

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the lead agency named below has completed an Initial Study of the following described project at the following location:		
Lead Agency:	City of Westlake Village	
Project Name:	Cedarvalley Senior Residential Care Overlay and Senior Housing Project	
Project Description:	General Plan Amendment, North Business Park Specific Plan (NBPSP) Amendment, Planned Development Permit, Design Review, and Development Agreement to: 1) establish a Senior Residential Care Overlay within the Mixed Use Cedarvalley Zoning District of the NBPSP area; 2) apply the Overlay to a 1.3-acre project site located at 31200 Cedarvalley Drive; 3) permit the demolition of an existing office/industrial building located at 31200 Cedarvalley Drive; and 4) allow the development of a 3-story senior assisted living project (Cedarvalley Senior Housing Project).	
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The project is located in the City of Westlake Village, north of the US 101 Freeway and west of Via Rocas (Figure 1). The Cedarvalley Senior Residential Care Overlay would be established for the Cedarvalley Mixed Use Zoning District within the NBPSP area, which includes properties fronting Cedarvalley Drive, including the property at 31200 Cedarvalley Drive which is proposed for the Cedarvalley Senior Housing Project (Figure 2).	
An Initial Study was completed in accordance with the Lead Agency’s Guidelines for Implementing the California Environmental Quality Act (CEQA). The Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency’s staff has concluded that the project will not have a significant effect on the environment with the incorporation of mitigation measures, and has therefore prepared a Draft Mitigated Negative Declaration (Draft MND). The Initial Study reflects the independent judgment of the Lead Agency.		
<input type="checkbox"/> The Project site IS on a list compiled pursuant to Government Code section 65962.5.		
<input checked="" type="checkbox"/> The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.		
<input type="checkbox"/> The proposed project IS considered a project of statewide, regional or areawide significance.		
<input checked="" type="checkbox"/> The proposed project IS NOT considered a project of statewide, regional or areawide significance.		
<input type="checkbox"/> The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.		
<input checked="" type="checkbox"/> The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.		
<input type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.		
<input checked="" type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.		
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date: n/a	Time: n/a	Location: n/a
Copies of the Initial Study and Draft MND, and all documents incorporated by reference in the proposed Draft MND, are on file and are available for public review at the Lead Agency’s office located at: 31200 Oak Crest Drive, Westlake Village, CA 91361		
The proposed Draft MND can be obtained in electronic format by the following method: www.wlv.org/478/Cedarvalley-Senior-Housing-Project		
Lead Agency address: City of Westlake Village, 31200 Oak Crest Drive, Westlake Village, CA 91361		
Comments will be received from December 16, 2020 to January 15, 2021		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to January 16, 2021. Comments of all Responsible Agencies are also requested.		

The Lead Agency will consider the project and the Draft MND at its meeting on:

Date: TBD

Time: TBD

If the Lead Agency finds that the project will not have a significant effect on the environment with the incorporation of mitigation measures, it may adopt the proposed Draft MND. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received
for Filing: _____

Philippe Eskandar
Staff

(Clerk Stamp Here)

Deputy City Manager & Acting Planning Director
Title

Figure 1: Project Location within the North Business Park Specific Planning Area

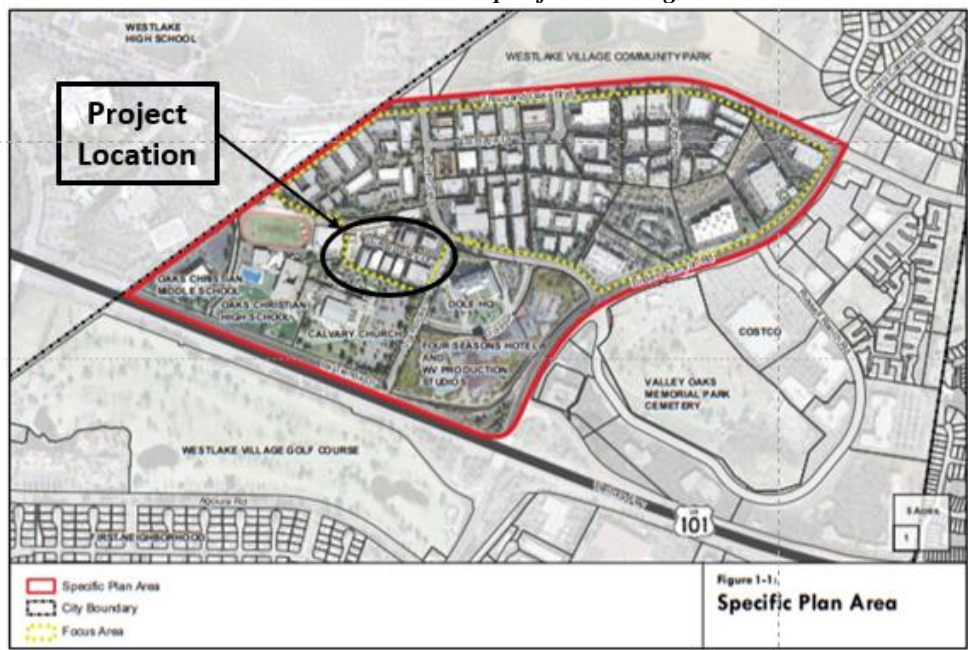


Figure 2: Project Location

