Kimberly Rodrigues

From: Doug Hooper
Sent: Monday, March 6, 2017 11:44 AM
To: Greg Ramirez; Nathan Hamburger; Candice K. Lee; Kimberly Rodrigues
Subject: FW: Letter to Council - Cornerstone Mixed-Use Project
Attachments: AHCC_Cornerstone_3617.PDF

Attached is a letter from Brad Rosenheim to the City Council.

Thanks,

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: Brad Rosenheim [mailto:brad@raa-inc.com]
Sent: Monday, March 6, 2017 11:23 AM
Subject: Letter to Council - Cornerstone Mixed-Use Project

Dear Mayor Weber and Honorable Council Members,

Please find attached a letter pertaining to Wednesday's Council meeting, Item No. 5, the Cornerstone Mixed-Use Project.

Thank you very much for your time and consideration.

Brad

ROSENHEIM & ASSOCIATES, INC.
21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367-7104 • TEL 818-716-2689 • FAX 818-593-6184
WWW.RAA-INC.COM

March 6, 2017

The Honorable Denis Weber
and, Honorable City Council Members
30001 Ladyface Court
Agoura Hills, CA 91301

RE: Cornerstone Mixed-Use Project
AVDP Case No. 07-AVDP-002
Tentative Tract Map 70559

Dear Mayor Weber,

I am writing on behalf of Doron Gelfand, Managing Partner of Agoura and Cornell Roads, LP the "Applicant" for the Cornerstone Mixed-Use Project proposed for the Southeast corner of Agoura and Cornell Roads.

As you know, the original application for this proposed mixed-use project was submitted to the City of Agoura Hills in 2007 and was done so only after members of the Agoura Hills City Council strongly encouraged the Applicant to make the investment in the City of Agoura Hills and encouraged the filing of an application compliant with the provisions of the then, recently adopted Agoura Village Specific Plan (AVSP). Since that time the Applicant has, waited out the filing of a legal challenge to the AVSP which the City of Agoura Hills vigorously defended against and ultimately prevailed, struggled through the worst economic crisis in the United States since the Great Depression and finally, continued to engage with city staff and officials through the rigorous and ongoing review and requirements of the city's exhaustive entitlement process. Through all of this the Applicant has remained steadfast to his commitment to the City of Agoura Hills and the effectuation of the city's adopted vision for the Agoura Village.

On January 5, 2017, after lengthy debate and deliberation, the Agoura Hills City Planning Commission approved, on a 4-1 vote, the Cornerstone Mixed-Use Project. That decision has been appealed to the City Council. Important to this discussion is the fact that the appellant has raised no substantive issues that have not otherwise previously been raised and thoroughly reviewed and addressed by city staff and the City Planning Commission.

As you know, the City of Agoura Hills prepared a Program Level Environmental Impact Report (EIR) prior to the adoption of the Agoura Village Specific Plan. While the AVSP EIR addresses the issues raised by the appellant, as per the AVSP, additional environmental review has been performed on a project specific basis. A comprehensive Initial Study has been completed and a Mitigated Negative Declaration (MND) has been approved and adopted by the City Planning Commission. Included in the approval of the MND are a lengthy series of project specific mitigation measures and monitoring requirements intended to assure that the Cornerstone Mixed-Use Project does not result in any unmitigated environmental impacts.

The preparation of a full EIR, as called for by the appellant, will not result in the disclosure of any new or additional information as all such information related to the proposed Cornerstone Mixed-Use Project has been fully disclosed and vetted. The true intent and opinion of the appellant is clear in their statement, "The project design is not suited for the site and

elements approved in the Agoura Village Specific Plan". It is this opinion that is inconsistent with the actual content of the AVSP as well as inaccurate as the allowances provided for this property. The Cornerstone Mixed-Use Project is in fact less intense as to floor area and lot coverage relative to the allowances provided for this property by the Agoura Hills City Council through its adoption of the AVSP.

There are a number of misstatements of fact that have been set forth by the appellant and other opponents to the Cornerstone Mixed-Use Project. In many cases the comments appear to be more an attack on the content of the AVSP itself rather than the project. In any case, the Cornerstone Mixed-Use Project is consistent with all provisions and requirements of the Agoura Village Specific Plan and in fact, as previously stated, is less intense then what is otherwise provided for in the AVSP for this property. The Cornerstone Mixed-Use Project will bring the vitality of a modestly scaled live, work and play environment to what is truly the cornerstone of the Agoura Village.

The Cornerstone Mixed-Use Project design protects the most sensitive areas of the 8.2-acre property as called out for in the AVSP and, through thoughtful site planning, minimizes disruption to the natural topography. The majority of site grading is intended to accommodate the street front retail and restaurant uses called out in the AVSP as well as the provision of a significant amount of subterranean parking, another desired feature of the AVSP. While certain oak trees must be removed to accommodate the Cornerstone Mixed-Use Project (for which significant mitigation is required) other, substantial oak trees are retained and celebrated as key features of the public realm.

In their report to you, staff has responded to a number of questions and comments presented to the city as a part of this appeal process. Understandably, each such comment must be addressed and accounted for but it is equally important that the underlying premise of the Agoura Village Specific Plan, which went through a long and inclusive planning process, must be supported and sustained by the City Council. Projects that have endured the rigorous and comprehensive staff review and City Planning Commission debate and have proven that they meet and exceed the expectations of the City's Plan as well as the environmental review process must be approved to sustain the credibility of the planning process itself. Otherwise, what is the point in spending the time and resources in developing a Specific Plan?

Thank you very much for the opportunity to present this letter and for taking the time to review its content. As always, I am available to answer any questions you might have related to the Cornerstone Mixed-Use Project.

Very Truly Yours,

Brad M. Rosenheim
ROSENHEIM & ASSOCIATES, INC.

March 1, 2017

RE: Cornerstone Development Appeal

Agoura Hills Mayor and City Council:

I have been carefully following the proposed Cornerstone development, the first Agoura Village Specific Plan (AVSP) project. Although, I have been a supporter of the AVSP concept, the individual development projects within the plan deserve even greater attention on a project-by-project basis.

How does one project that is inconsistent with the plan, effect the cumulative impacts of the entire AVSP studied in the 2006 EIR and 2008 Mitigation Monitoring and Reporting Program? Cornerstone will set a standard for implementing the vision of the AVSP that needs to be consistent with the guidelines, monitoring and mitigation document, the EIR, municipal ordinances, the Circulation Element of the General Plan, and will also serve as our City's stated goal to be known as the "Gateway to the Santa Monica Mountains". In my opinion, this proposed project, as currently designed, needs further review and a focused EIR that will fully identify and mitigate the environmental impacts.

How does the Cornerstone project fit into a pedestrian-friendly, low profile village that embraces the dramatic vistas of the natural terrain of our mountains, hillsides, knolls, creeks, and oak trees? These unique and valuable natural attributes should be compatible with the design guidelines of the AVSP and serve as a draw to visitors and local residents.

Cornerstone's 7, 2-3 story buildings, on this 8.2 acre property is placed on the most challenging property in the AVSP, with minimal flat land adjacent to Agoura and Cornell Roads nor on the hillsides above. The following is a list of some of the many specific contradictions that merit further review.

1. The Mitigation Monitoring Reporting Program in the AVSP states that "the majority of the knoll located south and east of the intersection of Agoura and Cornell Road should be preserved". " Minor modifications would be allowed". In contrast, over 75% of the Cornerstone property with knolls, hillsides, and oak tress and endangered plants will be extensively graded and built on. The project does not fit this hillside site and appears to be inconsistent with guidelines of the AVSP. According to staff reports, the City would allow an estimated 5,700 large trucks, at 45 trips per day over six months, to haul dirt and vegetation from this site.

2. The following guidelines in the AVSP state that, "Grading should be minimized to follow natural contours and shall be respected on sloped properties" and "grading in Zone E shall be minimized on existing slopes and knolls" and references throughout the plan restating the goal to "help preserve the rural character of the area and "design a project to respect and fit into the natural surroundings". The Cornerstone proposal on this specific site does not meet the words nor the intent in the guidelines. The AVSP states that projects "shall comply with the grading and hillside and SEA provision in the zoning ordinance". The property owner is not saving large areas of his property in open space as a trade off for clustering the density of his project near the road. A M.N.D. can't use the other properties in the AVSP as the mitigation for the development of this one site.

3. There are many "exceptions " that have been allowed for the Cornerstone project. The density of the development has increased by nearly 40% over what was originally proposed. For example: (a) Buildings are limited to a maximum of 30,000 square feet in the AVSP, but there are two 60,000 square foot buildings proposed. (b) The maximum height for all buildings in the AVSP is two stories, but an "exception" to allow three story buildings was granted because they are residential, mixed-use buildings. (c) City parking standards were reduced by 25-50% for shared use buildings, etc. Will the new residents need to park on the street or in the shopping centers across the street? Will two people living in one unit own one car? The AVSP is not a transit-oriented development.

The "exceptions" may provide a financial benefit and flexibility for the developer, but the additional impacts are also relevant to the need for a new focused EIR. Does the significant 38% increase in size of this project, with its "exceptions", reduce the size and impacts of the other projects within the AVSP? Would other applicants expect that their developments would also receive "exceptions" and increase the size of their proposal by approximately 40%? Each project should be judged separately for consistency with the AVSP and the EIR.

