

Doug Hooper

Subject: FW: Agoura Road project

From: Joanne Ventresca [<mailto:joanne@pacifictitlearchives.com>]

Sent: Friday, February 10, 2017 10:10 AM

To: Doug Hooper <dhooper@ci.agoura-hills.ca.us>

Subject: Agoura Road project

Hi,

Please put me on the list for any hearings on this matter.

If you want my comments, this is going to be an absolute disaster. Some developer just can't stand looking at green, so he has to build on it. I did not move from Toluca Lake/Studio City to see this beautiful area turn into the same overcrowded mess that I left.

I live on Kanan Road, we can't get out of our driveway in the summer as it is, the traffic alone is going to be insurmountable with that many additional people. Putting in shops is one thing, putting in office buildings is one thing, putting in condos is one thing, but all three is insane.

Joanne Ventresca



CITY OF AGOURA HILLS

2016 FEB -6 PM 4: 22

CITY CLERK

Topanga Anthropological Consultants

P.O. Box 826

Topanga, California 90290

(310) 455-2981

topangaac@verizon.net

February 4, 2017

City of Agoura Hills
Mr. Doug Hooper
30001 Ladyface Court
Agoura Hills, CA 91301

RE: Cornerstone Mixed-Use Project – Mitigated Negative Declaration, Cultural Resources

Dear City Council,

I have specialized in study of the archaeology and history of Native Americans in Southern California. I have studied the archaeology of the Santa Monica Mountains for 54 years. I have recorded many of the archaeological sites recorded in the Santa Monica Mountains. I have prepared an overview of the Native American history and archaeology of the Santa Monica Mountains that is available at Academia.edu.

I have reviewed the Cornerstone initial study, Mitigated Negative Declaration (MND). The proposed Cornerstone project will destroy archaeological site LAN-1352, avoidance is not feasible without changing the project footprint. No project alternatives are presented that result in preservation of the site. The negative declaration does not allow for consideration of alternatives. The “if avoidance is not possible” statement present in all mentions of a data recovery program indicates that City staff does not recognize that grading will totally destroy the organization of the site. Perhaps when the letter by Rincon Consultants was prepared in November 2014, project design was not complete and it was still possible to design to avoid the site.

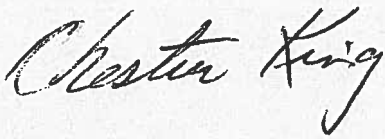
The discussion in Appendix C of the MND concludes: “Rincon concurs with the study’s assessment that the site is eligible for listing in the California Register of Historical Resources under Criterion 4. We further concur that the site should be avoided and if avoidance is not feasible then a Phase III data recovery program should be conducted”.

The Mitigated Negative Declaration is not adequate for environmental review of LAN-1352. It is necessary that the public be allowed to review treatment plans for archaeological sites. Treatment plans approved by staff who lack training in archaeology are not apt to result in mitigation of loss of the site. The archaeological excavation of a site to record the organization of artifacts features and burials and consequently discover the organization of activities by people who lived there is a significant undertaking. A data recovery design should be part of an environmental impact document. The plan should describe the proposed excavation program and estimate its costs. The plan should be subject to public review with written comments and comments at a public hearing. After an archaeological site has been destroyed, its organization can never be discovered. A thorough data recovery program that records the organization of the site will greatly reduce the scale of construction monitoring and consequent safety when people do not have to be getting in and out of trenches and walking in front of grading equipment to inspect for human bone.

I found no evidence of consultation with Native American tribes as required by Public Resources Code section 21083.09 in the MNG. The significance of the loss of the cultural resource to Chumash people and the possibility of mitigation of the loss needs to be determined as part of the environmental review. Lead agencies must mitigate impacts to tribal cultural resources to the extent feasible.

I agree that the site is significant although I disagree with some conclusions of the Compass Rose Report. I believe the site is part of a permanent settlement and expect it to contain burials. An adequate Phase III study can resolve the difference in interpretation. The cemetery of the protohistoric village in the vicinity of the Vons shopping center contained over 400 burials. The site was occupied for approximately 200 years. The sites along Medea Creek, in the vicinity of Ladyface contain the evidence of thousands of years of village life along Medea Creek in Agoura Hills. When the site was recorded, Rick Wessel, City Archaeologist described the site as a probable Middle Period site with possible three households occupying site. An excavation program is necessary to resolve differences in interpretation. It is necessary to review any redesign to avoid the site or a data recover plan to determine if impacts can be mitigated to less than significant levels.

Sincerely,

A handwritten signature in cursive script that reads "Chester King". The signature is written in black ink and is positioned below the word "Sincerely,".

Chester King PhD



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

January 17, 2017

Doug Hooper, Planning Director
City of Agoura Hills
Planning and Community Development
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Mr. Hooper:

INITIAL STUDY, MITIGATED NEGATIVE DECLARATION, "AGOURA VILLAGE DEVELOPMENT PROJECT," REQUEST FOR THE PLANNING COMMISSION TO APPROVE AN AGOURA VILLAGE DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP TO CONSTRUCT A MIXED-USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROJECT CORNERSTONE CONSISTING OF 35 RESIDENTIAL APARTMENT UNITS, RETAIL, RESTAURANT, AND OFFICE SPACE, SOUTH EAST CORNER OF AGOURA ROAD/CORNELL ROAD, AGOURA HILLS, FFER 201600212

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

Under Section XIV, Public Services, Subsection A (I) of the Initial Study, the statement regarding payment of the LACFD's development impact mitigation fee should be deleted. The LACFD no longer has a development impact mitigation fee in effect in the City of Agoura Hills.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE

LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA

LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT

PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAG
WHITTIER

CITY OF AGOURA HILLS
2016 JAN 20 AM 11:46
CITY CLERK

LAND DEVELOPMENT UNIT:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet six inches.
6. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade including topographical difficulties shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.
7. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
8. Fire Department requirements for access, fire flows, and hydrants are addressed during the building permit stage.
9. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire

flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.

10. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e) A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
11. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
12. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure.
13. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:
 - a) Provide 34 feet in-width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width when parallel parking is allowed on each side of the access roadway/driveway.

- c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
14. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
- a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
15. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
16. All on-site driveways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The 28 foot width does not allow for parking and shall be designated as a "Fire Lane," and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
17. The 28 feet in-width shall be increased to:
- a) 34 feet in-width when parallel parking is allowed on one side of the access way.

- b) 36 feet in-width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
18. All access devices and gates shall comply with California Code of Regulations, Title 19, Articles 3.05 and 3.16.
19. All access devices and gates shall meet the following requirements:
- a) Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in-width clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.
20. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

Doug Hooper, Planning Director
January 17, 2017
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21. Provide three sets of alternate route (detour) plans with a tentative schedule of planned closures prior to the beginning of construction. Complete architectural/ structural plans are not necessary.
22. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ac

Agoura Hills City Council
30001 Lady Face Court
Agoura Hills, Calif., 91301

January 10, 2017

Dear Council Members:

This letter is related to the Planning Commission Meeting held on January 5, 2017. Prior to the meeting, there was very limited public information available to allow community members to review the 'Agoura Village' proposal. Suffice to say, this plan does not properly address combined traffic, safety and environmental issues inherent in the overall plan. In general, the parcel(s) designated for development reduces a geographical landmark to a jumble of retail, residential and commercial enterprises not representative of surrounding rural areas. Local residents are not opposed to creating a user-friendly village, but are not willing to give up a coveted life style we have worked hard to maintain.

