

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Chesebro Senior Care Facility

Lead Agency: City of Agoura Hills

Contact Name: Katrina Garcia

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Phone Number: 818-597-7339

Project Location: Agoura Hills, Los Angeles County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is located on an undeveloped, concave-shaped lot at the northwest corner of Agoura Road and Chesebro Road. The project involves the merger of seven lots into a single legal lot totaling approximately 78,686 square feet. A two-story, 46,136-square-foot senior care facility (76 units) is proposed on the site, along with 27 surface parking spaces (covering 12,543 square feet), full site landscaping (approximately 30,218 square feet), and two new driveways for ingress and egress.

The project will require a connection to the City's sewer main located on Dorothy Drive, north of the project site. In addition, a right-of-way dedication is proposed to accommodate street improvements, including a bike lane, new roadway striping, and the installation of curb and gutter.

The project also includes requests for a rezone and General Plan Amendment. Specifically, the applicant proposes to remove the site from the Old Agoura (OA) Overlay District and rezone it from Business Park–Office/Retail (BP-OR) to Commercial Retail/Service (CRS). A corresponding General Plan Amendment is proposed to update the General Plan Land Use Designation Map to reflect the new "CRS" designation.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could have a potentially significant impact on biological resources on the property. The site does not contain special status plant or animals species and is unlikely to be chosen by special status birds for nesting. However, there is a potential for migratory and other common nesting birds (protected by CFGC and MBTA) to be impacted by construction noise, dust, and other human disturbances that would cause a nest to fail. The project's impact would be mitigated by limiting construction outside of bird breeding/nesting season or a pre-construction survey conducted by a qualified biologist. If nests are found they would need to be flagged and establish a buffer. The proposed project could have a potentially significant impact on tribal and cultural resources. Although the site itself does not have record of any known resources, the buffer zone contained resources. The project's impact on unknown resources that could be discovered during construction would be mitigated by having tribal and archaeological monitoring during ground disturbing activities. Should resources be discovered the project is subject to a stop-work buffer zone until the site/resource is evaluated. The Lead Agency would work with the tribes and archaeologists to ensure proper interment and/or curation. The proposed project also has the potential to impact paleontological resources on the site, but mitigated with a paleontological monitor. Should fossils be discovered, the project is subject to proper discovery protocols with a buffer zone, and a curation agreement between the Lead Agency and NHMLAC. Vibrations during construction has the potential to impact adjacent buildings; therefore, the project is required to retain an acoustical engineer to develop and monitor vibrations during earthmoving activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None