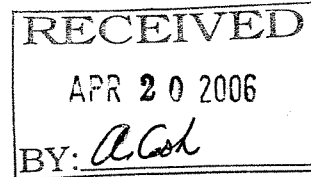


SHARYN HAMMOND

28930 Fountainwood Street
Agoura Hills CA 91301
818-706-1721

April 8, 2006



City of Agoura Hills
Council Members
Planning Commission
Planning Department

Dear Allison.,

Thank you for the response to my letter concerning the Agoura Village Specific Plan. In reviewing the packet of responses to the DEIR you sent, I noticed there were others with the same concerns about the proposed Roundabout. Although the consultants have made their recommendation for this type of intersection, I still feel there a great many concerns that need to be addressed.

For the Planning Department and City Council consideration:

1. The traffic using Kanan to the beach is made up of trucks, emergency vehicles, horse trailers, tourist, and teenagers. I believe that mix of drivers and driving skill will cause a dangerous combination.
2. The teenage drivers have problems learning to drive, controlling speed and using wise judgment at intersections where the right of way is clearly marked, a Roundabout does not have clear rights of way.
3. There is a back up of traffic between Agoura Road and the freeway at numerous times of the day. The Roundabout will further block traffic on Agoura Road moving east and west.
4. The Roundabout will not be the pedestrian friendly atmosphere you are trying to create with the Village concept. There will not be a safe crosswalk with vehicles being allowed free movement.
5. Our citizens have had enough trouble with the increase in traffic, to purposely create another obstacle for uncontrolled traffic movement and turns at one of the busiest intersections in the city is wrong.

I strongly object to the concept of the Roundabout at Kanan and Agoura Rd. and at Cornell and Agoura Rd. I also, object to the diagonal parking along Agoura Rd. That type of parking will interfere with the bike lanes and require cars to back out into traffic on a heavily traveled road. Agoura Hills is responsible to its citizens to provide clear and controlled intersections and create a safe environment for cars and pedestrians.

Sincerely

Sharyn Hammond

Sharyn Hammond

CITY OF AGOURA HILLS

2006 APR 26 PM 4: 26

CITY CLERK

April 24, 2006

Mr. Phil Ramuno
Chairman, Agoura Hills Planning Commission
City of Agoura Hills
30001 Lady Face Court
Agoura Hills, CA. 91301

Dear Mr. Ramuno:

After attending last Thursday's Planning Commission meeting that was designed to review the Agoura Village Specific Plan and the accompanying EIR, I was once again reminded that there is much work to be done by our city fathers before any more substantive actions are taken regarding the proposed village. As I have indicated to various officials on at least three occasions in public meetings, there can be no intelligent decision regarding going forward with the village until the Kanan Interchange/US 101 improvement program is completed. Indicated below are the main reasons why the specific plan must be must more carefully reviewed before permits are issued and contracts negotiated.

1. A Round-A-Bout concept as either the focal point or center piece of this project requires a multi-public agency analysis including Cal Trans based on a clearly thought-out development model. It was clearly evident that planning staff and other support personnel were not prepared to answer the most basic safety and traffic pattern questions. Answers that were given were based on negligible field studies, if any, and did not cite one review of current traffic patterns impacting the Kanan/Agoura Road intersection.
2. Core issues regarding funding of a Round-A-Bout have not been addressed and/or discussed with potential developers. One staff member voiced the idea that the first developer committed to the project would take the lead in funding the Round-A-Bout. If this type of thinking is any indication as to how this project is to go forward, the city of Agoura Hills is indeed putting the cart before the horse.
3. Pedestrian/bike access to the village via a Round-A-Bout appears almost unworkable in its present format not to mention attendant safety issues. When one commission member inquired about how pedestrians would negotiate the Round-A-Bout there was not one planner who could provide a definitive answer. The best that staff and could come up with was that they have seen other Round-A-Bouts and they were work pretty well. This is a different locale with different traffic patterns.
4. Supporting documentation for the feasibility of a Round-A-Bout in the direct path of a major thoroughfare feeding into major freeway interchange was not offered. One wonders if the city has consulted with CalTrans to get their ideas on the subject.
5. There were no comments about how the village would impact the existing business community both within and without the specific plan area, i.e., parking and related traffic issues.

6. Input from Fire and Police agencies should have been presented assuring local residents that all safety issues have been researched and discussed in a public forum. Access to areas south of Agoura Road has always been on Kanan and delivery of emergency services cannot be impeded by a traffic pattern that inhibits quick response. Several representatives from the planning staff emphasized that the Round-A-Bout is being recommended so that traffic in the area will "slow down."
7. There are other ways to access the village other than a Round-A-Bout. Westlake Village and Calabasas deliberately designed their community shopping and entertainment areas with gentle entry and egress traffic patterns. One must be reminded that the village will not always be the primary destination for many residents who must travel the Agoura Road/Kanan intersection, not to mention horrific weekend traffic created by those who are not familiar with the area.
8. Suffice to say, the City of Agoura Hills has a great idea but not the required experience, both governmental and private to attempt this project without major outside assistance.

Ken and Barbara Handler
29803 Vista Del Arroyo
Agoura, CA 91301

Mary Altmann 1857 Lookout Drive Agoura CA 91301

April 27, 2006

Mr. Mike Kamino, *Director of Community Development*
City of Agoura Hills
30001 Lady Face Court
Agoura Hills, CA 91301

Please copy to all Planning Commissioners and City Council Members

RE: Agoura Village Specific Plan Project

Dear Mike,

Thank you for your letter dated May 2, 2006, although I find it unfortunate you do not see a benefit in calculating the minimum zoning as existing under the current plan, which should have been done long ago as reference for the Agoura Village Plan (AVP).

