

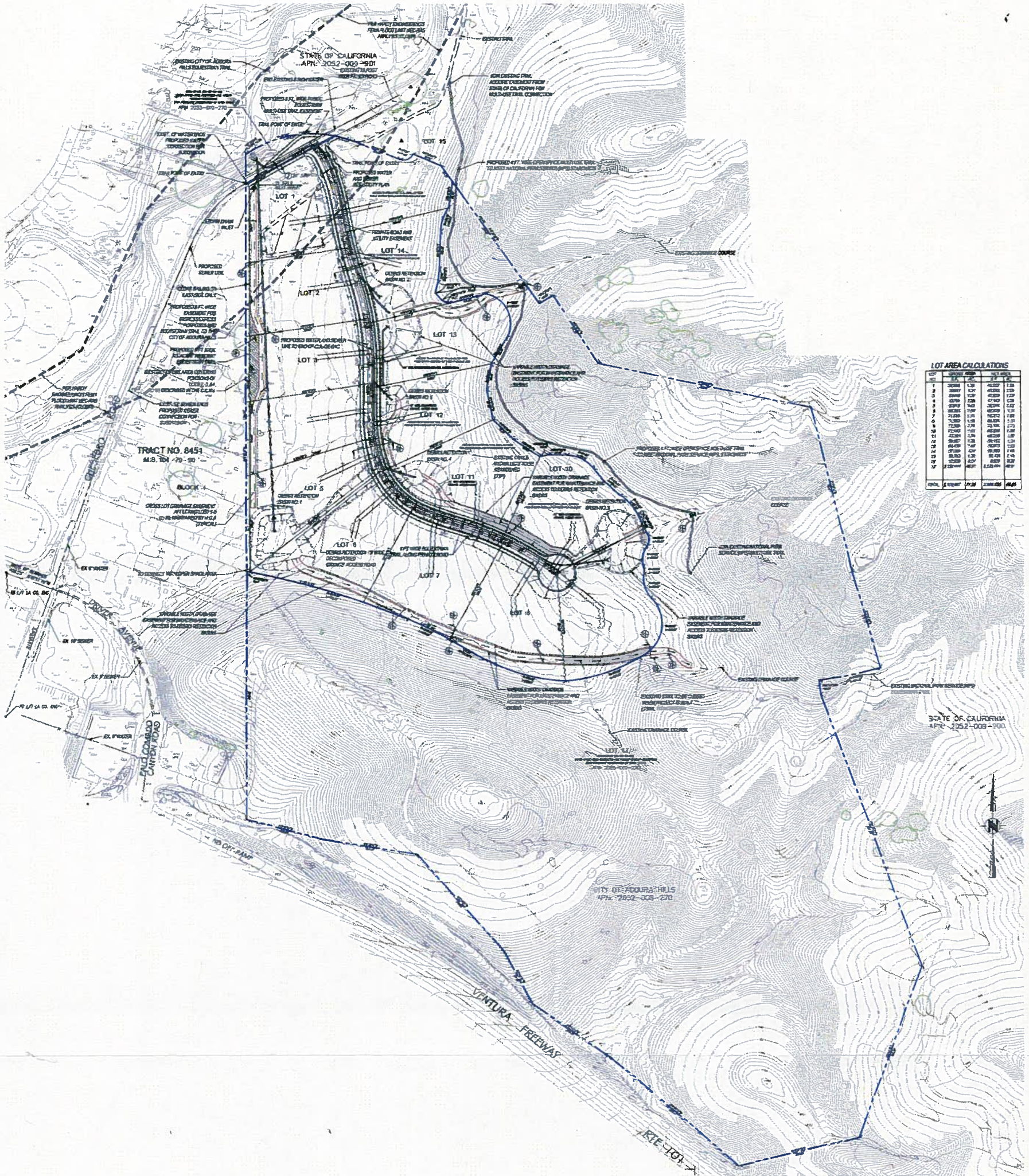
**ATTACHMENT 1**  
**PROJECT LOCATION MAP**