"Exceptions "should be reviewed with the same focus as variances to a development. It may be a good idea for both the Planning Commission and City Council to approve these "exceptions" on a project-by-project basis in order to insure consistency with the vision and guidelines of the AVSP.

4. The traffic study for this project needs to be updated to include peak traffic flows and the increase in size of the development and future developments within the AVSP and surrounding area. The most glaring and growth-inducing omission is the failure to note that the driveway for the development from Agoura Road, becomes a defacto road not only for this project but for the construction of new homes outside the AVSP by serving as a connection to the easement for Cleveland Drive. It appears that a small parcel was acquired by the developer outside the AVSP, not for access to their buildings nor as part of their footprint, but to facilitate and extend the "driveway" to Cleveland Drive. The grading and retaining wall for Building 7 made it impossible to connect the driveway with the Cleveland Drive easement. This opens up the development of over 20 lots along the hillside and ridgeline southeast of the Cornerstone development. This should be part of the new focused EIR and may also require an update to the Circulation element of the City's General Plan.

5. The concerns regarding the relatively recent Federal and State standards for water run-off required for nutrients and other pollutants needs to be reviewed in the focused EIR and conditioned as part of the project development. Communications have been given to your staff regarding the possible future liability risks for the city.

6. The AVSP and the 2008 Regional Trails Plan adopted by the Council shows the Zuma Ridge Trail extending from Agoura Road south along the east side of Cornell Road to an equestrian center within the Specific Plan area. The proposed trail is shown in the AVSP along the east side of Cornell Road, but instead of a trail easement for hikers and equestrians, the applicant proposes a three story 60,000 sq ft buildings and 25-30 feet of street widening with angled parking, sidewalks, streetlights, etc. The Mitigation Monitoring and Reporting Program also requires an equestrian center and trail maintenance plans.

7. Mitigation and avoidance of native endangered plants need further review in the focused EIR.

There are a few other questions you may want to consider.

Is the widening of Agoura and Cornell Road east of that intersection consistent with the city's Circulation Element of our General Plan or should that be amended and part of the focused EIR along with the new traffic study? Although technically still a two lane road for traffic, its more than double the approved width that was envisioned due to the very urban design of 14'-16' angled parking, 8 foot sidewalks, bike lanes, urban street lights, setback, etc. The road easements including traffic lanes, angled parking, sidewalks, bike lanes, streetlights, etc, between Cornell and Kanan are now 104 feet. There are short term and long term environmental impacts for creating this wide road easement.

What happened to the dark skies ordinance or the prior city council's plan to only use streetlights at intersections along Agoura Road? Both residents and wildlife value the dark skies south of Agoura Road. Today, Agoura Road has more lights than the 10 lane busy 101 freeway. The Agoura Road lights shine all night for very few cars and pedestrians. Although the street light standards are depicted in the AVSP and supersede our lighting standards in our municipal code, how did they legally become the new standard west of the Specific Plan area all the way to Westlake Village?

You are serving on the Council at an exciting time in our City's history. The Agoura Village Specific Plan will be your legacy for generations to come.

Joan

MARGARET KRPAN
30804 CALAISE CT.
WESTLAKE VILLAGE, CA 91362

Agoura Hills City Hall
30001 Ladyface Ct.
Agoura Hills, CA 91301
ATTN: City Council

3/2/17

As a member of the local community, I strongly urge you to vote to require an EIR for the proposed Cornerstone project.

The plan for the project as currently planned is not appropriate for the site — too much concrete and very unattractive.

Sincerely,
Margaret Krpan

Arthur Ruppin
22 Ramapo Pl.
Ringwood, NJ 07456
Email: arthur.ruppin@hotmail.com

Tel. (215) 413-2000 **Fax. (215) 413-2800**

March 1st 2017

City Council of Agoura Hills

30001 Ladyface Court

Agoura Hills, CA 91301

Via Certified Mail, Return Receipt Requested, with copies via email to:

1. Mayor Denis Weber at dweber@ci.agoura-hills.ca.us
2. Mayor pro term William D. Koehler at wkoehler@ci.agoura-hills.ca.us
3. Councilwoman Illece Buckley Weber at ibuckleyweber@ci.agoura-hills.ca.us
4. Councilwoman Linda L. Northrup at lnorthrup@ci.agoura-hills.ca.us
5. Councilman Harry Schwartz at hschwartz@ci.agoura-hills.ca.us
6. City Manager Greg Ramirez at gramirez@ci.agoura-hills.ca.us
7. Planning Director Doug Hooper at dhooper@ci.agoura-hills.ca.us

RE: **Appeal on Cases 07-AVDP-002 and TPM 70559**

Dear Mayor and Council Members:

Do not grant the appeal.

The appeal specifies 2 cases, Case # 07-AVCP-002 and Case #TPM 70559. These 2 cases were respectively adopted as Resolutions 17-1179 and 11-1180 by the Planning Board in its January 5th 2017 public hearing meeting.

However, in its said public hearing meeting, the planning board approved another resolution, Resolution No. 17- 1178, Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program, which approval of was prior and independent of Resolutions 17-1179 and 17-1180:

To evidence from the Minutes of the said public hearing:

"Upon request by Chair O'Meara, Assistant City Attorney Ghirelli provided the order of the motions and recommended to begin with approval of the resolution to approve the Initial Study/Mitigated Negative Declaration (IS/MND), considering staff's recommendation for a revision to the IS/MND, two revisions to the resolution (amending Condition 43 and adding Condition 145), and additional language to the document itself.
ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1178,** ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED ON THE SOUTHEAST CORNER OF AGOURA ROAD/CORNELL ROAD (CASE NOS. 07-AVDP-002 AND TPM 70559), as amended. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:
AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Asuncion and Justice.
NOES: Commissioner Anderson.
ABSENT: None.
ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1179,** APPROVING AN AGOURA VILLAGE DEVELOPMENT PERMIT (CASE NO. 07-AVDP-002) FOR THE CORNERSTONE MIXEDUSE PROJECT LOCATED AT THE SOUTHEAST CORNER OF CORNELL ROAD AND AGOURA ROAD, INCLUDING A CONDITIONAL USE PERMIT AND AN OAK TREE PERMIT, with conditions, as amended. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:
AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Asuncion and Justice.
NOES: Commissioner Anderson.
ABSENT: None.

ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1180,** APPROVING TENTATIVE PARCEL MAP NO. 70559 FOR THE AGOURA FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED AT THE SOUTHEAST CORNER OF AGOURA ROAD AND CORNELL ROAD. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:
AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Asuncion and Justice.
NOES: Commissioner Anderson.

ABSENT: None."

Resolution 17-1178 is not listed on the appeal form and should not be considered as appealable by the City Council.

Background:

I am a significant investor in the partnership owning the property being the subject of this hearing.

I invested in the partnership in 2011 based on the Town of Agoura Hills approval of the Agoura Village Specific Plan in 2008.

The approval process for the 2 appealed cases and the Initial Study/Mitigated Negative Declaration (IS/MND) was performed by the town's specified professionals with the direct input and control of the town's planning board in complete adherence to the Agoura Village Specific Plan. In fact, when approving the Resolutions, Mr. John Meara, head of the planning board commented: "in all my 12 years on the planning board, I have never encountered a developer who presented such plans without a request for a variance". He also stated that the plans were essentially developed by the town.

The appellants base their appeal on "environmental" arguments reserved and concluded with Resolution 17-1178, the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring Program.

The value of the property is estimated by me as at least $10,000,000.

Why the appeal should not be granted:

Since the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring Program should not be appealed due to it not being listed on the appeal form and the other issues in the appeal being, if not meritless, at least, not substantive, the appeal should not be granted.

Also, should the appeal be granted, the town will likely face a lawsuit which it will lose. With punitive damages, the cost to the town can well run to the tune of $20-30 million.

The town council should not (i) Make any illegal decision and (ii) Take the risk of losing $20-30 million and (iii) Therefore, should not grant the appeal.

Please include this letter in the Record.

Yours Sincerely,

A. R.

Arthur Ruppin

29438 Mulholland Hwy.
Agoura, CA 91301

4 March 2017

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Subject: **Agoura Village Cornerstone Project**

Ref: Appeal of the Cornerstone Project

Attention: Members of the Agoura Hills City Council
c/o Kimberly Rodrigues

Dear Council Members:

I am a resident of the unincorporated area of LA County commonly referred to as "Agoura"; alternatively referred to as "Cornell" or "Malibou Lake". Including the communities along Cornell Road and Mulholland Highway, as well as those in Seminole Springs, Malibou Lake, Cornell, and Lobo/Triunfo Canyon, there are over **1,000 households, each with multiple vehicles**. These communities are located at the foothills of the Santa Monica Mountains (SMM), the gateway to the SMM as is the city of Agoura Hills Village development.

These households have only 2 paths to reach the 101 Ventura freeway: Kanan Road and Cornell Road, both converging at **the intersection** of Kanan Road and Agoura Road, **the heart** of the Agoura Hills Village. Hence, every development the city does **within the boundaries** of the Village affects these outlying communities in a positive as well as in negative ways.

With that said, I respectfully submit the following comments regarding the **proposed Cornerstone Project** as related to the overall Village, a mixed-use development. Please understand that **I am not against the Village** development; I agree the communities of Agoura Hills as well as those surrounding the city will benefit as argued by the visionaries of the Village when its **Specific Plan** was initially introduced and eventually adopted in 2008. But **I am opposed** to the approach depicted by the developer in his project renderings and presentations.