As indicated by several speakers, not enough thought and planning was given to inherent safety issues that must be mitigated before further action is taken on the project. Traffic patterns both east and west of the intersection of Agoura Road and Cornell will be seriously impacted by this ill-conceived project. After expending huge public resources on the widening of Agoura Road west of Kanan city planners did not consider widening Agoura Road east of Kanan to absorb increased traffic that would be generated by the proposed village. Also not considered was the fact that north/south traffic on Kanan during the summer already severely impacts this exact area scheduled for development.

As indicated by several speakers, not enough thought and attention was given to the inherent safety issues that must be mitigated before further action is taken on this project. The round-a-bout was withdrawn from consideration due to the fact that emergency vehicles would have restricted use of all roads impacting Kanan and Agoura Road. Also not considered would be the effects of massive dislocation of dirt required by this project and attendant construction vehicles and equipment to support this process.

Finally, the community has long recommended that any development in this area encourage visitors to make many more trips to our "neighborhood" with the idea that stores and shops and possibly apartments be arranged in such a way that one is actually traveling to a village within our pristine environment. When first conceived, 'Agoura Village' was to include a natural stream going through it

accompanied by structures that allowed the public to experience a true nature experience. Nothing in the plan presented on January 5th met our original expectations. The design does not represent our environment and would set a very distasteful precedent for any future building in the area.

For these reasons and many more, we urge you to respect and uphold the values and standards of your fellow citizens and not approve this project without appropriate amendments.

**Ken and Barbara Handler
29803 Vista Del Arroyo
Agoura, Calif., 91301**

January 9, 2017

Subject: Planning Commission January 5 approval of Agoura Village Development Permit and Tentative Parcel Map, hereinafter "Cornerstone"

Dear Mayor Weber, Mayor pro tem Bill Koehler, Councilmembers Buckley Weber, Northrup and Schwarz:

We write to you as eight former mayors of this city to express our serious concerns over the approval by the Planning Commission of the "Cornerstone" application, and to request that you appeal the approval to the full Council for a de novo hearing.

Notice of the hearing was insufficient

While the notice provided may have been legally adequate, actual notice to the public for a January 5 hearing was lacking. The sign posted on the subject property went up on December 22 right on the eve of the Hanukkah, Christmas and New Year holidays when people are at their busiest and least likely to be engaging in municipal affairs. For anyone who did wish to learn more, city hall was closed on Friday, December 23, Monday, December 26, Friday, December 30 and Monday, January 2. The Agoura Village Specific Plan has been the subject of considerable public interest and great excitement since it was formally adopted in 2008, yet at the hearing of the first development application the Council chambers were virtually empty.

The Initial Study and Mitigation Monitoring and Reporting Program for water quality impacts of Cornerstone is deficient

Resident Sam Unger testified regarding numerous deficiencies in the Mitigation Monitoring and Reporting Program -- impacts not addressed in the EIR. He stated that projects like Cornerstone are "typically subject to requirements of at least two NPDES permits.... and that it appears that mitigating and reporting water quality impacts from Cornerstone itself are absent from both of the Environmental Documents." Further, he believes that the finding of No Significant Impacts is wrong. An MND may not be legally adequate. Because he had only three minutes, he was unable to respond to some comments back from staff, although he would like to have had that opportunity.

Mr. Unger is the Executive Officer of the Los Angeles Regional Water Quality Control Board, with substantial authority and oversight of these legal issues. We agree that the water quality impacts of this project have not been adequately analyzed, and believe that a formal presentation to the Council is needed in order to assure compliance. It is concerning that the Planning Commission acted in apparent disregard of these deficiencies identified by the regulator.

The MND is deficient regarding the natural resources on the site

The Santa Monica Mountains Conservancy submitted a lengthy letter dated October 24 detailing multiple insufficiencies in the MND. These included failure to show the extent of sensitive plant species, calling this site “a textbook example of biological constraints,” and expressing great concern that the proposed project would eliminate this ecological resource via exporting 95,000 cubic yards of volcanic and conglomerate substrate in at least 6,000 trips of large dump trucks.

The letter also finds that “the project is unmistakably significantly growth-inducing. The proposed project would provide a high quality, full-service, moderate grade road to dozens of ridgeline and sub-ridgeline parcels located directly to the south and east. The MND is deficient for not addressing how the proposed project would and could provide utility services and drainage options to the undeveloped offsite lots.” The Conservancy urges the city to require an EIR with at least two feasible alternatives with no more than 25,000 cubic yards of grading that “work with the landform rather than trucking it away.”

“The proposed project belongs on the flat lands, not at the boundary of a core habitat that is integral to the Liberty Canyon inter-mountain range wildlife corridor leading into Malibu Creek State Park. The project does not fit the land.... The City must prepare at least a Focused Environmental Impact Report that considers reduced impact alternatives.” It is, again, concerning that the Planning Commission acted in apparent disregard of these unmitigated environmental impacts.

Cornerstone is the first application in time, and will send the wrong message to all future developers of Agoura Village.

As the first application submitted in Agoura Village, Cornerstone will set the precedent, for better or for worse, and will surely be looked to by future applicants in deciding what quality of project they will submit. We believe that the presence of the mountains, the restoration of Medea Creek, and our identity as “Gateway to the Santa Monica Mountains National Recreation Area” are all examples of what should guide the vision for Agoura Village as it unfolds. This unique area, and this first project, requires the most thoughtful consideration and should be seen as an amazing opportunity to create something special, that we can be proud of, and that will draw people to it.

In order to judge the actual visual impact of the highest buildings on this hill on the mountains and ridgelines, story poles should have been required, both for the deciders, whether the Planning Commission or the City Council, and for the public. They have been required on projects being built close to street level. Why not for Cornerstone that steps up the hill to nearly the maximum allowable elevation to build anything? We hope that the Council will require them on the appealed project, and for all subsequent applications in Agoura Village as a matter of course.

Conclusion

This project warrants appeal for a full, well-publicized, de novo hearing by the City Council based on the multiple insufficiencies in the MND, and we hereby make formal request to you.

We also believe that this is an appropriate time for the city to hold a community presentation and workshop on the Agoura Village Specific Plan as a whole. Our city has grown and changed since 2008, and we believe that a reintroduction of the vision to all our residents, both long-time and new, would be of great interest.

Thank you.

