



CITY OF AGOURA HILLS
NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
CASE NOS. 07-SPA-001, 07-CUP-009, 07-OTP-012 & 10-VAR-001

REVISED

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: 29760 Agoura Road, south of Agoura Road, between Reyes Adobe and Kanan Road, in the City of Agoura Hills, Los Angeles County. A.P.N. 2061-033-015.

PROJECT DESCRIPTION: A 12,700 square foot, two-story, professional office building on a vacant, pre-graded parcel zoned Ladyface Mountain Specific Plan (SP). The project requires a Specific Plan Amendment – Case No. 07-SPA-001, a Conditional Use Permit – Case No. 07-CUP-009, an Oak Tree Permit – Case No. 07-OTP-012, and a Variance – Case No. 10-VAR-001.

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, and geology and soils. Also evaluated in the document as less than significant impacts or with no impacts are aesthetics, hazards, mineral resources, public services, utilities and service systems, agriculture resources, hydrology/water quality, noise, recreation, air quality, land use/planning, population/housing, and transportation/traffic. Mitigation measures are identified to reduce potentially significant impacts to insignificant levels.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at the Planning and Community Development Department, 30001 Ladyface Court between the hours of 8:00 AM and 5:00 PM. 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 comment on the environmental document. The public review period begins on April 1, 2010. Comments on the Draft MND must be submitted by April 30, 2010 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 **May 20, 2010** 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.