(1). **Articulation of the term "The Look & Feel" by many persons residing on both sides of the 101 freeway, which are the Agoura Hills communities.**

The English language like some of the other languages does not lend itself with a clear understandable definition using a single word or phrase. This was clearly demonstrated at the public hearing held by the City Planning Commission on

5 January 2017. Commissioner **Kate Anderson** tried to articulate what the public speakers were describing "the what and how" the Cornerstone Project should project itself, contrary to what was being presented by the developer. Commissioner Anderson finally came forth with the term **"rustic"** which a planning staff interpreted it to mean "trash cans and benches", thus he substituted in its place the term "amenities"; he was way off the course.

Another vivid illustration of misinterpretation can be found in the **Mitigation Negative Declaration AES-3 Avoidance of Knoll** which stipulates to leave the knoll located at the intersection of Kanan and Agoura Roads alone; i.e., do not grade nor alter it. The explanation for this requirement is quoted from **AES-3** as follow:

"Viewers react to aesthetic conditions differently based on personal and cultural perspectives. The conversion of the rural hillside to an urban development could be viewed by some as being an improvement to the area, but for those who value the rural character of the foothills, this conversion could be viewed as a substantial adverse change to the existing visual character or quality of the site and its surroundings. "

Whoever authored this explanation clearly had a bias as to how the "Urban Cultured" and the "Rural Cultured" residents tried to articulate the "Look and Feel" of the Village development. The articulation is about "blending in with" and "complementing" the visual character and quality of the SMM surroundings, as an introduction to the SMM, not an "adverse change".

Hence, I ask each City Council member to be mindful of this difficulty and understand what each speaker is trying to emphasize to you.

(2). **Precedent Setting.**

The Cornerstone Project will set the tone, scope, theme and vision as the precedent for the remaining projects to follow as the Agoura Village is completed. No matter what the pro and con arguments are for this specific project, the end product will be a visionary and theme setting precedent for the overall Village. It is truly important at this stage of the Village, that the theme of the projects throughout this Village be set for consistency and be complementary to each other rather than a hodge-podge conglomeration of different themes mixed together at the whim of each individual developer.

(3). **Landscape choices.**

This is **oak tree** country which is the hallmark signature for this region. Therefore, every effort must be taken to incorporate the existing oak trees as part of the landscape design and layout. Cutting down existing oak trees for the sake of convenience does not require conservative ingenuity or creativity for an unique and interesting landscape that is compatible with the existing natural surroundings we are blessed with. The Agoura Village deserves to retain this concept; after all, it is the gateway to the Santa Monica Mountains.

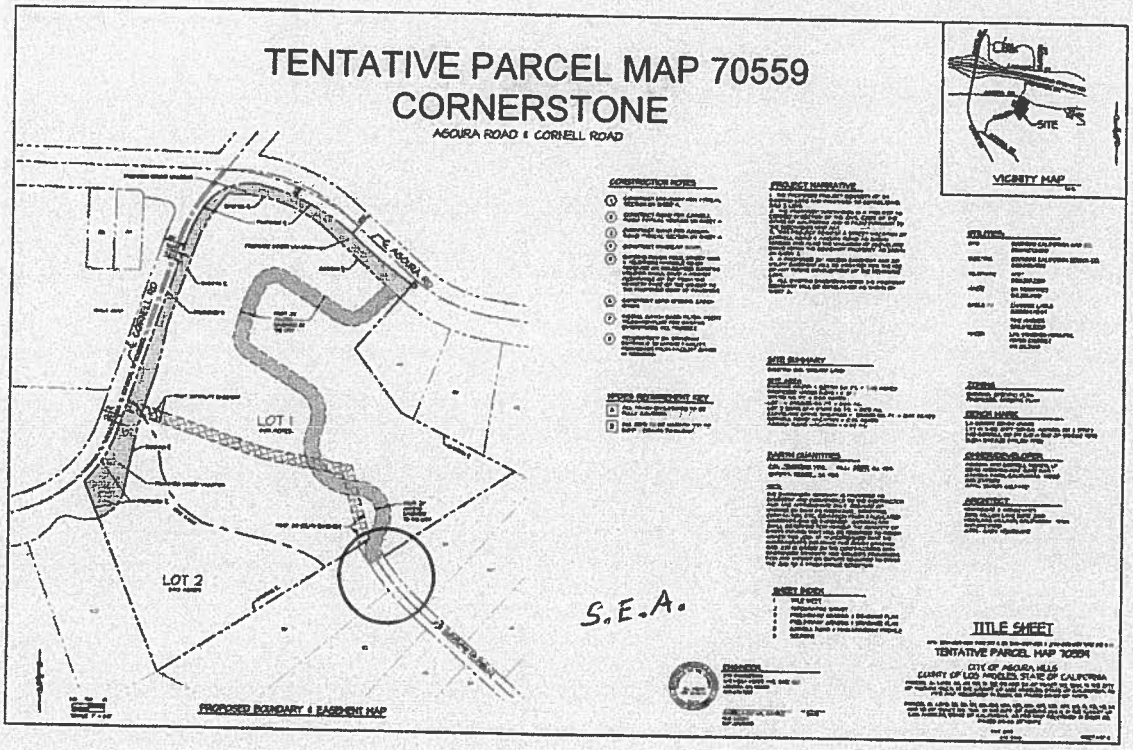
(4). **Cornerstone Project Site Plan.**

The Tentative Parcel Map for the Site Plan is shown below to point out an odd anomaly: The vehicular pathway leading up hill to Buildings 5 & 6 dead ends at the boundary of the southerly edge of the site, implying that this vehicular pathway will eventually become a street extending further up the hill beyond the defined boundary of the Village development. This implication should be eliminated for 3 important reasons:

(a). The Village Specific Plan does not include the southerly regions beyond Zone E which appear to be divided into parcels as a future plan.

(b). The southerly regions are part of the Los Angeles County **Significant Ecological Area (SEA)**, which is off limits for developments because of many federally protected endangered plants.

(c). If anything, the end of this pathway should be dove-tailed into Lot 2 if future plans are anticipated for Lot 2, or have a vehicular turn around as its terminus.



(5). **Los Angeles County Fire Department (LACoFD) Requirement.**

The vehicular pathway up the hill is of significant length with several sharp curves. In the event of a fire emergency in the upper buildings, it will be necessary for one or several fire trucks to traverse this uphill vehicular pathway. Sooner or later the fire trucks need to get back to the street level. With the anticipated

quantity of vehicles parked on the above-ground parking areas, it is problematic that these fire trucks will be able to turn around; these trucks are not expected to back all the way down a narrow and curvy pathway. Hence the LACoFD has a requirement code to incorporate turn around provisions to easily accommodate a fire truck in all lengthy dead-ended streets in new developments. The LACoFD code for this is cited in code 503.2.5 which I have copied below:

503.2.5 - Dead-ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Exception: For dead-end fire apparatus access roads between 151 feet and 300 feet in length, the fire code official may determine that the approved area for turning around the fire apparatus can be met by requiring more stringent width, turning radius, and grade specifications as per Sections 104.8, 503.2, 503.2.4, and 503.2.7 of this code and when, in the opinion of the fire chief, fire fighting, or rescue operations would not be impaired.

(Ord. 2014-0014 § 93, 2014.)

As a terminus for the up-hill vehicular pathway cited in paragraph (2)(c) above, there is room to incorporate such a turn-around provision in the Site Plan.

(6). **Full disclosure of "Exceptions" for transparency to the public.**

It is apparent that there are 2 types of deviations taken to the "specs" of the Village Specific Plan. The transparent ones are referred to as **"Variances"** which are required to go before the City Council for review whenever they are approved by the Planning Commission.

The other type of deviation from the Village Specific Plan is loosely referred to as **"Exceptions"** or some other synonymous term, which <u>are not required</u> to go before the City Council for review whenever they are approved by the Planning Department.

The latter type of deviation can easily be construed as a "loop-hole" when they are advocated and lobbied by the project developer. The "Exceptions" may be view as being "minor", or perhaps not. Nonetheless, these types should be pointed out to the Planning Commission as well as disclosed to the public for transparency, not kept hidden in the fine print.

(7). **Real Traffic verses Traffic Studies**

The Traffic Study cited by the Cornerstone Project developer is what he referred to as the "standard practice" for such traffic studies. We heard the same words and study results for the Traffic Circle debate for the intersection of Kanan and Agoura Roads which had its model genesis somewhere in Nebraska. If I recall, the study was based on mid-day scenarios from Tuesdays through Fridays, excluding school hours in the morning and afternoon as well as specifically excluding traffic considerations for weekends and holidays.

These study results must be combined with the **Real Traffic Situation** we all face daily on Kanan Road to and from the 101 Freeway. The real traffic situation we

encounter in the morning and late afternoon, on weekends, and on holidays is not a pleasant experience, especially during the Summer season.

Therefore, this issue of traffic should be readdressed in the Environmental Impact Report (EIR) with a realistic mitigation in the Negative Declaration.

(8). **A need for another Traffic Light.**

As touched on in the previous paragraph, we now have a heavy traffic issue on Kanan Road in both directions from both sides of the 101 Freeway. We have the beginnings of traffic grid-lock in the morning and late afternoon traffic especially on weekends and on holidays. As the Agoura Village build-out continues this traffic grid-lock situation will become worse.