Respectfully submitted,

Former Agoura Hills Mayors

Ed Corridori, Jack Koenig, Dan Kuperberg, Darlene McBane, Fran Pavley
Jeff Reinhardt, Louise Rishoff, Joan Yacovone

Paul Edelman 1/5/2017

EDMUND G. BROWN, JR., Governor

STATE OF CALIFORNIA—THE NATURAL RESOURCES AGENCY

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207
WWW.SMMC.CA.GOV



October 24, 2016

Doug Hooper, Planning Director
Planning Department
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91303

CITY OF AGOURA HILLS
2016 JAN -5 PM 5:09
CITY CLERK

**Cornerstone Mixed-Use Project
Mitigated Negative Declaration Comments
Case Nos. 07-AVDP-002 and TPM 70559**

Dear Mr. Hooper:

The proposed 8.2-acre property comprises some of the most visually and botanically sensitive land in the City of Agoura Hills. There probably is no more botanically rich equivalent-sized property within the City boundary. One hundred native plant species, two Federally-listed plant species, multiple plant species of concern, rare plant communities, and scores of oak trees make up an ecologically unique site. The grading for the proposed project would eliminate a minimum of 6.25 acres of this vegetation and its substrate. The permanent future fuel modification would adversely affect all of the remaining 1.96 acres to varying degrees.

As stated in the Mitigated Negative Declaration (MND) the whole distinct ridgeline that includes the subject property was designated by Los Angeles County as a Significant Ecological Area because of rare plant associations and the presence of disjunct desert species. The MND is deficient for not including a clear color graphic that shows the extent of sensitive plant species and vegetation footprints and how the project would directly and permanently, indirectly adversely affect each of these resources. A numeric description of impacts cannot supplant a detailed spatial display.

All of the MND plant and vegetation mitigation measures are either deferred mitigation, vaguely defined, do not mitigate habitat loss, or rest on unproven sensitive species reestablishment methods on unidentified land. The proposed project--with the loss of 29 oaks and damage to the roots of many more (plus loss of 0.5 acres of scrub oak woodland) in severe drought conditions--would result in unavoidable significant adverse biological impacts. The project would totally eliminate rare botanical resource combinations that

Doug Hooper
Cornerstone Mixed-Use Project MND Comments
October 24, 2016
Page 2

cannot be replicated anywhere. The MND biological resources section is long because the site is a textbook example of biological constraints. The reason this property is so botanically rich is because it has unique soil and aspect conditions that would be incredibly difficult to replicate for the successful long-term growth of sensitive plant species to achieve mitigation objectives. Because the proposed project would result in unavoidable significant adverse biological impacts, the City must prepare at least a Focused Environmental Impact Report that considers reduced impact alternatives.

The proposed project would eliminate this ecological resource via exporting 95,000 cubic yards of volcanic and conglomerate substrate in at least 6,000 trips of large dump trucks. It would replace the 95,000-cubic-yard area with 45-foot-tall buildings covering over 2.5 acres complemented with 250 parking spaces in the upper Malibu Creek watershed. The proposed project does not fit the land. The proposed project would place a large white and red-colored mass of buildings just below a prominent ridgeline. No other two story building pierces the foot of that ridgeline for thousands of feet eastward. The project needs to be lower in elevation. The project would result in unavoidable significant adverse visual impacts from the 101 freeway, Agoura Road, and Cornell Road, existing and proposed public trails, and from City-owned open space to the southwest.

The Rim of the Valley Trail Corridor Master Plan includes a spur from the Rim of the Valley Trail leading from Cheseboro Canyon across the 101 freeway and along the south side of Agoura Road to the project site by the Cornell Road intersection. The MND is deficient for not addressing the existence of this planned spur trail and potential adverse impacts to the unofficial City trail along Cheseboro Creek and Agoura Road.

In addition the National Park Service has a planned trail (Agoura Equestrian Center Connector) that comes from Cheseboro Canyon and then along the north side of Agoura Road (Zuma Ridge Trail), up a short stretch of Cornell Road and then up the paper street through the proposed development (Paramount Ranch Connector Trail). The MND is deficient for not addressing the existence of these planned trails. All have been part of the NPS Trails Plan since at least 2004. Any approved project should include an unpaved trail through the property to achieve the connectivity and public purposes of these planned trails.

Where convenient, the MND analysis states that some project impacts are already addressed in the Agoura Village Specific Plan Final EIR. The MND is deficient for not addressing how some proposed project impacts have already been analyzed and mitigated in an existing

Doug Hooper
Cornerstone Mixed-Use Project MND Comments
October 24, 2016
Page 3

FEIR and why those direct projects impacts cannot be attributed to the proposed project in the subject MND.

The project is unmistakably significantly growth-inducing. The proposed project would provide a high quality, full service, moderate grade road to dozens of ridgeline and sub-ridgeline parcels located directly to the south and east. The MND is deficient for not analyzing how the proposed project would result in the acceleration of development on all of these small lots served by this proposed road. The MND is deficient for not addressing how the proposed project would and could provide utility services and drainage options to the undeveloped offsite lots.

The required EIR alternatives analysis must consider an alternative that does not build a full-service two-lane road to the adjoining private properties leaving the boundaries of the existing road easement path. Alternatively any project on the proposed property cluster should only provide a stubbed road at the edge of primary project impact footprint wholly within the existing paper right-of-way currently on record between the small onsite parcels. The mitigation measures must include a conservation easement or fee simple dedication to ensure that no road alignment to the adjoining offsite properties leaves the boundaries of the existing paper street. Any less protection would be significantly growth-inducing in a designated Significant Ecological Area with Federally-listed plant species.

The proposed conditions for any project that would eliminate CA-LAN-1352 must include a Phase IV archeological study.

The Conservancy urges the City to require an EIR with at least two feasible alternatives with no more than 25,000 cubic yards of grading that work with the landform rather than trucking it away. Only with a reduced footprint project can some of the onsite botanical resources be permanently protected from direct and indirect project-related impacts. The Conservancy also urges that all proposed projects include a fee simple public open space dedication and a perpetual annual open space maintenance funding source built into the project conditions.

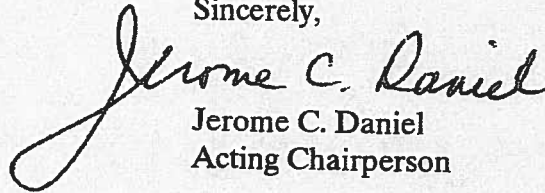
The Conservancy will exercise its rights to any and all vacations of public land to which it has rights to under 33207 of the Public Resources Code.

Doug Hooper
Cornerstone Mixed-Use Project MND Comments
October 24, 2016
Page 4

The proposed project belongs on the flat lands, not at the boundary of a core habitat that is integral to the Liberty Canyon inter-mountain range wildlife corridor leading into Malibu Creek State Park.

- Please direct any questions to Paul Edelman of our staff at 310-589-3200 ext. 128 or at the above letterhead address.

Sincerely,

A handwritten signature in black ink that reads "Jerome C. Daniel". The signature is written in a cursive style with a large, looping initial "J".