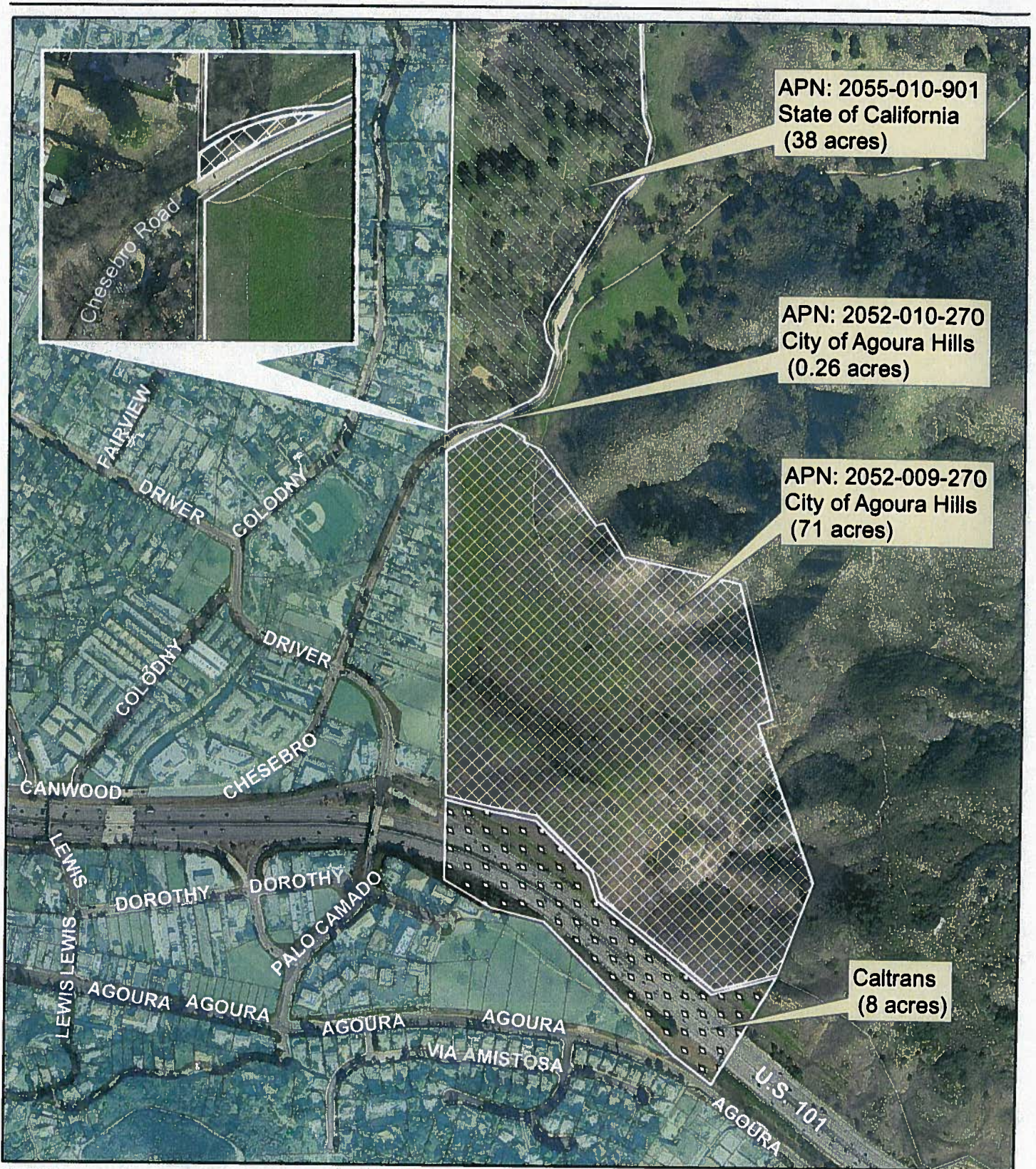
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Project Location

**ATTACHMENT 2**  
**SUBDIVISION MAP WITH EQUESTRIAN TRAILS**



**ATTACHMENT 3**  
**AREAS PROPOSED FOR ANNEXATION**

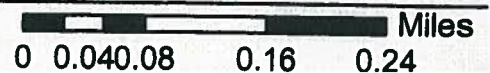


-  State of California (MRCA) Annexation Area
-  City of Agoura Hills - Agoura Equestrian Estates Project Annexation Area
-  Caltrans Right of Way Annexation Area



## Areas Proposed for Annexation

Attachment 3



**ATTACHMENT 4**  
**CORRESPONDENCE FROM LAFCO**

## Allison Cook

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**From:** Paul Novak [pnovak@lalafco.org]  
**Sent:** Monday, March 09, 2015 7:45 AM  
**To:** Allison Cook  
**Cc:** Doug Dorado  
**Subject:** FW: Agoura Equestrian Estates Project DEIR and Annexation

Allison:

Thank you for the inquiry which Doug forwarded to me.