Today, those of us who reside in the unincorporated areas of Los Angels County south of Agoura Hills depend on Cornell Road as our life-line. During the grid-lock situations, these residents have a difficult time to ingress onto Cornell Road and to egress from Cornell Road onto and from Kanan. Many do so by taking risky chances within a very narrow window in the Kanan traffic.

As part of the Mitigation in the Negative Declaration, I solicit the City Public Works for a traffic light signal to be installed at the intersection of **Kanan Road and Cornell Way.** Such a traffic light need to be only a single left & right turn signal, hence it will not add to the grid-lock which will be there regardless of such a signal light.

(9). **Concluding Statements. . . . a Summary.**

-> The theme, ambience, and character, as well as the atmospheric feel of the Cornerstone Project will assuredly set the visionary precedent for the remaining projects as the Village is completed. It cannot be emphasized enough how important it is for each project to be consistent in Village theme, how they complement each other, and still be compatible with their natural surroundings as a true steward of the SMM, as the gateway to our unique mountains.

-> For the landscape design of the Cornerstone Project, cutting down existing oak trees for convenience is the **"Urban Cultured"** vision. Rather, incorporating these trees as an integral part of the landscape creates the **"Rural Cultured"** ambiance which is compatible with the natural surroundings which Agoura Hills is blessed with.

-> Be mindful that any actions taken by the City of Agoura Hills within the areas south of the 101 Freeway affects the 1,000 households residing in the unincorporated communities of LA County. The city tends to actions without this consideration.

-> Cornell Road and Kanan Road are the only life-line roadways for the households residing south of Agoura Hills to reach the 101 Freeway and destinations beyond.

-> Heavy daily traffic and the resulting traffic grid-lock on Kanan Road are well established facts which are not addressed in the Village E.I.R and the

M.N.D, nor are they considered in the traffic study related to the proposed Cornerstone Project. This omission paints a false comfort picture of the actual situation.

-> As a mitigation to the traffic grid-lock on Kanan Road, there is a need for a simple right & left turn signal light which will direct the Cornell Way traffic safely onto Kanan and direct the Kanan traffic safely onto Cornell Way (a.k.a. Cornell Road).

-> Incorporating a vehicular turn-around at the terminus of the up-hill vehicular pathway will be an easy way to remove the implication of the obvious planned "street" into the adjacent southerly LA County S.E.A. region. By doing so, it will also make this terminus to be compliant with the **LACoFD code 503.2.5** which requires a vehicular turn-around provision applicable to the dead-end "street".

Thank you for your consideration to my remarks.

Sincerely,

Chet Yabitsu
Member of the Cornell Preservation Organization **(CPO)**
Member of the Agoura Hills **CERT** team
Member of the Community Fire Safe Council **(FSC)**

From: **New Landscape** newleaflds@icloud.com
Subject: Please Submit for me
Date: March 6, 2017 at 8:06 AM
To: Chet and Joan Yabitsu yabitsu@charter.net

Agoura Village Cornerstone Project
Submitted by Colleen Holmes
3700 Old Oak Road,
Agoura, CA.
91301

Bullet Points as to What Needs to be Considered:

1. Too many residential units on this side. Site's topography does not warrant this.
2. Significant ridge line is impacted visually.
3. "Condo canyon" effect is being created visually blocking out the surrounding natural beauty.
4. Cornell Road is a small road to handle all of the residential use combined with the shopping aspect.
5. Colors of project and architecture does not set Agoura Village apart from shopping centers found anywhere. We want something different and representative of our natural beauty surrounding it.
6. Medea Creek, Lindero Creek, and Cheseboro Creek all converge within Agoura Village. Where else does this happen along the 101 FWY? We have such an opportunity with our architecture to celebrate this and to show case our creeks!
7. Lady Face Mountain - the iconic natural resource shown on the North Area Plan, Indian heritage, historical impacts relative to Agoura Hills.
8. Specifically design of the round staircase, must be reconsidered. Does not fit with the overall aesthetics.
9. Height of buildings on topographically challenging lots are much too high and take away from the surrounding beauty.

10. Cornerstone abuts against areas of the most Highest sensitivity along the ridge line. It shares common property lines of Triangle Ranch - an undeveloped approved development in unincorporated LA County. On the ridge line it has a noted "High Sensitivity" area of habitat for plant species listed by state and federal agencies as endangered, threatened, or rare. Because of the high sensitivity buffers need to be put into place to further protect these species and habitat. This information is confirmed in Envicom's report for Triangle Ranch (aka Beautiful City) 1998 page 26 of report.
11. Cornerstone has a portion of property which is located in SEA #6 as described in Envircom Report Figure 1. This property should not be developed so heavily nor have connecting roads for future development along the protected Open Space which are all within SEA #6.
12. A rare Juniper species is adjacent to Cornerstone Property flanking both sides of the property as discovered by Envicom. For further information as to where they are located, I can show you.
13. Traffic impacts are not considered effectively with the amount of traffic on Kanan the summer time.

Respectfully submitted,

Colleen Holmes
3700 Old Oak Road
Agoura, CA 91301

Sent from my iPad

Kimberly Rodrigues

From: karla dancy <karlaamom@icloud.com>
Sent: Thursday, March 2, 2017 1:52 PM
To: Kimberly Rodrigues
Subject: Conerstone development

I am extremely concerned about the proposed development at Cornell and Agoura Road. I feel it would be a terrible disservice to our community especially during fire season not to mention the summer when Kanan Road can become a parking lot. A lot of people in this neighborhood have horses and evacuation would be a nightmare with that kind of heavy traffic. I moved here because of the charm of the neighborhood not because of ease of shopping. And that is certainly easy enough one offramp and I am in shopping heaven. I'm also concerned about the pollution and run off into Malibu Creek and eventually right down into the beach water at Malibu, as a surfer and a member of Surfrider Foundation I see this as a greater risk to the health of all people enjoying the beach at Malibu and surrounding areas. Please, please consider how it would change our area and turn it into another Calabasas, crowded, impossible to drive through at certain times of day!! Thank you for taking the time to read my letter and hope it makes a difference. Thank you, Karla Dancy

---

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: karlaamom@icloud.com

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Medium (75): Pass
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Kimberly Rodrigues

From: Maxcy <maxcy22@gmail.com>
Sent: Thursday, March 2, 2017 5:45 PM
To: Kimberly Rodrigues
Subject: Cornerstone Development

Hello,

I am adamantly against the land development taking place at Cornell and Agoura Road for these following reasons it is going to increase traffic in a profound way, it will read ruin the charm of the area as well as being a fire hazard case we need to evacuate. There's already too much traffic here during the summer!!! It will also generate more pollution that will run off into Malibu Creek and onto the beach. As a member of Surfrider foundation, I believe this to be a big concern and further pollution and run off is something we need to avoid at all costs. We also have plenty of options here just a offramp away. The idea of you dynamiting this area and building more is abhorrent to me and I think it is incredibly irresponsible to even consider this site. Thank you for your time and attention!

Sincerely,

Maxcy Dancy

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Kimberly Rodrigues

From: Doug Hooper
Sent: Friday, March 3, 2017 7:16 AM
To: Kimberly Rodrigues
Cc: Kelly Fisher
Subject: FW: SCE Comments on Appeal of Case Numbers 07-AVDP-002 and TPM 70559 (Cornerstone Residential Development Initial Study/Mitigated Negative Declaration (IS/MND)
Attachments: SCE_TPER_Appeal on 07-AVD-002 and TPM 70559.pdf

Kimberly,

Please add this attached letter for the Cornerstone project.

Thanks,

Doug

From: Heather Neely [mailto:Heather.Neely@sce.com]
Sent: Thursday, March 2, 2017 5:17 PM
To: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Subject: SCE Comments on Appeal of Case Numbers 07-AVDP-002 and TPM 70559 (Cornerstone Residential Development Initial Study/Mitigated Negative Declaration (IS/MND)

2 March 2017

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

RE: Public Hearing for Appeal of Case Numbers 07-AVDP-002 and TPM 70559 (Cornerstone Residential Development Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Mr. Hooper:

Southern California Edison (SCE) has received the notice of public hearing for the appeal on case numbers 07-AVDP-002 and TPM 70559 (Cornerstone Residential Development Initial Study/Mitigated Negative Declaration).

SCE provides electrical service to the City of Agoura Hills and maintains electrical transmission and distribution facilities, as well as substations and supporting appurtenances in the City. As the City has already approved the mixed-use commercial and multi-family residential project, we wanted to advise the following during the appeal process so that additional electrical service needs and/or impacts to SCE facilities are addressed correctly within the MND and once the Project begins construction:

Encroachment of SCE's Right-of-Way and Access Roads
The proposed project should not impose constraints on SCE's ability to access, maintain, and operate its current and future facilities. Additionally, if bike lanes and landscaping are planned within SCE's corridors an agreement

between the developer and SCE is required. Any parkways or pathways (either by foot, bicycles, or other means) that invite the public onto SCE's right-of-way will require the installation of fencing and/or Climbing Discouragers on each transmission line tower at the customer's expense.