Jerome C. Daniel
Acting Chairperson



Prehistoric archeological site,
CA-LAN-1352

Agoura Rd

Cornell Rd

LAFCD Property

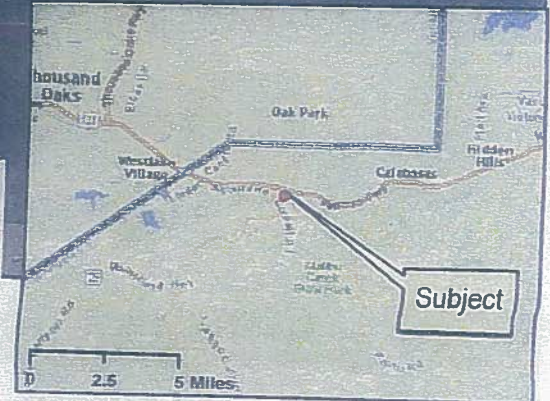
Agoura Rd

LAFCD Property

City of
Agoura Hills
Property

City of
Agoura Hills
Property

- Subject Cornerstone Mixed Use Project Parcels
- Native occurrence of federally threatened Agoura Hills dudleya
- Public Land
- Rim of the Valley Trail (spur concep
- Other Proposed Trails



Subject



Agenda Item 12
SMC
10/24/16

Agenda Item No. 2
Former Mayor 1/5/2016

Kimberly Rodrigues

From: Ed Corridori <edcorridori@gmail.com>
Sent: Thursday, January 5, 2017 11:25 AM
To: Kimberly Rodrigues; Doug Hooper
Subject: Letter to Planning Commission
Attachments: letter to PC.docx

Please provide the attached letter to members of the Planning Commission for tonight's meeting.

To: Members of the Planning Commission
Re: Application for the Cornerstone Project, January 5, 2017

Commissioners:

This is the first major project to be considered for the Agoura Village Plan Area. It will likely set the tone for several future projects within the Plan area and it raises some concerns. A major concern is its hope to consume all 35 of the housing units allotted for Village Zone E, leaving none for other lots within that Zone.

This sets a bad precedent and the wrong message to future developers in the Village - that our city wants more urbanization of this unique area. To the contrary, long ago we set the vision for Agoura Hills as gateway to the Santa Monica Mountains, letting the land dictate the intensity and use.

Amending the Plan because one developer wants the whole apple in the first bite is inconsistent with the spirit and community input that developed the Plan in the first place. Bear in mind that the original zoning, before the AV Plan was done, did not allow any housing. The two southern most, and highest, buildings could be eliminated entirely. There are 12 residential units in those buildings, which should be reserved for the other lots in Zone E. This would still allow 23 residential units and maintain the appropriate density envisioned for the Village. It would also preserve more of the view of the mountains and natural features.

In terms of its design, the roof-lines of these two highest residential buildings present long, horizontal, unbroken lines from the freeway view. The uppermost building will block the view of the prominent ridgeline behind it. Eliminating these buildings would preserve the "village" appearance of clustered structures.

The colors also seem inappropriate - white trim, cream colored stucco - and some colonial style brick are inconsistent with the Santa Monica Mountains. As the first project to be built within the Agoura Village plan, this development will set a precedent that will surely be cited by developers who follow. It, therefore, requires very careful scrutiny. A design style that evokes

the nearby iconic mountain places like Peter Strauss Ranch, Paramount Ranch, or our own city hall and event center would be more fitting.

The presence of the mountains, restored Medea Creek, and our gateway identity all provide an ideal opportunity to make Agoura Village a unique place that will be attractive to future and existing homeowners and businesses. It deserves very thoughtful consideration as an amazing opportunity to use the Creek and mountains as a resource and a draw. The site is too prominent and beautiful to just be graded into more multi-family housing, inconsistent with the Agoura Village theme. It is the wrong precedent to set as we begin to develop this unique area of our city.

Former Agoura Hills Mayors:

Ed Corridori, Jack Koenig, Dan Kuperberg, Darlene McBane, Fran Pavley, Jeff Reinhardt, Louise Rishoff, Joan Yacovone

Total Control Panel

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To: krdriguez@ci.agoura-hills.ca.us
From: edcorridori@gmail.com

Message Score: 1
My Spam Blocking Level: Medium

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Samuel Unger 1/5/2017

Kimberly Rodrigues

From: Doug Hooper
Sent: Thursday, January 5, 2017 7:23 AM
To: John O'Meara; Curtis Zacuto; Kate Anderson; John Asuncion; Michael Justice (mikejusticelaw.com)
Cc: Greg Ramirez; Nathan Hamburger; Kimberly Rodrigues
Subject: Planning Commission Comment Letter - Cornerstone Project
Attachments: Hooper4.docx

Dear Commissioners,

Attached for your review is a comment letter I received regarding the Cornerstone project on tonight's agenda. A hard copy will be placed on the dais.

Thank you, and please contact me with any questions.

Doug Hooper, AICP
 Planning Director
 City of Agoura Hills
 30001 Ladyface Court | Agoura Hills, CA 91301
 Tel: (818) 597-7342 | Fax: (818) 597-7352
 Email: dhooper@ci.agoura-hills.ca.us

From: Samuel Unger [mailto:samuelunger80@gmail.com]
Sent: Wednesday, January 4, 2017 9:58 PM
To: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Subject: Cornerstone

Dear Mr. Hooper - Thank you for speaking with me yesterday about Cornerstone. Please find my letter attached and add to the record. Please call with any questions at 818-661-0427. I hope to see you at the meeting tomorrow night. Sam Unger

Total Control Panel

[Login](#)

To: dhooper@ci.agoura-hills.ca.us	Message Score: 1	High (60): Pass
From: samuelunger80@gmail.com	My Spam Blocking Level: Medium	Medium (75): Pass
	Block this sender	Low (90): Pass
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January 5, 2017

Mr. Doug Hooper, Planning Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Subject: Cornerstone Project

Dear Mr. Hooper:

As a resident of Agoura Hills (City), CA, I appreciate the opportunity to comment on the City's request for the Planning Commission to approve an Agoura Village Development Permit and Tentative Parcel Map to construct a mixed-use commercial and multi-family residential project ("Cornerstone") and to adopt an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act at a public hearing on January 5, 2017 as noticed by the City on December 22, 2016.

The Planning Commission should take note that the Mitigation Monitoring and Reporting Program for Cornerstone as posted on the City's website is deficient and flawed because the Initial Study addresses only wastewater and water supply issues; it fails to address water quality impacts from Cornerstone itself. Similarly, the Water and Hydrology Mitigation Measure/Condition of Approval (HYD-2) fails to address water quality impacts from Cornerstone. HYD-2 addresses mitigation of only hydrology and flood control impacts from Cornerstone. HYD-2 fails to address the water quality impacts that Cornerstone will impose, both during its construction and after completion of Cornerstone construction as discussed below.

Water quality impacts from replacing a natural earthen surface with impervious surfaces, such as those planned by Cornerstone, are well known. It appears that mitigating and reporting water quality impacts from the discharge of wastes during and after construction of Cornerstone is absent from the Mitigation Monitoring and Reporting Program.

The City should be well aware of these impacts and its requirements to mitigate and report water quality impacts from developments such as Cornerstone both during and post construction. The City, including development projects within its jurisdiction, is subject to requirements of at least two National Pollutant Discharge Elimination System (NPDES) permits to mitigate these impacts: the Municipal Separate Storm Sewer System (MS4) permit for Los Angeles County and the State General Construction Stormwater Permit. These permits regulate discharges of waste from projects such as Cornerstone in

both wet and dry weather. NPDES requirements include implementation of Best Management Practices and water quality monitoring, as well as other NPDES to meet total maximum daily load (TMDL) requirements. The Water and Hydrology Mitigation Measure/Condition of Approval for Cornerstone fails to discuss these NPDES requirements, nor does it discuss how the NPDES requirements will be met. The Reporting Program for Cornerstone also fails to address how water quality impacts from the will be evaluated and reported. The failure to include mitigation and monitoring for water quality can cause water quality degradation that could violate state and federal standards.

