



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

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

BY: ALLISON COOK, PRINCIPAL PLANNER *ac*

DATE: JANUARY 21, 2010

SUBJECT: PUBLIC HEARING TO RECEIVE COMMENTS ON THE DRAFT
EIR FOR THE GENERAL PLAN UPDATE

I. PURPOSE AND BACKGROUND

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report (DEIR) prepared for the City of Agoura Hills Draft General Plan Update (GPU) in accordance with the California Environmental Quality Act (CEQA). Both the DEIR and the GPU are currently available for public review. Pursuant to CEQA, the 45-day public comment period for the DEIR began on December 10, 2009 and ends on January 25, 2010 at 5:00 PM.

The purpose of this meeting, and the role of the Planning Commission, is to conduct a public hearing solely for the purpose of receiving comments on the adequacy of the DEIR as an environmental document, not on the content or merits of the General Plan Update. The City will not be responding to oral comments made at this hearing, and the Planning Commission will not be taking any formal action at this time. 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 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.

The Planning Commission conducted a DEIR public scoping meeting on May 21, 2009 to provide the public with the opportunity to comment on what issues should be addressed

in the DEIR. The subject public hearing on the DEIR is another opportunity for the public to participate in the preparation and development of the DEIR.

II. AVAILABILITY OF DOCUMENTS

As of early December 2009, the DEIR has been 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, electronic copies of the DEIR have been available for purchase at the Planning Counter at City Hall. A notice of the availability of this document, along with the hearing date, was distributed to about 300 individuals, groups, or agencies, and published in *The Acorn* in early December 2009.

The Draft GPU was made available to the public in October 2009 in the same manner as noted above for the Draft EIR. The public may comment on the Draft GPU up to and at the public hearings held to consider adoption of that document. A copy of the Draft GPU was either provided to you in October 2009, or is attached here. Please note that an outline/guidebook to assist in your review of the Draft GPU will be forwarded to you during the first week of February 2010.

III. CONTENT OF DRAFT EIR

The Draft EIR has been prepared in accordance with CEQA. The DEIR assesses impacts from adoption of the General Plan Update to the following environmental issue areas: aesthetics; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population, housing and employment; public services; recreation; transportation/traffic; utilities and service systems; and climate change. Where appropriate, measures to mitigate potentially significant impacts are identified. Alternatives to adopting the proposed Draft GPU are also analyzed.

IV. REVIEW AND APPROVAL PROCESS

Once the public review period is completed, City staff will prepare written responses to the comments received in writing and orally at this hearing, and prepare the Final EIR. A Planning Commission hearing will be held in February 2010 to consider both the adoption of the GPU and certification of the Final EIR. The Planning Commission will be provided with the public comments received on both the Draft EIR and Draft GPU prior to the hearing. The Planning Commission recommendation will then be forwarded to the City Council at a hearing anticipated in March 2010. The City Council is the final decision making body regarding the GPU and the Final EIR.

V. RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing to receive public comments on the Draft Environmental Impact Report for the City of Agoura Hills General Plan Update.

Attachments:

1. City of Agoura Hills General Plan Draft Environmental Impact Report (December 2009)
2. City of Agoura Hills Draft General Plan Update (October 2009) (unless received prior)