SCE's rights-of-way and fee-owned properties are purchased for the exclusive use of SCE to operate and maintain its present and future facilities. SCE will review any proposed use on a case-by-case basis. Approvals or denials will be in writing based upon review of the maps provided by the developer and compatibility with SCE right-of-way constraints and rights. Should this Project require such a review, please forward five (5) sets of plans depicting SCE's facilities and associated land rights to the following location:

Real Properties Department
Southern California Edison Company
2 Innovation Way
Pomona, CA 91768

General Order 131-D
The construction, modification, and relocation of transmission lines, or electrical facilities that are designed to operate at or above 50 kilovolts (kV) may be subject to the California Public Utilities Commission's (CPUC) General Order 131-D[1]. If the construction, modification, or relocation of transmission lines results in significant environmental impacts, they should be identified and discussed in the Final IS/MND. If not, SCE may be required to pursue a separate, mandatory CEQA review through the CPUC, which could delay approval of the SCE transmission line portion of the project for two years or longer.

General Order 95
SCE must comply with General Order (GO) 95, which establishes rules and regulations for the overhead line design, construction, and maintenance. GO 95 also includes vertical clearance requirements from thoroughfares, ground, and railroads, as well as specific minimum clearances from tree branches and vegetation around overhead wires. The project's landscaping should not conflict with SCE's existing and proposed transmission line designs.

Method of Service
In order to determine electrical infrastructure necessary to support the proposed project, the project proponent must submit a signed Method of Service agreement to SCE and pay engineering fees for an electric service study to be completed. Infrastructure necessary to support this project is subject to licensing and permitting authority of the CPUC.

Permit to Construct (PTC) & Certificate of Public Convenience and Necessity (CPCN)
In addition, please note that SCE is subject to California Public Utilities Commission General Order 131-D (GO 131-D). Electric facilities between 50kV and 200kV are subject to the CPUC's Permit to Construct (PTC) review. For facilities subject to PTC review, or for over 200kV electric facilities subject to Certificate of Public Convenience and Necessity (CPCN) requirements, the CPUC reviews utility PTC or CPCN applications pursuant to CEQA and serves as Lead Agency under CEQA.

SCE appreciates the opportunity to comment on the appeal of the Cornerstone Residential Development IS/MND (case numbers 07-AVDP-002 and TPM 70559. SCE looks forward to continuing to work and collaborate with the City of Agoura Hills.

A copy of this email has been provided as a PDF for your files.

If you have any questions regarding this letter, please contact me at heather.neely@sce.com or 626.476.7839.

Regards,

Heather Neely
Third Party Environmental Reviews
Environmental Services

Southern California Edison
6040B N Irwindale Ave
Irwindale CA 91702

Total Control Panel Login

To: dhooper@ci.agoura-hills.ca.us
From: prvs=22831b9f1=heather.neely@sce.com

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Low (90): Pass

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---

[1] http://docs.cpuc.ca.gov/PUBLISHED/Graphics/589.PDF

SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL Company

Sent via electronic mail to dhooper@ci.agoura-hills.ca.us

2 March 2017

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

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Commission's (CPUC) General Order 131-D[1]. If the construction, modification, or relocation of transmission lines results in significant environmental impacts, they should be identified and discussed in the Final IS/MND. If not, SCE may be required to pursue a separate, mandatory CEQA review through the CPUC, which could delay approval of the SCE transmission line portion of the project for two years or longer.

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SCE appreciates the opportunity to comment on the appeal of the Cornerstone Residential Development IS/MND (case numbers 07-AVDP-002 and TPM 70559. SCE looks forward to continuing to work and collaborate with the City of Agoura Hills.

If you have any questions regarding this letter, please contact me at heather.neely@sce.com or 626.476.7839.

Regards,

Heather Neely
Third Party Environmental Reviews
Environmental Services
Southern California Edison
6040B N Irwindale Ave
Irwindale CA 91702

[1] http://docs.cpuc.ca.gov/PUBLISHED/Graphics/589.PDF

Doug Hooper

Subject: FW: Cornerstone

From: Melissa DeGraw [mailto:mdegraw5@yahoo.com]
Sent: Friday, March 3, 2017 8:22 PM
To: Doug Hooper <dhooper@ci.agoura-hills.ca.us>
Subject: Cornerstone

I am totally opposed to this project. We do not need a shopping mall in Agoura. People come here to enjoy the open space. If they wanted shopping malls, they would live in LA.
Melissa DeGraw

Kimberly Rodrigues

From: Carlos Lluch <carlos.lluch@att.net>
Sent: Friday, March 3, 2017 10:08 AM
To: Kimberly Rodrigues
Subject: Agoura Hills Developement

Kimberly,
This proposed development is massive! It fails to consider the already heavy traffic on Kanan, particularly during the summer months. It will convert Cornell into a heavy thoroughfare that will affect the Malibu Lake and Cornell communities as well as the commuting traffic in the already traffic taxed Malibu Canyon. It will create overcrowding and traffic nightmare on the area around Agoura Rd between Kanan and Cornell, will level beautiful hills and introduce high density condos in the area. Agoura Hill, Old Agoura, Malibu Lake, Cornell are rural, hiking, horse communities surrounded by State and Federal parks. We do not want nor need another Calabasas development here. Please represent the best interest for the people who live in your community, not the interest of developers whose interest is only profit.
Sincerely

Carlos C. Lluch
1821 Seminole Drive, Agoura Hills, CA +1301
310-589-0577

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To: krodrigues@ci.agoura-hills.ca.us
From: carlos.lluch@att.net

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Kimberly Rodrigues

From: TF <tdd435@yahoo.com>
Sent: Friday, March 3, 2017 11:43 AM
To: Kimberly Rodrigues
Subject: Cornerstone Project - Letter
Attachments: Agoura Hills Cornerstone.docx

Cornerstone Project - Letter

Thank you for serving and supporting Agoura Hills.

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To: krodrigues@ci.agoura-hills.ca.us
From: tdd435@yahoo.com

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Cornerstone Building Project.
3/8/17 Opposing Letter.

I am writing the letter of 100% opposition to the proposed Cornerstone Development Project.
We moved to Agoura Hills, specifically for the lifestyle, low density, minimal traffic, and minimal light pollution. Watching this proposed development unfold, I am becoming increasingly skeptical of who is approving the look and feel, as well as envirionmental, and personal safety impact on the residents of Agoura Hills.

Who has been approving of the new current lighting that has been installed on Agoura road near the Cornerstone project ? It looks like the Dodger baseball stadium parking lot. Seriously needs to be toned down considerably.

I have been studying the proposed architecture, and site area. Again, I am not only 100% opposed to construction of this project, but who is approving 7 large buildings, extreme density, and removing a significant portion of the exisiting mountain to do so ? I would not want to think expeditors, or site approval personell have cozy entangled relationships with any Elected City officials, which potentially enrich each other. We elect our local officals to represent us, the local citizens, not out of the area builders, and contractors.

As I drive home from work, exiting off of Kanan, looking to the proposed site area, I see the beautiful black sillouette mountain with orange and blue sun setting, and imagine, that will disappear into a high desnisty same old, same old, structure that is not indicative of what Agoura. Hills represents, with overly light polluted, extreme density, backed up traffic, all for what appears to be money. What happened to our Old West Feel, and our Indian, and Westen Hollywood theme ? To me, whomever was doing the architecture has no clue what Agoura Hills is all about. Take a look from a distance, on your next drive home, evening or sunset, and imagine, a megastructure overtaking the hill . Once this project is in, it is forever. In addition, who is to say the retail, business offices, and residential will even be successful ? There are many places for rent, retail, office, and residential areas of Agoura Hills that can fufill this potential need without the proposed buildout.

As I watched the online previous meeting about the project, people speaking were complaining they do not have a place to go out and get an ice cream for their family, and there is not enough housing to live in Agoura Hills. Serioulsy ?
There are two ice cream places directly across the street in the Whizins center, and a multitude of places to reside.

The additional traffic is going to be hazardous. Has anyone been paying attention to the ever growing traffic issues we now face at Kanan ? Cornell place is the only additional outlet. It used to be seasonal, now it is all year long. There are only two ways to exit, either Kanan, or Cornell place. During an emergency, it would become very dangerous as every car that is backed up, as well as residents could literally be trapped. What is the environmental impact ? I would think a lot. Yes, this includes light pollution.

I am urging the City Councel Official to be bold, act, and reconsider the entire project, as a project like this should be somewhere along Ventura Blvd, and not in Agoura Hills.

Thank you for considering the future of our wonderful city.

Micki Feinstein, Agoura Hills Resident.

Kimberly Rodrigues

From: Joanne Ventresca <joanne@pacifictitlearchives.com>
Sent: Friday, March 3, 2017 2:40 PM
To: Kimberly Rodrigues
Cc: 'Joanne Ventresca'
Subject: City Council on Cornerstone project

Dear Kimberly,

Please vote for an EIR on this nightmarish project that no one in the vicinity wants!! I am very angry over this. We have only lived her for five years and I do not want to see this area turned into another overcrowded mess like Toluca Lake and Studio City from whence I came.

The traffic study was done in the winter when it's not so bad!! It must be done during the summer when every weekend traffic is backed up on Kanan from the freeway all the way PAST TROUTDALE. This project will make that so much worse and add to the smog and noise pollution and light pollution none of which we need. We live on Kanan and we can't get out of our driveway as it is! Every summer or when it rains and other roads are closed, Kanan Road is a clogged traffic jam. I can only imagine how horrific it will become from this project.

No one I have spoken to in this area wants any of this, much less three!! Bad enough to have more offices, bad enough to have more stores, bad enough to have more condos, but to have all three is simply wrong. We do not want our beautiful green area turned into a smoggy, overcrowded city.