In addition to the deficiencies of the Initial Study and HYD-2 noted above, I would ask your consideration of the adequacy of the notice period for the Planning Commission Hearing on Cornerstone as it was noticed on December 22, 2016 for tonight's hearing, January 5, 2017. The Planning Commission thereby provided only four business days for public review of the environmental documents. Given that the time between the Notice on December 22 and the Hearing January 6 is commonly considered a holiday period; there are only four business days from the time of Notice to the Planning Commission hearing for members of the public to review Cornerstone documents. The Notice provides limited times and location for viewing Cornerstone Documents, and does not provide the internet site where documents can be viewed by the public.

We discussed this matter on January 3, 2017 and you staunchly defended your decision to provide the minimal comment period that is legally required. I am not disputing the legality of the minimum comment period over the holiday season, but I do ask the Planning Commission to consider whether providing the minimum comment period over the end-of-the year holiday season is the type of government that the City wishes to provide to the residents and citizens of Agoura Hills. It certainly represents a big step backwards from the legacy of good, fair and open government for which the City of Agoura Agoura Hills is well known.

CITY OF AGOURA HILLS

2016 JAN -5 PM 2: 13

CITY CLERK

Agenda Item No. 2

Joan Yacovone 1/5/2017

January 4, 2017

Commissioners,

You are charged with the opportunity to make a decision on probably the most significant project to come before the City in many years. It is crucial that you consider all aspects and, if you have any doubts that any of it needs additional revision, it should not be approved as designed.

First of all, story poles should be required for any significant project in the City, especially in the AVSP. At the very least, continue this project until they are placed.

Does the density feel appropriate? Six buildings on the site with the little plaza tucked in between the lower ones seems to have a more urban feeling than is appropriate for the gateway to the Santa Monica Mountains.

Should all the housing allotment for Section E be given at this time? Mr. Hooper explained to me that the housing "is necessary to support the commercial part of not only the project but the surrounding businesses". It is not the responsibility of the Planning Commission to consider the profitability of the project. The elimination of buildings 5 and 6 would save some of the residential element for others as well as decrease the density. Mr. Hooper also stated that the AVSP may need to be revised to allow additional residential units in the future. Much thought, time, and consultant fees were spent to plan the AVSP. Should specifics be changed on the very first project?

The AVSP is supposed to protect the visual resources of the hillsides, preserve the natural terrain, follow the natural contours of the property, protect mature oak trees. Does this project really do that? The building pads for buildings 5 and 6 are 80 feet above the level of Agoura Rd. with the structures 35 feet above that. One section of the staff report says "views of the hillsides in the background are blocked by a small steep hillside covered in grasses" and that grading will open up

vistas to the hillsides in the background. It further states the buildings would be "visually subordinate" to those background hillsides. Does it really make sense to think that these 35 and 45 foot buildings do not obstruct views of the hillsides? And is that natural grassy knoll not a natural contour?

I urge you to consider the above before making your decision. Remember, if the developer does not like your decision, he can appeal to the City Council.

Joan Yacovone

Agenda Item No. 2
Submitted at meeting



CALIFORNIA NATIVE PLANT SOCIETY

Los Angeles /Santa Monica Mountains Chapter

15811 Leadwell Street
Van Nuys, California 91406-3113

Planning Commission
City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301

VIA HAND DELIVERY & PUBLIC TESTIMONY

January 5, 2017.

**RE: FINAL CORNERSTONE MIXED-USE PROJECT S-MND
CITY OF AGOURA HILLS CASE NOS : 07-AVDP-002 and TPM 70559
REQUEST FOR CONTINUANCE**

Dear Commissioners;

California Native Plant Society (CNPS) is a science and policy based interest group formed a half century ago. CNPS works hard to protect California's native plant heritage and preserve it for future generations. CNPS actively promotes the use of science in land use and management decisions through our *Online Rare Plant Inventory* and essential reference book: *Manual of California Vegetation*, 2nd Edition, both of which are the most advanced resources available for identifying and managing critical habitat in California. We work closely with decision-makers, scientists, and local planners to advocate for well-informed and environmental friendly policies, regulations, and land management practices.

Our chapter sphere of influence includes the Santa Monica Mountains. We are locally active with issues both in urban and open space areas. We are concerned with habitat, native plants, and environmental impacts with this project. We respectfully request a continuance in order to adequately share knowledge pertinent to the project. Below are categorical points with regard to this project to consider under the California Environmental Quality Act:

Public Notification

CNPS learned about the proposed Cornerstone Mixed-use Development August 11, 2016 after being contacted by community members. This was after the closing date for public comment for the Notices of Intent and Preparation for this project. We immediately contacted Planning Director Hooper by email to request all future public notification for this project. CNPS received no updates. We learned January 3,

2017 about the Planning Commission meeting to make determination for this project. For the record, this is not the first project we've requested to notified to no avail.

CEQA Review

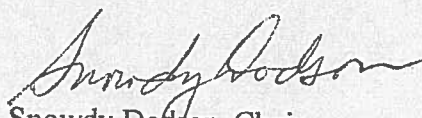
This project does not qualify as a Mitigated Negative Declaration due to the potential of the project to affect the environment based on current design. It is clearly a full CEQA project requiring an Environmental Impact Report:

- connectivity to the Significant Ecological Areas of the Kanan, Oak Park, Simi Valley, Transverse Ranges Corridors
- existing Environmentally Sensitive Habitat Area on the parcel
- presence of ^{two} federally-threatened plant species (*Dudleya*) and ~~one~~ state endangered plants (~~*Pentstemon*~~ *Pentstemon* & *Ojai Navarretia*) within the development footprint
- planned destruction of significant oak woodland as part of the development
- considerable earth moving and grading activities of 100,000+ cubic yards material
- impacts to climate change, greenhouse gas emissions, carbon release & associated environmental degradation due to earth disturbance, habitat destruction from both construction and development activities
- cumulative effects from the construction and longterm implications of this project
- this project is not subject to an MND because the Agoura Village Specific Plan is stale. It is almost ten years old. It does not adequately address cumulative impacts under CEQA. It fails to address climate change, greenhouse gas emissions, and carbon release/sequestration.
- finally, the impacts of the epic drought of the last six years must be considered with regard to the Cornerstone and all Agoura Village proposed development

The Los Angeles/Santa Monica Mountains Chapter is deeply concerned about the environmental threats imposed by this project. The taking of 8+ acres that are pristine and diverse in this sub-watershed belie the protections for the quality of life in and natural resources of the great Santa Monica Mountains. This project is symptomatic of incremental and cumulative encroachment into and demise of the Wildland Urban Interface.

We thank the City of Agoura Hills Planning Commission for taking time to seriously consider points presented in this letter and consider granting a continuance for the Cornerstone Mixed-use Development.

