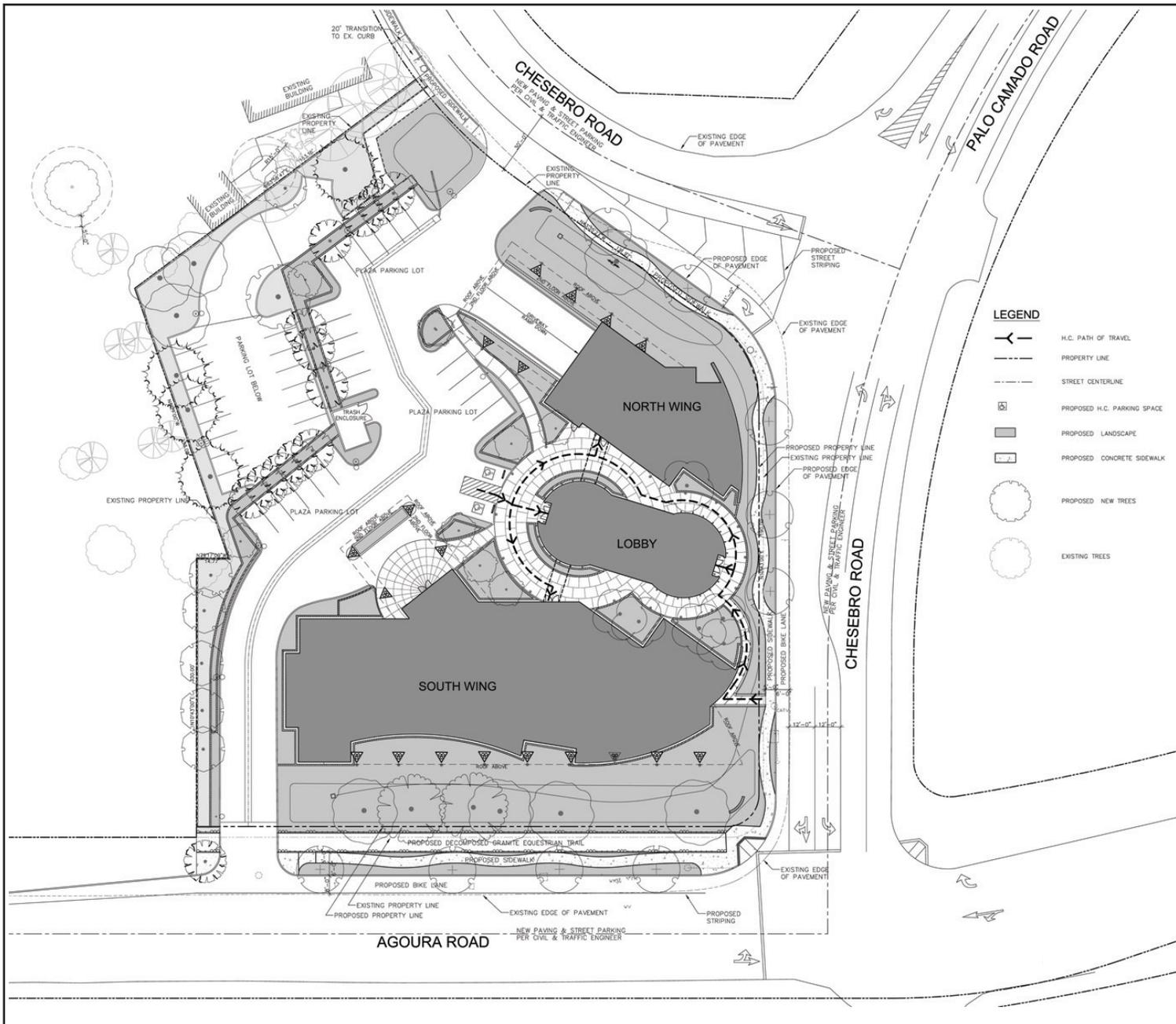
The proposed project consists of a dedicated right of way along Chesebro Road and Agoura Road that would decrease the existing site area from 79,194 to 77,399 square feet. Street improvements include a meandering concrete sidewalk with landscaping along the project frontage and the dedication of an eight-foot wide equestrian trail consisting of decomposed granite along the northern edge of Agoura Road. Frontage improvements also include the widening of the west side of Chesebro Road, which would provide a southbound left-turn lane at the Agoura Road intersection and bike lanes on both sides of Chesebro Road. Additionally, frontage improvements include the reconfiguration of the Chesebro Road and Palo Comado Canyon Road intersection to provide separate left-turn lanes on the northbound and southbound approaches, and the eastbound approach would be improved to provide a left-through lane and a right-turn lane.

Access to the project site is provided by one driveway on Chesebro Road and one driveway on Agoura Road. The driveways provide access to the on-site parking areas and connect to one another in order to provide an on-site Los Angeles County Fire Department vehicular access road. The driveways provide the minimum 26-foot drive aisle required by City of Agoura Hills Municipal Code.³ The project requires 204 parking spaces and 209 spaces are provided, which

¹ Site coverage calculations are based on a net site area of 77,339 square feet, which excludes right of way dedications.

² This amount includes 7,745 square feet of additional landscaping on the parking structure.

³ Section 9654.3, City of Agoura Municipal Code.



Source: Heathcote & Associates Architects, 2009.