



**CITY OF AGOURA HILLS  
NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE  
DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Agoura Hills (City), acting as the Lead Agency Under the California Environmental Quality Act (CEQA), is circulating an Initial Study (IS) and Subsequent Mitigated Negative Declaration (MND) with the intent to adopt the Subsequent IS/MND for the following project:

**PROJECT NAME:** Agoura Business Center North

**PROJECT LOCATION:** 28721 Canwood Street (AIN: 2048-012-033)

**PROJECT NUMBERS:** CUP-2022-0012, SPR-2022-0019, OAK-2022-0039,  
SIGN-2024-0096

**APPLICANT:** Agoura Business Center North; Dale Poe Real Estate

**CONTACT:** City of Agoura Hills  
Eric Wang  
Associate Planner  
[ewang@agourahillscity.gov](mailto:ewang@agourahillscity.gov)

**PROJECT DESCRIPTION:** Pursuant to State CEQA Guidelines Section 15070, the City of Agoura Hills, as the lead agency under CEQA, prepared an IS/MND to evaluate the potential environmental impacts associated with the Agoura Business Center North Project in 2008. The 2008 MND was prepared to assess the potential environmental impacts associated with the development of seven single-story industrial buildings. The City certified the Final MND in June of 2008.

Specifically, the proposed development identified under the Final MND in 2008 consisted of two buildings placed adjacent to Canwood Street and five additional buildings in the rear of the parcel behind a knoll. After the construction of the front two buildings, the applicant placed the construction of the additional five buildings on hold. The proposed development now proposes site modifications in the form of two larger industrial buildings instead of five smaller buildings in the rear. The project now proposes construction of Building C totaling 35,532 square-feet and Building D totaling 36,545 square-feet. The proposed new buildings would have the same architectural style and would use the same colors as the existing two buildings.

Overall, the project site is designated BP-M (Business Park – Manufacturing) in the City’s General Plan and BP-M-FC (Business Park – Manufacturing within the Freeway Corridor Overlay) in the zoning ordinance. The proposed project does not include changes to either designation and is consistent with the City’s General Plan.

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**DRAFT ENVIRONMENTAL DOCUMENT:** A Draft Subsequent IS/MND that evaluates environmental effects of the project has been prepared pursuant to CEQA and the CEQA Guidelines and is available for review and comment. The analysis identifies potentially significant, but mitigable environmental effects in the following areas: biological resources, cultural resources, geology and soils, transportation, and tribal cultural resources. Mitigation measures are identified to reduce all potentially significant impacts to less than significant levels. Also evaluated in the document as less than significant impacts are agricultural and forestry, aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, noise, utilities and service systems, wildfire and mandatory findings of significance. The Subsequent IS/MND identifies no impacts to mineral resources.

**DOCUMENT AVAILABILITY:** The Draft Subsequent IS/MND is available for a 30-day public review and may be viewed on the City's website at [www.agourahillscity.gov](http://www.agourahillscity.gov). Printed copies of the Subsequent IS/MND may be available upon request at City Hall, located at 30001 Ladyface Court, during regular business hours.

**PUBLIC COMMENT PERIOD:** The Draft Subsequent IS/MND will be circulated for 30-days for public review. The public review comment period begins on February 20<sup>th</sup>, 2026 and ends on March 24<sup>th</sup>, 2026. Written comments must be submitted by March 24<sup>th</sup>, at 4:00 PM. Please mail your comments to: Eric Wang, Associate Planner, at the City of Agoura Hills, Planning Division 30001 Ladyface Court, Agoura Hills, CA 91301, or email comments to [ewang@agourahillscity.gov](mailto:ewang@agourahillscity.gov).

**PUBLIC HEARING:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

*Please take note that 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.*

# Vicinity Map