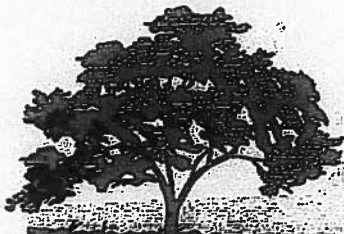
Sincerely,



Snowdy Dodson, Chair
Los Angeles/Santa Monica Mountains Chapter
California Native Plant Society

Agenda Item No. 2

Submitted at meeting



SOS

Save Open Space • P.O. Box 1284 • Agoura Hills, CA 91376

January 5, 2016

Dear Planning Commission:

This MND is inadequate. Please continue this hearing to make this document adequate. Also, put up story poles as Calabasas did with their scenic hillsides.

SCENCIC- Hillside: Aesthetics: First and foremost, the proposed 7 building project with the first floor highest building at 935 ft and the top of the ridgeline is 1050 ft. This scenic hillside is mostly obliterated. Agoura Hills residents will be shocked when the bulldozers take away this hillside, a major scenic view, in our city of Agoura Hills. This project violates General Plan policy NR.21 : "designed to maintain visual quality of the hills" and minimize altering topography". It also violates AVSP mandate as these buildings up this high are not "subordinate" to the hillside. But the buildings become the prominent feature. So the residents of Agoura Hills will hold you accountable if you vote (this is a discretionary vote) for this proposed high density hillside obliterating project tonight. Save Open Space requests that you continue this hearing until the environmental document is made adequate and explore project design alternatives with the landowner.

ALTERNATIVES: Alternatives need to be considered.

Project use needs to change to meet current market needs. Retail Mixed use makes no sense here. In front at Whizzins and on the east are centers with empty stores. This site ^{is} separated from the bulk of Agoura Village. There will be no market for retail here. But what is needed are 3 bedroom townhomes for our young families, and 1-2 bedroom condos on one level for our seniors. I know of individuals looking for this and would like in Agoura but can not find this housing type available.

Project design needs to change to protect this major scenic hillside in our city. We request that the top two buildings are removed to provide a better buffer for the endangered and sensitive plants as a proper mitigation getting them out of the fuel rod area.

TRAFFIC: The traffic study did not analyze am and pm peaks in the summer months when the beach traffic gridlocks Kanan Bridge and the intersection of Kanan Road and Agoura Road. It only analyzed peak hour traffic in October and March of 2014. Besides being grossly inadequate, the traffic study fails to properly disclose and mitigate the impacts during

summer beach traffic gridlock. This study must be done this summer as this project's daily trips will impact the bridge and Cornell Road where the Cornell Road people cut through to get out as Kanan road is jammed in the beach season. Peak hours may differ than peak school and commute hours. School buses take the children from southern Santa Monica Mountain residences to Las Virgenes schools so it is not such a problem as Kanan Road north of the freeway..

The truck route of the 45 round trip trucks a day needs to be identified.


Also, as you are taking your life in your hands when you try to back out along Roadside in front of Whizzens so also is backing out on Agoura and Cornell will be a public safety issue.

BIOLOGICAL: The map is not clear exactly where the required fuel modification zone is and where the endangered and sensitive plants are. A new clearer map, as was seen in the Equine Estates EIR is required for proper public disclosure. Why was this property and or part of this property put in SEA #6 in 1976 by LA County in 1976? The sensitive ecosystem that they found there needs to be positively identified and shown on a clear map disclosing how the buildings and fuel modification will impact this special ecosystem. Just because our city to date as failed to incorporate the county's Significant Ecological Areas does not make these sensitive ecosystems disappear.

GEOLOGY/HYDROLOGY: Site specific geology study should show where the Conejo Volcanics geology is located. No blasting can be allowed as this MND does not allow this impact and or discuss the noise impact. Also, the steepness of this hillside (% slope) needs to be disclosed. Discussion of the water reclamation device and how it will strip all the contaminants from the new anticipated run off needs to be disclosed and a discussion of the storm drains involved and their capacity.

GROWTH INDUCING: This overly dense, high up the hillside project is growth inducing. There is only left one little corner of AVSP property left. Then all along the southern border of Agoura Road to the East, other properties will want to follow suit. The growth inducing aspect needs to be disclosed in this environmental document.

ZONING OSR: A map should be in the study showing where the OSR is located on this project site.


Mary Wiesbrock, Chair

Rebuttal to Responses to SOS letters:

Letter #9.

Rebuttal 1: Glare and protecting knolls does not mitigate the aesthetic blight and destruction of this scenic hillside.

Rebuttal 2: It is not balanced on site grading. This is not what residents envisioned for our city and protection of this major scenic hillside.

Rebuttal 4: The traffic studies require determining and disclosing unacceptable (Los D and F) conditions at intersections. Weekend and weekday summer beach traffic impacts need to be part of this study. It is inadequate to only have studies done in the months of March and October.

Rebuttal 5: The SEA #6 was set up in 1976 by Los Angeles County before we became a city. The land is still a significant ecological area that did not change just because we became a city. "If the biotic resources of significant ecological areas are to be protected, and preserved in a pristine state, they must be left undisturbed.

...removal of large areas of natural vegetation are clearly incompatible uses" Where is this SEA#6 area as it was defined and mapped in 1976. What is the natural vegetation that SEA #6 was designed to protect. Please disclose these facts.

Letter #10

Rebuttal 1: Los determination can not ignore weekend and weekday beach traffic. The studies were done in March and October and completely miss the beach months. Residents are very upset at being

caught in this gridlock. It needs to be analyzed how this project's traffic will impact what already is a gridlocked situation.

This project is being given a 25% reduction in parking. Why? There is no requirement that the apartments have rent control charging around \$600 a month so that they can live and work in the same building. Retail clerks need affordable housing. There will not be enough parking with the 25% reduction. Residents are upset that new developments in Agoura Hills do not have enough parking. Inadequate parking will happen if this project is allowed the 25 % reduction. (In December especially)

Rebuttal 2: Eliminating 2 of the building will save more of this sensitive habitat including the oaks. Alternatives need to be looked at now since the old 2008 specific plan EIR is out of date. Project Alternatives are required to be in this environmental document.

Rebuttal 4: The fault map should add the Liberty Canyon Fault as it is the closest fault, it is a fault within the city, and it goes underground south along the 101.

Another comments: This OSR zoning does not live up to Government Code section 65560-65570 in the state requirements on OS.

The project violates General Plan policies: LU-8.3-Integration of Development with Natural Setting and LU 19.4 Conserve Natural Hillside.

*Mary Westbrook, Chair
Save Open Space*

Agenda Item No. 2

Submitted at meeting

Joe Lujthly
Resident

Bus Owner

Western Cold Insurance

INTRODUCTION:

- 35 year Agoura Resident
- Office building within 750 circle - 16 years
- Owned Apartment Building-developed Homes
- Own insurance agencies in Western U.S.

REVIEWED PROJECT:

- Well done
- Planning has done a good job especially with underground parking and minimizing height above grade.

HOWEVER:

- Shocked at the scoop of project on 8 acres of pristine hillside oak tree habitat
- I had no idea the general plan included up zoning approximately 24 parcels into 2 parcels, which appeared to be residential lots.

