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**CITY OF AGOURA HILLS
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
FOR THE PARK AT LADYFACE MOUNTAIN SENIOR APARTMENTS PROJECT**

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Park at Ladyface Mountain Senior Apartments Project pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970," as amended to date.

PROJECT LOCATION: 30800 Agoura Road – South side of Agoura Road, approximately 2,700 feet west of Reyes Adobe Road (A.P.N. 2061-001-025).

CASE NOS: GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002; 08-OTP-004; VTTM 71742

PROJECT DESCRIPTION: Agoura Hills Center Properties, LLC proposes to construct a 71,206 square-foot apartment complex with 46 housing units for senior citizens, on an undeveloped 7.1 acre parcel located in the Ladyface Mountain Specific Plan area. The proposed building complex consists of two, two-story buildings located above subterranean parking garages. Project entitlement requests include: a General Plan Amendment to accommodate multi-family housing in the Planned Development Land Use classification; a Ladyface Mountain Specific Plan amendment to allow for residential use on the parcel; a Conditional Use Permit; a Vesting Tentative Tract Map; an Oak Tree Permit to remove 56 oak trees and encroach within the protected zone of 25 oak trees; and a variance for reduced yards and retaining wall heights in excess of six feet.

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to evaluate the environmental effects of the project. The IS/MND analyzes the following issue areas: aesthetics; agriculture and forest resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation/traffic; and utilities and service systems. The IS/MND identifies no impacts to agriculture and forest resources, and mineral resources. It identifies less than significant impacts to aesthetics, air quality, greenhouse gas emissions, hazards and hazardous material, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. It identifies potentially significant impacts that would be lessened to a level of less than significant with incorporation of mitigation measures in the following issue areas: biological resources, cultural resources, and geology and soils.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at the Agoura Hills Library at 29901 Ladyface Court, Agoura Hills, CA 91301 during its regular business hours, and at the Planning Department at City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301, between the hours of 7:00 AM and 5:00 PM on Monday – Thursday, and between 7:00 AM and 4:00 PM on Friday. The document is also available online at www.ci.agoura-hills.ca.us. Any questions regarding the project may be directed to Doug Hooper, Planning Director, at (818) 597-7342 or at dhooper@ci.agoura-hills.ca.us.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comment on the environmental document. The public review period begins on **Thursday, April 14, 2016**. Comments on the Draft IS/MND must be submitted by **Monday, May 16, 2016 by 5:00 P.M.** Please send your comments to: Doug Hooper, Planning Director, Planning Department, City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301, or send them electronically to dhooper@ci.agoura-hills.ca.us.

PUBLIC HEARING: A public hearing to consider adoption of the Final IS/MND will be scheduled at a future date. A separate notice regarding that hearing will be distributed in advance of that hearing date.

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 City Council, or in a public hearing on the project.