



CITY OF AGOURA HILLS

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CASE NOS. 07-GPA-002 / 07-ZC-002 / TPM 70096 / 07-SPR-015 / 09-OTP-019 / 09-VAR-002

A Draft Mitigated Negative Declaration 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: Northwest Corner of Agoura Road and Chesebro Road in the City of Agoura Hills, Los Angeles County. A.P.Ns. 2061-012-012, 014, 015, 018, 047, 048, & 049.

PROJECT DESCRIPTION: One 40,700 square-foot, two-story medical building proposed to be built on 7 vacant parcels zoned Commercial Retail/Service, Freeway Corridor Overlay District, Old Agoura Design Overlay District (CRS-FC-OA) and Business Park-Office/Retail, Freeway Corridor Overlay District, Old Agoura Design Overlay District (BP-OR-FC-OA), the merger of the 7 lots into one to be zoned BP-OR-FC-OA which requires a General Plan Amendment and a Zone Change to adjust the zoning classification to match the new parcel boundaries, an Oak Tree Permit to encroach in the protected zone of an off-site oak tree and a Variance to increase the lot coverage to 58% instead of 50% per the OA zone. Requested approvals are for a General Plan Amendment – Case No. 07-GPA-002, a Zone Change – Case No. 07-ZC-002, a Tentative Parcel Map No. 70096, a Site Plan/Architectural Review – Case No. 07-SPR-015, an Oak Tree Permit – Case No. 09-OTP-019 and a Variance Request – Case No. 09-VAR-002.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and Draft Mitigated Negative Declaration (IS/MND) that evaluate environmental effects of the project have been prepared and are available for review and comment. The analysis identifies potentially significant, but mitigable environmental effects in the following areas: biological resources, cultural resources, noise, transportation/traffic, and geology and soils. Also evaluated in the document as less than significant impacts are aesthetics, agricultural resources, air quality, hydrology/water quality, hazards and hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation and utilities/service system. Mitigation measures are identified to reduce potentially significant impacts to insignificant levels.

DOCUMENT AVAILABILITY: The printed Draft IS/MND and CDs are available for review at the Planning and Community Development Department, 30001 Ladyface Court between the hours of 8:00 AM and 5:00 PM. The document is also available on the City’s website for viewing and/or download. Any questions regarding the project may be directed to Valerie Darbouze, Associate Planner, at (818) 597-7328, or by email at vdarbouze@ci.agoura-hills.ca.us.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comments on the environmental document. The public review period begins on October 9, 2009. Comments on the Draft MND must be submitted by November 9, 2009 at 5:00 PM. Please send your comments to: Valerie Darbouze, Associate Planner, City of Agoura Hills, Planning and Community Development Department, 30001 Ladyface Court, Agoura Hills, CA 91301, or send them electronically to vdarbouze@ci.agoura-hills.ca.us.

PUBLIC HEARING: The Planning Commission will hold a public hearing considering approval of the project and considering certification of the environmental document on November 19, 2009 at 6:30 PM in the City Council Chambers, at 30001 Ladyface Court.

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.