MY CONCERNS ARE:

- 1) Hillside development - Prominent point wiped out
- 2) **Density** - 34 Apartment units, 69,000 sq. ft. office, restaurant
- 3) **Grading** 5000 plus at \$16 yards per
- 4) Traffic flow onto 2 lane street and 4 way stop.
- 5) Residential 34 apartment units
- 6) 68,918 sq. ft. office & restaurant
- 7) Impact of such a large development at Cornel historic gateway to Santa Monica Mountains.
- 8) **Street Lighting** up the hillside visible all over Agoura Hills

- 9) Fire Brush Zone – did Fire Dept. fully weigh in on evacuation plan.
- 10) **Water Runoff** – did not see settlement of CPM before entering Blue Ribbon Stream at Malibou Lake
- 11) Exacerbate flooding downstream at Malibou Lake
- 12) Oak Tree removal of Heritage Valley Oaks (20+)
- 13) 21,271 of scrub oak habitat and animals that habitat supports

Summation:

Is this what Agoura Hills stands for?

Do we really need this project?

Is the tax revenue worth selling out this slice of wilderness?

Would you consider scaling down the project?

Not reaching so high up on this ancient and fragile habitat hillside.

I would ask for thoughtful debate and open up another meeting to the citizens of Agoura Hills.

Agenda Item No. 2
Colleen Holmes 1/15/2017



City of Portland - Agenda Item 2



HARVEST - ARKANSAS - 1950



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



November 8, 2016

Mr. Doug Hooper, Director
Planning Department
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

CITY CLERK
2016 NOV 14 PM 2:11
CITY OF AGOURA HILLS

Dear Mr. Hooper:

**AMENDED REVIEW COMMENTS
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
CORNERSTONE MIXED-USE PROJECT
(CASE NUMBER 07-AVDP-002)**

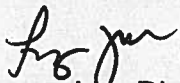
In August 2016, the Los Angeles County Sheriff's Department (Department) submitted review comments (Original Comments) on the Initial Study and Mitigated Negative Declaration (IS/MND) for the Cornerstone Mixed-Use Project (Project).

Following subsequent consultations with the Office of the City Manager of the City of Agoura Hills (City), the Original Comments have been amended (Amended Comments). The Amended Comments are contained in the attached correspondence dated October 13, 2016, from Acting Captain Joshua W. Thai, of the Malibu/Lost Hills Sheriff's Station. In summary, the Amended Comments clarify the Department's concerns with long-term development within the City and associated cumulative impacts on law enforcement services and resources, and also affirms the mutual intent of the Department and City to monitor, assess, and address such development and impacts.

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Mr. Lester Miyoshi, of my staff, at (323) 526-5664.

Sincerely,

JIM McDONNELL, SHERIFF


Tracey Jue, Director
Facilities Planning Bureau

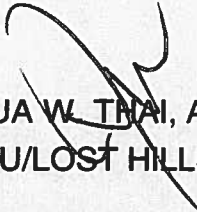
211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service"

OFFICE CORRESPONDENCE

DATE: October 13, 2016
FILE NO.

FROM:  JOSHUA W. THAI, A/CAPTAIN TO: TRACEY JUE, DIRECTOR
MALIBU/LOST HILLS STATION FACILITIES PLANNING BUREAU

SUBJECT: **REVIEW COMMENTS ON THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE CORNERSTONE MIXED-USE PROJECT**

The Traffic Bureau of the Malibu/Lost Hills Sheriff's Station (Station) reviewed the Initial Study and Mitigated Negative Declaration (IS/MND), dated June 2016, for the Cornerstone Mixed-Use Project (Project). In August 2016, the Station's review comments were submitted to your office. However, the Station's review comments have been amended. The proposed Project is located on 8.2 acres of undeveloped land at the intersection of Agoura Road and Cornell Road in the City of Agoura Hills. The proposed Project will construct 35 multi-family residential units, approximately 69,000 square feet of retail/restaurant/office space, a 250-space surface parking area, and various infrastructure improvements to adjacent roadways. The proposed Project is expected to generate a resident population of approximately one hundred. The proposed Project is located within the Station's service area.

According to the Public Services section of the IS/MND (see Section XIV, beginning on page 104), the proposed Project will incrementally increase demand for law enforcement services provided by LASD and the Station. However, implementation of Mitigation Measure PS-4(a) (review of project plans by LASD and the Station, and incorporation of recommended design features and amenities) will reduce such impacts to a less than significant level. The Station does not dispute this conclusion.

However, although the Station does not have immediate concerns with the proposed Project itself, Contract Law Enforcement Bureau will continue to monitor with the Station and the city of Agoura Hills, and will work together to reevaluate any changes that may occur beyond the proposed Project in order to assess if the current staff and support services are adequate. The city of Agoura Hills should consult with the Station during the planning phases.

RECEIVED
231
OCT 26 2016
orig Lester CC: Subj File
FACILITIES PLANNING BUREAU
ADMINISTRATIVE SERVICES DIVISION

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions regarding this matter, please feel free to contact Detective Michael Ranes in the Lost Hills Traffic Office (miranes@lasd.org), (818) 878-5559.

JWT:JWT:jwt

ATTACHMENT 12

(Site Location Map, Project Renderings and
Reduced Plans)

Cornerstone Mixed-Use Project
Initial Study – Mitigated Negative Declaration



Imagery provided by ESRI and its licensors © 2016.

