

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: Agoura Business Center North

Lead Agency: City of Agoura Hills

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Project Location: Agoura Hills, Los Angeles County

City

County

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

The proposed project is located on a graded, relatively flat lot located north of Canwood Street, between the Clareton Drive and Derry Avenue intersections. The project was previously approved in 2008 and 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.

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 of biological resources. The site does not contain special status plant or animal species and is unlikely to be chose by special status birds for nesting. However, there is a potential for migratory or other common nesting birds (protected by CFGC and MBTA) to be impact by construction noise. dust, and other human disturbances that would case nest failure. 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 potentially significant impact on tribal and cultural resources. Although the site itself is does not have record of any known resources, there is still potential for unknown resources. 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/resources is evaluated. The Lead Agency would work with the tribes and archaeologists to ensure proper treatment. The proposed project also has the potential to impact paleontological resources on the site, but would be mitigated with a paleontological monitor. Should fossils be discovered, the project is subject to proper discovery protocols with a buffer zone, and applicable treatment. The project could also have a potentially significant impact on VMT, but would be mitigated by implementing its transportation demand management reduction measures which would reduce its VMT to below the City's threshold.

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