In your letter, you reference the "Vision" of the AVP, which I have commented on below to point out just how far "off" this plan is from meeting the stated vision.

- *Make it a place where residents can gather and meet-* I guess you mention a community center, but there is no detail about it, and Agoura already has one. A town circle, open air market, or community garden would be nice.
- *Generate regional appeal-* The frustration of massive traffic and a chaotic roundabout on Kanan and Agoura Rd. will quickly have visitors fleeing the area. Just those of us that must travel that road will. The non-imaginative use of just adding density: apartments, stores, and restaurants - smack of a cheap version of Westlake Village.
- *Create entertainment/family oriented area-* Agoura City voted down a mini-golf and recreation center for Canwood near McDonalds. They

instead crammed in high-density town homes and commercial development and you are planning to do the same on Agoura Rd

- *Encourage mixed use-*of what? Recreation and commercial? It does not really say. Why must it include housing? City Greed? Developer Profit? Many of us just want to come home to a peaceful place with low crime and little traffic. Many of us like the semi-rural atmosphere of Agoura Rd and Old Agoura. This defines Agoura and should be cherished. If the plan does include a housing element, it should be similar to what is existing already on Agoura Road which is low density homes.
- *Recognize appropriate density* – In your letter to me you stated that you could not calculate the minimum zoning currently because it would be arbitrary and inaccurate, yet that is just what you have done for the maximum zoning of the AVP. Staff came up with arbitrary zoning densities based on the average zoning of the area, rather than looking at the specific properties and recognizing their attributes. This is one reason why the EIR is not sufficient to calculate the environmental costs, because the report is too general and does not explain what the costs of this zone and density change really are. I cannot sit down with you and talk about the environmental consequences of the AVP, because they cannot be assessed from your EIR. To quote CEQA:

21061. The purpose of an environmental impact report is to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

CEQA states “detailed” information, information the agencies and the public requested, information the agencies and public have not received. You cannot hide behind the excuse the plan is a program EIR and make radical zone and density changes without detailing the environmental consequences. This is the law under CEQA. It is not just everyone’s opinion the EIR is insufficient, it really is. If the city does not have the money to do the environmental assessment needed to approve this plan, it has no business proposing it. You cannot just put off this data to subsequent EIRs, because this is the significant information needed to

comment on the zone changes and densities proposed in the AVP now. CEQA is clear that the EIR should be commensurate with the action at hand. It will be too late to change the zoning and densities approved when the developer finally gets around to his or her EIR because it is then a developer's right to utilize these densities and zone changes under the law. Here and now is the time to know and understand all the impacts of this zone change and density additions.

- *Acknowledge the area as the gateway to the Santa Monica Mountains- The Gateway- Kanan and Agoura Rd. should reflect the values of nature, preservation, and conservation. Agoura is characterized by the laid back, peaceful lifestyle we all enjoy. In what way do you feel the AVP has met this vision?*

Sometimes some of our best-laid plans are just not feasible, as with the AVP. From what I remember others saying, you did not get much public input on this plan from the start, almost as if you had your own agenda you were pushing. It is too bad the money spent on this plan could have been spent developing a western theme shopping area unique to Agoura, a place where tourists would look forward going to, and residents could ride their horses around, and tie them up while they shop or lunch. You already have a horse path crossing Agoura Rd. and a bridle path along Agoura Road in the plan, maybe it is not too late to entertain such a theme. Certainly all this density and new homes is not consistent with a bridle path and a horse crossing on Agoura Rd.

As a side note, it bothers me the antiseptic way the City of Agoura staff explains and treats this plan, as if it were not doing a bit of damage to the environment. You use the term "building envelope" for grading pad, and this plan becomes "prescriptive" standards, as if it is going to make the area better. As proposed, the AVP is a deeply disturbing development that you are not taking ownership of. I wish you would let it sink into your own skin and bones just what you are trying to do- add almost 300 homes where there are none, add 578,000 new square feet of commercial development, and rezone the existing development to be more dense - all on this one measly little stretch of Agoura Road, where all the undisturbed land is rare native grasses, flowers, oak woodland, and riparian habitat. Although it has never been assessed, this area is ecologically significant and needs protection.

In the EIR, the more conservative alternatives are not even meaningfully discussed as viable options. Hopefully you can empathize with me at least how the impacts of this plan are not spelled out. I hope you can at least understand how the EIR does not contain quantitative impacts such as the type and quantity lost of native grassland (which we only have 2% of left remaining in our State), and loss of endangered species found on the site. The unknown is worse than the known sometimes. It is unacceptable to just say you will try and move everything to avoid impacts, as many of the agencies pointed out this is not only unspecific, it is unfeasible and not detailed enough to gauge the environmental damage. From your "prescriptions" you can come up with likely scenarios on the thirty undeveloped properties, and state just what we will be likely losing. To put it in a way your staff might understand, the blobs of color on your map should be the grading footprints, and you should state as accurately as possible what is under those blobs so we can assess the impacts.

I can understand the City, planning a city would want a city center, but truly the center of Agoura is the Vons and Ralph's shopping center. You should set your sights on redeveloping that area, where the significant ecological habitat has already been destroyed. In a redevelopment scenario, this EIR would probably be sufficient.

Finally, it was upsetting to go to the city last Thursday and ask to see the file on the AVP and be denied. In Los Angeles County and Ventura County, this is common practice, and one can view the files at any time during normal business hours. I was told to go to the City Clerk who explained they just can't show me the files, "They have to take out all the confidential information first". I needed to fill out a form, and the City Clerk told me I would be notified within 10 days if I could even view the file. What is so confidential about this plan that you do not allow the public to see?

Thanks for reading my comments, and I hope you take them to heart.

Best Regards,



Mary Altmann