Proposed Site Location

Figure 2

City of Agoura Hills













Cornerstone

Upper Level Fountain Area

Cornerstone Presentation 2



Cornerstone Presentation 2



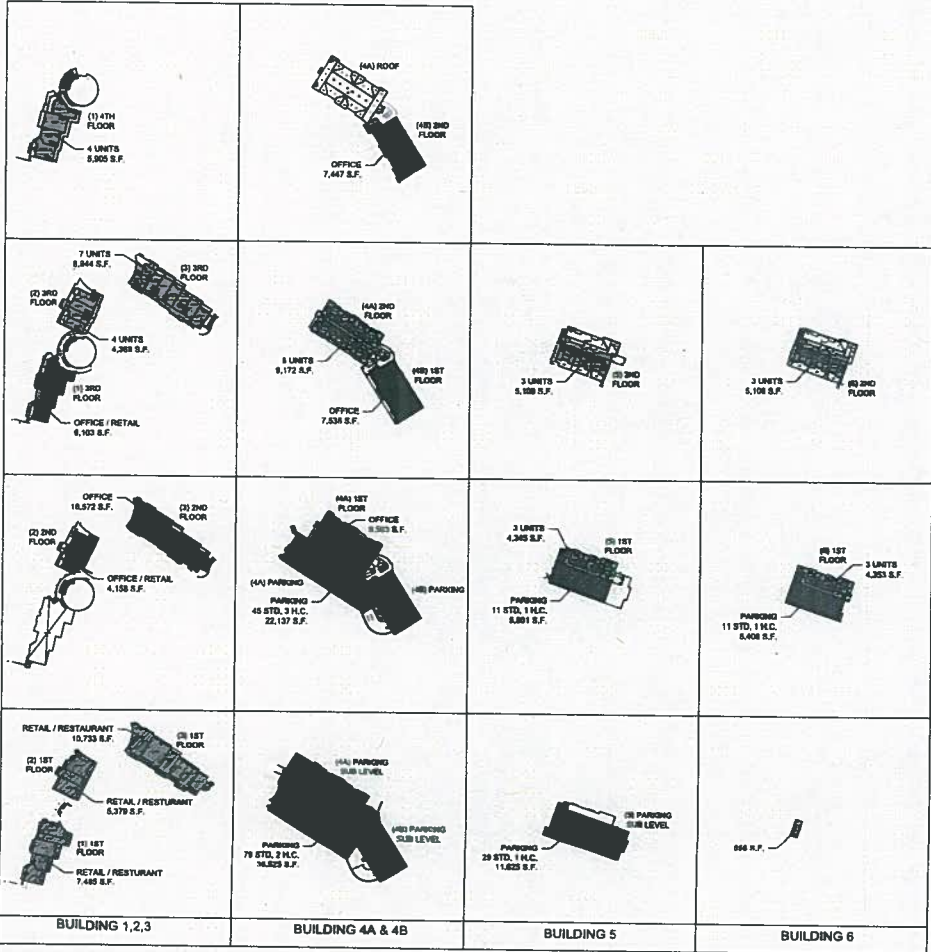
Cornerstone Presentation 2



Cornerstone Presentation 2



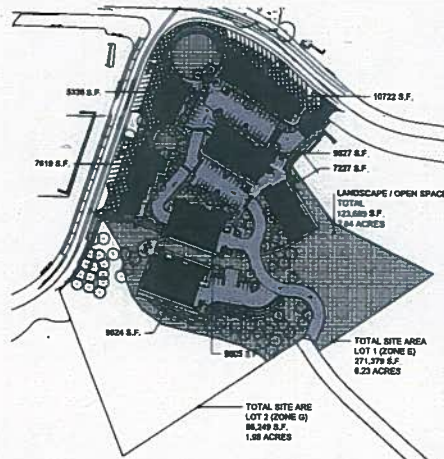
Cornerstone Presentation 2



TOTAL USABLE AREAS & PARKING AREA CALCULATIONS

SCALE: 1" = 100'-0"

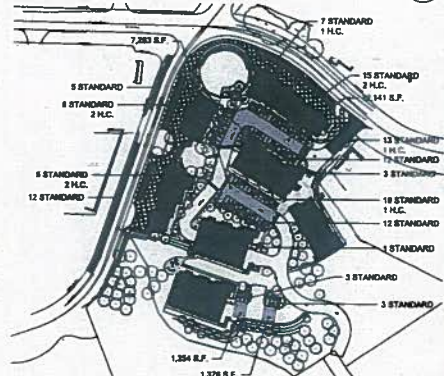
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SITE COVERAGE CALCULATION

SCALE: 1" = 100'-0"

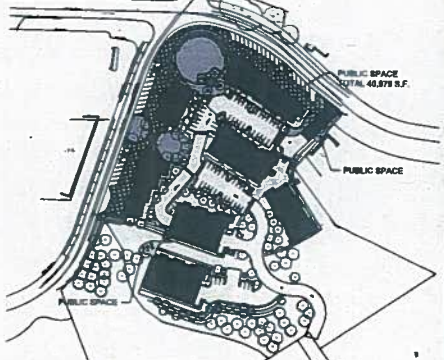
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PARKING LANDSCAPE CALCULATION

SCALE: 1" = 100'-0"

2



PUBLIC SPACE CALCULATION

SCALE: 1" = 100'-0"

3

PROJECT DATA

LOT SIZE

SITE AREA (SEE 1/12)	90. FT.	ACRES	X
LOT 1 (ZONE E)	271,379	6.33	76
LOT 2 (ZONE G)	98,249	1.28	24
TOTAL	353,628	8.61	100

LOT 1 (ZONE E)

SITE COVERAGE (SEE 1/12)	90. FT.	ACRES	X
BUILDINGS	58,982	1.36	23
LANDSCAPE & OPEN SPACE	123,869	2.84	48
UNIMPAVED DRIVEWAY, DRIVEWAY, SIDEWALK, PLAZAS	87,748	2.05	32
TOTAL	271,379	6.33	100

TOTAL USABLE AREAS (SEE 4/12)

90. FT.	
OFFICE / RESTAURANT	53,987
OFFICE / RETAIL	43,321
RECREATIONAL (SEE 10/12)	47,858
TOTAL	145,166

FLOOR AREA RATIO (F.A.R.) CALCULATIONS (SEE 4/12)

90. FT.	
RETAIL & RESTAURANT	53,987
OFFICE / RETAIL AREA	43,321
SUB TOTAL	66,818
TOTAL SITE AREA LOT 1	271,379
FLOOR AREA RATIO (66,818 / 271,379)	0.25

PUBLIC SPACE REQUIREMENTS (SEE 3/12)

90. FT.	2
REQUIRED PUBLIC SPACE	48,767
PROVIDED PUBLIC SPACE	48,979

PARKING AREA (SEE 2/12)

90. FT.	
ENCLOSED PARKING	18,467
ON SITE PARKING	22,184
TOTAL	40,651

PARKING SPACES (SEE 2/12)

STANDARD	HANDICAP	TOTAL
178	8	183
84	3	87
45	0	45
TOTAL	264	201

BUILDING HEIGHTS

BUILDING 1	FEET
	40-44
BUILDING 2	43-45
BUILDING 3	43-49
BUILDING 4A	30-35
BUILDING 4B	30-35
BUILDING 5	30-35
BUILDING 6	30-38

SUSTAINABLE PRACTICES

The project will incorporate the elements of the California Green Code as the base design criteria, which can include but is not limited to items below:

- Construction Phase will incorporate:
 - Control dust and particulates.
 - Erosion control.
 - Protection of Natural resources such as oak trees.
 - Disposed of excess dirt and rock to be in an approved location.
- Site Protection and environmental resources
 - Area G will be designated as an open space protection zone.
 - Minimization of erosion control.
 - Plant materials to be water tolerant, some species areas may need more water.
 - Landscape irrigation to be of a water tolerant design.
 - Final runoff, parking and driveway runoff will go through a filtration system.
 - Use of recycled water for irrigation if readily available.
- Building construction methods
 - Building envelope insulation to provide efficiency with HVAC systems.
 - Use of energy recyclable building materials.
 - Paint Materials to have low VOC limits.
 - No lead paint will be allowed in project.
 - HVAC systems to be energy efficient.
 - Low flow toilets, urinals and other plumbing fixtures.
 - Lighting will incorporate energy efficient lighting design.
 - Building materials to have low VOC limits per code.
 - Adhesives to have low VOC limits.
 - Ferronutrients will follow the California limits with wood products.
 - Lighting will meet to lighting standards of light pollution.

We are submitting the USGBC code for the new required "California Green Building Standards Code". As it is the new standard in California.

REVISION

DATE	11/21/2013
SCALE	1" = 100'-0"
DRAWN BY	
CHECKED BY	

Preparation of this project and all associated documents is the responsibility of the Designer & Architect. All other information contained herein is the responsibility of the Client. The Designer & Architect shall not be responsible for any errors or omissions in this project. The Client shall be responsible for all other information contained herein. The Designer & Architect shall not be responsible for any errors or omissions in this project. The Client shall be responsible for all other information contained herein.

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T2
AREA CALCULATIONS & SUSTAINABLE PRACTICES