LAFCO's interest in expanding the "affected territory" (the land proposed to be annexed to the City of Agoura Hills) involves maintenance responsibilities for Chesebro Road. Chesebro is a north-south roadway divided, more or less, into thirds: the southerly third is in the City of Agoura Hills, the middle third is in Los Angeles County unincorporated territory, and the northerly third is in the City of Agoura Hills.

The State of California created LAFCOs in 1963, with a mission that LAFCOs foster "the logical formation and determination of local agency boundaries" by "efficiently extending government services." The split jurisdiction of the Chesbro right-of-way is contrary to these goals. There is no good reason, from LAFCO's perspective, to divide a roadway into thirds, with a "start" and an "end" within the boundaries of an incorporated city, while a "middle" section remains in unincorporated County territory.

The split jurisdiction creates administrative challenges for the County of Los Angeles and for the City of Agoura Hills. In the bigger picture, major roadway improvements require the cooperation of both agencies. On a more routine, day-to-day level, things like litter and graffiti removal, speed enforcement, and traffic accident investigations may encounter delays due to the necessary determination of which agency's portion of the roadway is involved. Traffic enforcement, for example, is handled by the Los Angeles County Sheriff in the Agoura Hills sections of the roadway, and by the California Highway Patrol in the County unincorporated sections of the roadway. The split jurisdiction is also confusing to the public, whose inquiries about a roadway repair, or speed enforcement, may require multiple calls to determine which jurisdiction is responsible for addressing the inquiry.

Annexing the entire Chesbro right-of-way, and the adjoining property to the west, into the City of Agoura Hills, will have the added effect of creating a more logical boundary for the City of Agoura Hills. The existing city boundary in this area is at a right angle, a line which bears no relation to development patterns, topographical features, nor man-made features. The proposed boundary will follow established parcel ownership patterns and an important regional-serving roadway (Chesebro Road).

As far as I know, there are no "management" issues for the oversight of the parcel owned by the Mountains Recreation Conservation Authority (MRCA). The land requires very little in the way of traditional municipal services (domestic water, electricity, law enforcement), as it is undeveloped, deed-restricted open space. The MRCA is responsible for maintaining the property now, with the property situated in unincorporated County territory; the MRCA will continue to be responsible for maintaining the property should the property be placed within the boundaries of the City of Agoura Hills. The MRCA is a sophisticated landowner, with representatives who are well aware of the jurisdictional boundaries associated with the properties in MRCA ownership. If anything, having all of the Chesebro Road right-of-way within the City of Agoura Hills makes it easier for MRCA representatives to address issues involving the roadway which abuts their property.

Sincerely,

- Paul



Paul A. Novak, AICP  
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Local Agency Formation Commission  
for the County of Los Angeles  
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pnovak@lalafco.org  
626/204-6500

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**From:** Doug Dorado  
**Sent:** Thursday, March 05, 2015 8:13 AM  
**To:** Paul Novak  
**Subject:** FW: Agoura Equestrian Estates Project DEIR and Annexation

