



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

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

**BY: DOUG HOOPER, ASSISTANT DIRECTOR OF COMMUNITY
DEVELOPMENT *D.H.***

**SUBJECT: PUBLIC HEARING TO RECEIVE COMMENTS ON THE DRAFT
ENVIRONMENTAL IMPACT FOR THE CONRAD N. HILTON
FOUNDATION HEADQUARTERS CAMPUS PROJECT**

DATE: NOVEMBER 4, 2010

I. PURPOSE AND BACKGROUND

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report ("DEIR") prepared for the Conrad N. Hilton Foundation Headquarters Campus Project ("project") in accordance with the California Environmental Quality Act ("CEQA"). The project includes the proposed phased development of a 90,300 square foot business park at 30440 and 30500 Agoura Road. Both the Draft EIR and project plans are available for public review. Pursuant to CEQA, the 45-day public comment period for the DEIR began on October 21, 2010, and ends on December 6, 2010, at 5:00 p.m.

The purpose of this meeting, and the role of the Planning Commission, is to conduct a public hearing solely for the purpose of receiving public comments on the adequacy of the DEIR as an environmental document, not on the content or merits of the project. The Planning Commission will not be responding to oral comments made at the hearing, nor will the Planning Commission 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.

On July 6, 2010, in accordance with CEQA, staff publicly noticed and distributed to applicable agencies a Notice of Preparation of the project DEIR, providing the public with the opportunity to comment on the environmental issues that should be addressed in the DEIR. This hearing on the DEIR is another opportunity for the public to participate in the preparation and development of the DEIR.

II. AVAILABILITY OF DOCUMENTS

Since October 21, 2010, the DEIR has been available for public review at the Planning County in City Hall and the Agoura Hills Library, as well as online at www.ci.agoura-hills.ca.us. Additional electronic copies of the DEIR have been available at the Planning Counter at City Hall. A notice of the availability of this document, along with this hearing date, was distributed to approximately 50 individuals, groups, and agencies, and published in *The Acorn* on October 21, 2010.

III. CONTENT OF THE DRAFT EIR

The DEIR has been prepared in accordance with CEQA. The DEIR assesses impacts from development of the project 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 project 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 public hearing is anticipated to be held in January of 2011 to consider both the approval of the project and certification of the Final EIR. The Planning Commission will be provided with public comments received on both the Draft EIR and the proposed project prior to the public hearing. The Planning Commission's recommendation will then be forwarded to the City Council at a subsequent public hearing. The City Council is the final decision-making body regarding the proposed project 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 Conrad N. Hilton Foundation Headquarters Campus Project.

ATTACHMENT

- Conrad N. Hilton Foundation Headquarters Campus Project Draft Environmental Impact Report (October, 2010)