

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: Agoura Business Center North

Lead Agency: City of Agoura Hills Contact Person: Eric Wang, Associate Planner

Mailing Address: 30001 Ladyface Court Phone: 818-597-7328

City: Agoura Hills Zip: 91301 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Agoura Hills

Cross Streets: North of Canwood Street, between Clareton Drive and Derry Avenue intersections Zip Code: 91301

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 50.8 " N / 118 ° 45 ' 04.6 " W Total Acres: 7.7

Assessor's Parcel No.: 2048-012-035 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: US 101 Ventura Freeway Waterways: Medea Creek, Lindero Creek, and multiple un-named streams

Airports: _____ Railways: _____ Schools: See attached

Document Type:

| | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>Subsequent MND</u> | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

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|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

| | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>72077</u> Acres <u>1.6</u> Employees <u>59</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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|--|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:
BP-M (Business Park - Manufacturing) BP-M-FC (Business Park - Manufacturing and Freeway Corridor Overlay District)

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/20/2026 Ending Date 3/4/2026

Lead Agency (Complete if applicable):

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| Consulting Firm: <u>RIncon Consultants, Inc.</u> | Applicant: <u>Dale Poe Real Estate Group - Agoura Business Center North</u> |
| Address: <u>250 E 1st St., Suite 1400</u> | Address: <u>5304 Derry Avenue, Suite A</u> |
| City/State/Zip: <u>Los Angeles, CA 90012</u> | City/State/Zip: <u>Agoura Hills, CA 91301</u> |
| Contact: <u>Ryan Luckert</u> | Phone: <u>818-707-2244</u> |
| Phone: <u>805-644-4455</u> | |

Signature of Lead Agency Representative: *Eric Wang* Date: 2/18/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools: Agoura High, Lindero Canyon Middle School, Sucmac Elementary School, Brookside Elementary School, Willow Elementary School, Mountainview Montessori, Montessori School of Agoura