**Doug Dorado**  
Government Analyst  
LAFCO  
80 S. Lake Ave. suite 870  
Pasadena, CA 91101  
(626) 204-6500

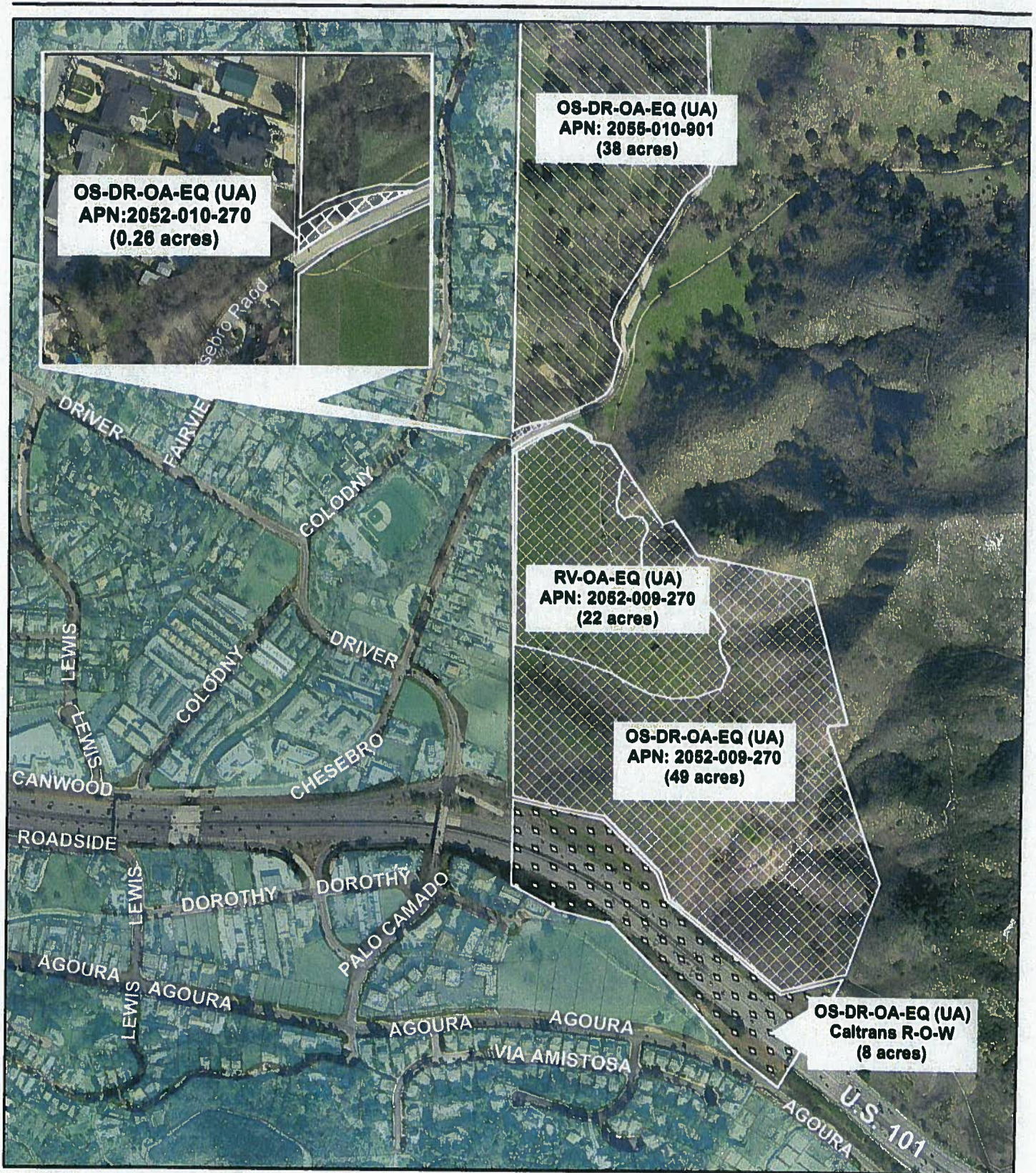
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**From:** Allison Cook [<mailto:ACook@ci.agoura-hills.ca.us>]  
**Sent:** Wednesday, March 04, 2015 4:42 PM  
**To:** Doug Dorado  
**Subject:** Agoura Equestrian Estates Project DEIR and Annexation

Hi Doug – We received a comment letter on the Draft EIR from the National Park Service stating, “It would be helpful if the DEIR substantiated the need to annex the MRCA property to establish proper borders, so either MRCA or NPS can understand implications for park management under city versus Los Angeles County jurisdiction.” Please see the attached exhibit from the Draft EIR. The parcel in question is the northernmost one. You may recall that this property owned by the state (Mountains Restoration Conservation Authority) was one LAFCO recommended we include in the annexation application for the 2 project parcels, along with Caltrans ROW. I mentioned this to NPS staff, but they want more “substantiation.” Can you provide some statement that I can use to show that LAFCO requested this? Thanks much.

Allison Cook  
Principal Planner  
City of Agoura Hills  
30001 Ladyface Court  
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**ATTACHMENT 5**  
**PRE-ZONING AREAS**

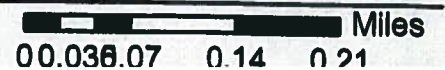


-  State of California (MRCA) Annexation Area
-  City of Agoura Hills - Agoura Equestrian Estates Project Annexation Area
-  Caltrans Right of Way Annexation Area



## Attachment 4

### Pre-Zoning Areas



**ATTACHMENT 6**  
**FINAL ENVIRONMENTAL IMPACT REPORT**  
**(PROVIDED PREVIOUSLY, UNDER SEPARATE COVER)**