This must be scaled back and reevaluated at the very least. It was never supposed to get this large. This area cannot handle this much congestion, it was never meant to be this congested which is why we moved here.

There have already been two restaurants in the Target Westlake Village center that have closed permanently. This area is not conducive to this size of a project much less three of them all in the same small area. The widening of Agoura Road between Cornell and Kanan has already added to the light pollution. This is a beautiful area and should remain that way, please do not allow developers to ruin it.

Joanne Ventresca
3950 Kanan Raod
Agoura Hills, CA 91301
818-761-3635

Kimberly Rodrigues

From: myava@att.net
Sent: Friday, March 3, 2017 2:51 PM
To: Kimberly Rodrigues
Subject: Request for the EIR report Of The Cornerstone Project

Ms. Rodrigues

As a resident of Agoura Hills, I have many concerns regarding the Cornerstone Project - Traffic, congestion, location,density

Could you request an EIR?

Thank you
Annette Hughes
5545 Colodny Drive

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From: myava@att.net

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Kimberly Rodrigues

From: meshugene4eva@yahoo.com
Sent: Friday, March 3, 2017 3:17 PM
To: Kimberly Rodrigues
Subject: Agoura Cornerstone Project

As a citizen of Agoura Hills, I request that a EIR be completed.

Walk in Beauty,
Eva Larson

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To: krodrigues@ci.agoura-hills.ca.us
From: meshugene4eva@yahoo.com

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Kimberly Rodrigues

From: gary gerber <garykabg@yahoo.com>
Sent: Friday, March 3, 2017 4:43 PM
To: Kimberly Rodrigues
Subject: cornerstone

Please request a EIR for cornerstone. I'm concerned about too much traffic and noise in that area. I live off Agoura Rd. and enjoy the tranquil atmosphere. Let's keep it that way. Gary Gerber

---

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From: garykabg@yahoo.com

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Kimberly Rodrigues

From: Lyndsey Milton <lyndsey@miltondigs.com>
Sent: Friday, March 3, 2017 4:50 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project, Agoura Hills

Dear Kimberly:
I am writing as a concerned resident of Agoura Hills to express my opposition to the proposed development at Agoura Road and Cornell. I am greatly distressed that this project will affect our hillside and landscape, in addition to compounding already heavy traffic in this area, not to mention smog, light and noise pollution. Please vote for an Environmental Impact Report to be conducted before this project be allowed to advance any further.
Thank you.
Lyndsey Milton
Resident

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To: krodrigues@ci.agoura-hills.ca.us
From:
srs0=sanyl4=2n=miltondigs.com=lyndsey@yourhostingaccount.com

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Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Kim Vreeke <kim@vreeke.com>
Sent: Friday, March 3, 2017 4:50 PM
To: Kimberly Rodrigues
Subject: Environmental Impact Report for the Cornerstone Project

Kimberly,

I am emailing you to please ask you to vote for an EIR. I am very concerned about the proposed Cornerstone Project and the impact it will have on our community.

Thank you.

Sincerely,

Kim

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To: krodrigues@ci.agoura-hills.ca.us
From: kim@vreeke.com

Message Score: 15
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High (60): Pass
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Low (90): Pass

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Kimberly Rodrigues

From: Rhonda Zucker <rhondaz53@gmail.com>
Sent: Friday, March 3, 2017 4:55 PM
To: Kimberly Rodrigues
Subject: Agoura Hills Cornerstone Project

Kimberly
I am writing to ask you to please reconsider the project the City of Agoura hills is preparing to pass on Cornell and Agoura Roads and please vote for an EIR report.
I live on Careful Ave by Troutdale and have noticed since the completion of Agoura Road paving, traffic on Kanan heading north to the freeway has actually gotten worse since the third lane on the east side of Kanan was reduced to 2 lanes while crossing over Agoura road and it's winter time. I can't imagine how bad it's going to be this spring and summer. Then to add this immense project will create a complete traffic nightmare.
Thank you,
Rhonda Zucker
2218 Careful Ave., Agoura Hills

Sent from my iPhone

Sent from my iPhone

Kimberly Rodrigues

From: Celeste Bocian <cbocian@icloud.com>
Sent: Friday, March 3, 2017 5:19 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project

Dear Ms Rodrigues
I am very concerned about the impact the Cornerstone Project will have on our community. I am a longtime Agoura Hills resident. I have seen the traffic on Kanan both North and South if the 101 increase every year such that some days it can take 30 minutes to go less than 2 miles. I urge you to request an Environmental Impact report. The reason I moved to this community was to escape traffic, smog and to enjoy the beautiful hills we have, as well as access to the beach. Summer traffic on Kanan is horrible. I can only imagine how much worse it will be with added residential traffic.

Thank you for you consideration of these issues.

Sincerely
Celeste Bocian
Fountainwood Neighborhood.

Sent from my iPhone

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: cbocian@icloud.com

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Low (90): Pass

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Kimberly Rodrigues

From: Ed Corridori <edcorridori@gmail.com>
Sent: Friday, March 3, 2017 6:05 PM
To: Kimberly Rodrigues
Subject: Fwd: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.

Kim,
The following comment on Cornerstone was received by the Agoura Hills Tomorrow blog. We have decided to forward comments to the City Council.

---------- Forwarded message ----------
From: **Jess Thomas** <noreply-comment@blogger.com>
Date: Fri, Mar 3, 2017 at 4:44 PM
Subject: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.
To: edcorridori@gmail.com

Jess Thomas has left a new comment on your post "Cornerstone Appeal Goes to City Council":

The land grading plan for this proposal calls for a huge amount of existing earth to be removed and the whole remaining site to be mechanically compacted to a very dense condition with heavy equipment. This method is called mass grading, and it completely interrupts the natural water flow path. When the removed oak trees are replaced, as required by Agoura Hills regulations, the new trees will not survive into the future. A more environmentally sensitive plan is to select building sites where there are no existing oaks, and only compact the earth on each building pad separately.

Posted by Jess Thomas to Agoura Hills Tomorrow at Feb 27, 2017, 10:23:00 PM

Total Control Panel Login

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

Message Score: 50
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Ed Corridori <edcorridori@gmail.com>
Sent: Friday, March 3, 2017 6:06 PM
To: Kimberly Rodrigues
Subject: Fwd: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.

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The following comment on Cornerstone was received by the Agoura Hills Tomorrow blog. We have decided to forward comments to the City Council.

---------- Forwarded message ----------
From: **Gerald Cobb** <noreply-comment@blogger.com>
Date: Fri, Mar 3, 2017 at 4:43 PM
Subject: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.
To: edcorridori@gmail.com

Gerald Cobb has left a new comment on your post "Cornerstone Appeal Goes to City Council":

Sounds like the developers have gotten a foot in the door with a limited proposal that they now want to jettison in favor of a vastly expanded plan. To approve this subterfuge will accomplish two things:
1) Invite more of the same from future developers, and 2) Ensure that the natural features of the southeast corner of Cornell and Agoura Rd. will not survive. And for what? Cramped, poorly designed, out of place edifices. If done in moderation, and in accord with the original submission and the AVP, I can see the benefits to our community. But this plan that is the subject of the appeal would benefit only the developer's pocket book.

Posted by Gerald Cobb to Agoura Hills Tomorrow at Feb 27, 2017, 6:59:00 PM

Total Control Panel Login

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

Message Score: 50
My Spam Blocking Level: Medium

Block this sender
Block gmail.com

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

Kimberly Rodrigues

From: Donald Fly <flydonald119@att.net>
Sent: Friday, March 3, 2017 6:37 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project

Dear Kimberly,

As a resident of Agoura Hills since 1976 I am very concerned about the Cornerstone project. I am in favor of Agoura Village but we must maintain the integrity of Agoura. I am very concerned about traffic congestion. Kanan is a nightmare during the summer with all the beach traffic. I also have concerns about noise and light pollution. I believe it is in everyone's interest to have an EIR so we all know the impact this project is going to have on our every day life.

Thanks,

Don Fly
4215 Cornell Rd.
Agoura, CA. 91301

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: flydonald119@att.net

Message Score: 1
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Amy Swanton Mills <amyswantonmills@gmail.com>
Sent: Friday, March 3, 2017 6:47 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project

Hi Kimberly,

I am writing to request that you vote to have an EIR done for the Agoura Hills Cornerstone Project. I feel that the traffic this development will generate will be a huge problem.

Thank you,
Amy Swanton Mills

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: amyswantonmills@gmail.com

Message Score: 1
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Block this sender
Block gmail.com

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

Kimberly Rodrigues

From: Melissa DeGraw <mdegraw5@yahoo.com>
Sent: Friday, March 3, 2017 8:27 PM
To: Kimberly Rodrigues
Subject: City Council on Cornerstone

Please ask the city council to vote to require an EIR on this project. No one wants it.
Melissa DeGraw

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: mdegraw5@yahoo.com

Message Score: 1
My Spam Blocking Level: Medium

Block this sender
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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Ed Corridori <edcorridori7@gmail.com>
Sent: Friday, March 3, 2017 11:16 PM
To: Kimberly Rodrigues
Subject: Fwd: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.

Kimberly,
The following comment on Cornerstone was received by the Agoura Hills Tomorrow blog. We have decided to forward comments to the City Council.
Ed

---------- Forwarded message ----------
From: **Amy Mills** <noreply-comment@blogger.com>
Date: Fri, Mar 3, 2017 at 6:57 PM
Subject: [Agoura Hills Tomorrow] New comment on Cornerstone Appeal Goes to City Council.
To: edcorridori7@gmail.com

Amy Mills has left a new comment on your post "Cornerstone Appeal Goes to City Council":

I am very concerned about the size and scale of this project. I moved to Agoura to enjoy a unique community that was committed to preserving the beautiful natural landscape and wildlife. I would be in favor of a smaller, walkable project that saves some of the beauty of the land, not a Rick Caruso-esque development that could easily be found in any suburb in America.

Posted by Amy Mills to Agoura Hills Tomorrow at Mar 3, 2017, 6:57:00 PM

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: edcorridori7@gmail.com

Message Score: 50
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

Kimberly Rodrigues

From: Christopher Burdett <englishmaninla@gmail.com>
Sent: Saturday, March 4, 2017 8:13 AM
To: Kimberly Rodrigues
Subject: The Cornerstone Project

Kimberly,
I am contacting you to request that you vote for an EIR (Environmental Impact Report) on this project.
Apart from the obvious urban sprawl that we all so desperately try to escape, this project will lead to an increase in traffic along Agoura Road and subsequently onto the 101 freeway.
The traffic already streams off the 101 freeway in peak hours as commuters desperately try to find alternative routes to their destinations. This project will exasperate this problem.
"Roadway improvements" will not mitigate the traffic and removing oak trees and associated wildlife cannot be described as improving the quality of life. The residents of Agoura are
here for a reason and that is to enjoy a relatively peaceful and crime free existence. This project, if allowed to proceed will be a disaster for this idyllic area.
Thank you,
Christopher J Burdett

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: englishmaninla@gmail.com

Message Score: 1
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: karla dancy <karlaamom@gmail.com>
Sent: Saturday, March 4, 2017 9:15 AM
To: Kimberly Rodrigues
Subject: Cornerstone project

Please reconsider the proposed development at Cornell and Agoura Rd. The additional pollution, noise and traffic congestion will have a significant negative impact on the local community and wildlife. As it is, Kanan and the crowded roads in and around that area, can reach complete deadlock during the spring and summer months with tens of thousands of people heading to and from the beach areas. The developments impact can also spread to other areas, including Malibu Creek with it's eventual runoff into the waters of Malibu.

As a life long surfer, I have seen and experienced the results of over development in water quality and safety. This development has the potential to significantly raise the health risk of swimming in the oceans of Malibu….including the potential of risk for numerous species of wildlife who depend on Malibu Creek for survival.

Thank You,
David Matis

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: karlaamom@gmail.com

Message Score: 1
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

Kimberly Rodrigues

From: Ken Vreeke <kvreeke@vreeke.com>
Sent: Saturday, March 4, 2017 11:02 AM
To: Kimberly Rodrigues
Cc: kim vreeke; Mary Wiesbrock; Steve Hess; Mallinger; Emilie H.
Subject: Cornerstone Project

As residents of Agoura Hills, my wife and I are very concerned about the Cornerstone Project. The name of this city is Agoura Hills, and here we are looking at a project that will destroy one of our beautiful hills.

There are many other reasons:

- Traffic congestion is this area is already bad, and this project will add significantly to that congestion, increasing noise and pollution in our quiet town.

- The Agoura Road/Kanan intersections as well as Agoura/Cornel are gateways to the Malibu hills, the vineyards, and the beach, and as such see a significant number of accidents already. Increasing traffic will only make that worse.

- I'm concerned about safety, not only based on the increase in traffic, but also about the impact on emergency services. The local fire departments have already weighed in with their concerns about response time based on the narrow roads we have in this area, and the increase in traffic density. Why is Agoura Hills putting public safety before profits?

- The environment: We have already heard from various environmental groups that the Cornerstone project will destroy historic trees and endangered plants, and carve up our pristine hills, which is what distinguishes this beautiful area. How can a project so disruptive to our environment be allowed? This is not like the corner of Kanan and Agoura Road, which is an empty dirt lot. That's bad enough.

- Please do not do what the city of Thousand Oaks has done. I have another home that borders Westlake Blvd. in North Ranch. Because the city of TO has allowed extensive development on the North end of Westlake Blvd over the years, Westlake Blvd is now like a freeway with tons of traffic. Cars routinely ignore the speed limit, we've seen terrible accidents, and the noise pollution dramatically exceeds the city's own noise guidelines that are there to limit traffic-generated noise, and protect residents from excessive traffic noise and pollution. How did this happen? Because the city placed revenue over safety and quality-of-life. We moved to Agoura Hills to get away from that. Please do not allow quant Agoura Hills to be victimized by developers.

- Whenever there is a big concert or event that draws folks from other areas to the Canyon Club, we see a dramatic increase in traffic on our dead-end street (Countryside Drive). These aren't merely lookyloos. We've had numerous break-ins, and our street as well as Medea Mesa next to us is often littered with empty liquor bottles, condoms, and other trash from hookups parking here in the dead of night. The Cornerstone development is highly likely to make our problem worse, and force our private neighborhood residents to spend upwards of $60k on a security gate, which few people in our otherwise safe and quiet neighborhood really want.

An environmental study needs to be conducted prior to this project to measure the impact it will have not only on the environment itself, but on the tax-paying citizens of Agoura Hills who want to protect and preserve the ambiance of our community, as well as our lifestyle and safety.

Ken and Kim Vreeke

Concerned Citizens

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: kvreeke@vreeke.com

Message Score: 1
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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Pat Henkel <pathenkel@earthlink.net>
Sent: Saturday, March 4, 2017 4:15 PM
To: Kimberly Rodrigues
Subject: proposed development on Cornell and Agoura Rd.

I'm very concern about the impact this development will have on our community of Malibu Lake. We have lived in this community for twenty six years and had seen fire reach us and at one time had to moves our valuables out of our home. We watched the fire approach the State Park at that time it was not so difficult to get out on Kanan or Cornell. If there is the development you want to build would definitely make our fire escape a hundred times difficult to get out. We deal with the summer beach traffic and the events being held out here and the many bike races. When you did traffic motoring, you did it on week days not when it is so busy to get across Kanan. We live out here but we do go into Agoura Hills to do shopping and each day it becomes more difficult with the traffic. What do you think it would do for the merchants if its so difficult for us to get to the shopping areas?
We moved to California in 1974 and fell in love with Agoura. We bought our first house in Hillrise and it was rolling hills, farm land and not great shopping. We were happy to see stores go in so we didn't have to go to Westlake to shop. But I think that you have forgot why people have moved out here. They love the open space, beautiful hills. We don't want this area to turn into another grid lock and lose the beauty of why we are here. We realize development is important but you need to look at the,"Big Picture". We hope you will look not only into the residents of Agoura Hills but also the surrounding communities. Thank you, Pat Henkel of Malibu Lake.

Kimberly Rodrigues

From: Pat Henkel <pathenkel@earthlink.net>
Sent: Saturday, March 4, 2017 4:53 PM
To: Kimberly Rodrigues
Subject: Fw: proposed development on Cornell and Agoura Rd.

-----Forwarded Message-----
>From: Pat Henkel <pathenkel@earthlink.net>
>Sent: Mar 4, 2017 4:15 PM
>To: krodrigues@ci.agoura-hills.ca.us
>Subject: proposed development on Cornell and Agoura Rd.
>
>I'm very concern about the impact this development will have on our community of Malibu Lake. We have lived in this community for twenty six years and had seen fire reach us and at one time had to moves our valuables out of our home. We watched the fire approach the State Park at that time it was not so difficult to get out on Kanan or Cornell. If there is the development you want to build would definitely make our fire escape a hundred times difficult to get out. We deal with the summer beach traffic and the events being held out here and the many bike races. When you did traffic motoring, you did it on week days not when it is so busy to get across Kanan. We live out here but we do go into Agoura Hills to do shopping and each day it becomes more difficult with the traffic. What do you think it would do for the merchants if its so difficult for us to get to the shopping areas?
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Kimberly Rodrigues

From: Walter Jacobson <walterdoc@mac.com>
Sent: Saturday, March 4, 2017 5:15 PM
To: Kimberly Rodrigues
Subject: cornerstone development
Attachments: cornerstone development.docx; ATT00001.htm; amazon best seller.jpg; ATT00002.htm; THUMBNAIL_IMAGE.jpg; ATT00003.htm

here is my letter opposing it:

Walter E. Jacobson, M.D.
Diplomate, American Board of Psychiatry & Neurology
28310 Roadside Drive; Suite 247
Agoura Hills, CA 91301
(818) 991-0572 (phone/fax)

March 3, 2017

RE: Proposed Development at Agoura Road and Cornell Road

To Whom It May Concern:

I adamantly oppose the Cornerstone Development of a three-story commercial eyesore to be built at Agoura and Cornell Roads, motivated by business people interested in profits who have no concern for the impact that such a complex will have on the local residents who live there.

My family moved to Agoura Hills fifteen years ago to avoid the traffic, the noise pollution, the air pollution, and the people pollution that is prevalent just about everywhere else in the Los Angeles area. So you can imagine my distress when I learned of this development which is sure to turn Agoura Hills into one more unpleasant place to live with traffic jams and delays, people living on top of each other, a lot of noise, a lot of air pollution, and an increase in crime as well.

It's a slippery slope. First this three-story monstrosity will appear, which will destroy a portion of our natural habitat here, and then there will be more developments until Agoura Hills is one more unrecognizable, commercially-developed cookie cutter piece of Americana without any individual identity, and certainly without the idyllic, rural charm it now has.

We don't need more development. We need less. Must we ruin everything serene and beautiful in pursuit of the almighty dollar? Please don't do this.

Sincerely,

Walter E Jacobson, M.D.

Kimberly Rodrigues

From: Walter Jacobson <walterdoc@mac.com>
Sent: Saturday, March 4, 2017 5:34 PM
To: Kimberly Rodrigues
Subject: Cornerstone development letter
Attachments: Doc - Mar 4 2017 - 5-32 PM.pdf; ATT00001.txt

The word document I sent was on signed so here is a PDF with the signed letter

Scanned with TurboScan.

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: walterdoc@mac.com

Message Score: 1
My Spam Blocking Level: Medium

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Medium (75): Pass
Low (90): Pass

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Walter E. Jacobson, M.D.
Diplomate, American Board of Psychiatry & Neurology
28310 Roadside Drive; Suite 247
Agoura Hills, CA 91301
(818) 991-0572 (phone/fax)

March 3, 2017

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It's a slippery slope. First this three-story monstrosity will appear, which will destroy a portion of our natural habitat here, and then there will be more developments until Agoura Hills is one more unrecognizable, commercially-developed cookie cutter piece of Americana without any individual identity, and certainly without the idyllic, rural charm it now has.

We don't need more development. We need less. Must we ruin everything serene and beautiful in pursuit of the almighty dollar? Please don't do this.

Sincerely,

Walter Jacobson MD

Walter E Jacobson, M.D.

Kimberly Rodrigues

From: Kevin Kowalczyk <kevinkowalczyk@gmail.com>
Sent: Saturday, March 4, 2017 5:36 PM
To: Kimberly Rodrigues
Subject: Cornerstone project

I am writing to express my approval.

Kevin Kowalczyk

Sent from my iPhone

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: kevinkowalczyk@gmail.com

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: M McKindley <giddyupmc@gmail.com>
Sent: Saturday, March 4, 2017 6:40 PM
To: Kimberly Rodrigues
Subject: Agoura Hills Cornerstone project

I have lived in Agoura for over 40 years and cannot comprehend the approval of such a massive project as this Cornerstone project.
The noise, pollution and traffic that would be generated by such a project would only create more of a nightmare for this city. Does Agoura really need this?
Please submit this voice against this project to the appropriate departments as we need to be heard on this matter. Please reconsider approval of this project for our future generations..
Is this really necessary in this area?
Enough already.

MMckindley

Sent from my iPad

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: giddyupmc@gmail.com

Message Score: 1
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Dayle Dalton <dayledalton@me.com>
Sent: Sunday, March 5, 2017 12:14 PM
To: Kimberly Rodrigues
Cc: Dayle Dalton
Subject: Against Cornerstone Project - Need EIR!

Kimberly Rodriguez and the Agoura Hills City Council

RE: Cornerstone Project - Corner of Agoura Road and Cornell.

I am asking that you place a halt to this Cornerstone Project in it's current state, and re-consider this entire development that will have a devastating impact on our community; and that an Environmental Impact Report (EIR) be undertaken immediately.

I am opposed to this monstrous project moving forward in it's current state, totally transforming the rural nature, beauty and the safety of our community!
The size of this project is beyond reasonable. I moved here 13 years ago because of the rural nature, rolling hillsides, the oak trees, the wildlife, less traffic, the "country feel". There was open space, which is a rarity these days - and the beauty of the area second to none. This is an amazing place to live - and to allow destruction of this just to appease developers for unnecessary development to become just another cityscape with bright lights, concrete, noise, traffic and pollution, is unconscionable! This development is not in keeping with the community and surrounding areas.

A traffic impact report needs to be done for this project! We have enough traffic already, we do not need another development that will add air pollution, congestion, gridlock and hazards to our roadways as mentioned above. Where is the beach traffic impact report? What about fires and escape routes?

I was particularly distressed at the planned destruction of countless oak trees? - I could not believe it! The plants and habitat of our beautiful hills, with all of the gorgeous oaks populating these hillsides is what makes us unique! I am in total disbelief that a development like this could be approved!? The rural uniqueness and beauty of our neighborhood was not taken into account. This is not what the community wants!

It appears to me that this project was approved for the benefit of developers only. There was no consideration for the damage to the community and surrounding areas. There are several options that were not even considered! I am asking that you reconsider this project, go back to the drawing board, and start over with an Environment Impact Report - which is the right thing to do.

Kimberly Rodrigues

From: Teresa Earle <teresaearle7@gmail.com>
Sent: Sunday, March 5, 2017 2:20 PM
To: Kimberly Rodrigues
Subject: Comments regarding the Cornerstone Project coming up for hearing - Agoura Road and Cornell - EIR request

Dear Ms. Rodrigues:

I write as a longstanding concerned resident in the areas near the planned development to ask that you place an immediate halt to this Cornerstone Project in it's current state, and re-consider the development which will have a permanent and longstanding impact on our community – an Environmental Impact Report (EIR) must be undertaken immediately in the first instance, something which I am astounded to learn has not taken place to date in this planned development. At the very least, I implore you to vote for one to be done prior to any authorization of development.

I am strongly opposed to this project moving forward in it's current state, with longterm impacts to the beauty, safety and rural and historic nature of our community!

The following are areas that I strongly feel reflect the need for this freeze on this development:

1) The size of this project is immense for a small beautifully rural corner of our beloved area. I am a member of a founding family in the Southern California area (Sepulveda land grant family) and prized for living in this community has always been it's rural nature, rolling hillsides, historic oak trees, wildlife, less traffic and the authentic feel preserved of what my ancestors experienced over 8 generations ago in our greater Southern California area. To allow destruction of this just to appease developers for unnecessary development to become just another urban area with bright lights, concrete, noise, traffic and pollution, is unconscionable to the memories of who settled this area! This development is not in keeping with the community and surrounding areas and not what the community intended now why most residents dwell here.

2) No appropriate traffic impact report has been done for this project: We have enough traffic already, we do not need another development that will add air pollution, congestion, gridlock and hazards to our roadways as mentioned above. A traffic impact report must be completed for the variety of traffic surges we have with regard to summer beach traffic, fire hazard evacuations and extreme weather experiences. Escape routes and more need to be taken into account and I see no evidence of that to date. As Malibu long ago learned, traffic impact reports must be completed at times when there are true surges to the point of gridlock, not on unconsequential days suited to belie the truth.

3) The Oak Trees: Last I checked Oak trees were protected in our communities – I have been witness to what it is to go thru even the removal of a fallen oak, so how could the planned destruction of this many be legitimate – I am truly distressed I – we do not wanted planned landscape and concrete…period.

4) The impact it will have on downstream runoff all the way to Malibu is enormous – we have just witnessed what happens when mother nature takes over with the floods several weeks ago in this watershed – how much more do we need to show than the trash runoff at our beloved Malibou Lake

5) Native American sacred ground: I do not see any evidence of reports about the impact to the native lands rife in this area and the need to respect them

It truly seems all told that this project was approved for the benefit of developers only. There was no consideration for the damage to the community and surrounding areas. I believe the only right thing to do here is to go back to the drawing board and conduct a development assessment correctly – to the benefit of all who reside in the immediate areas, not just the developers!

Thanks for your kind attention to this matter and request.

With regards

Teresa Earle

Teresa Earle
2355 Laguna Circle Drive
Agoura Hills, CA 91301

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: teresaearle7@gmail.com

Message Score: 30
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: roger west <westroger27@yahoo.com>
Sent: Sunday, March 5, 2017 3:14 PM
To: Kimberly Rodrigues

Please vote for an EIR on this project--we don't want another San Fernando Valley here.

Sent from my iPhone

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: westroger27@yahoo.com

Message Score: 1
My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Hope Hendricks <forhopehendricks@yahoo.com>
Sent: Sunday, March 5, 2017 4:49 PM
To: Kimberly Rodrigues
Subject: vote for an EIR (Environmental Impact Report)

Please vote for this as we ont want more smog traffic pollution this is the reason we moved here not to shop

Sent from my iPhone

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: forhopehendricks@yahoo.com

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My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Jennifer Campbell <jennilou67@hotmail.com>
Sent: Sunday, March 5, 2017 4:59 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project EIR Request

Hi Kimberly!

I would like to request an Environmental Impact Report for the Cornerstone Project. This is a critical first step for this proposed development. Below is a link to a study just recently published on noise & its detrimental effects on wildlife. There are many more well documented studies that demand we respect our surroundings & learn from previous missteps (the 'Valley'). Let's create a template to be proud of through a pragmatic approach in balance with our 'gateway to the Santa Monica Mountains.' Article link: http://www.nwf.org/News-and-Magazines/National-Wildlife/Birds/Archives/2017/Bird-Noise.aspx?s_email_id=20170304_MEM_ENG_Habitat_News_March_Edition%7CMTMemHab

Thank you very much. I will be at the March 8th meeting.

Jenni Campbell
818-292-0637
Sent from my iPhone

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: jennilou67@hotmail.com

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Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Debby Pattiz <dpattiz@sbcglobal.net>
Sent: Sunday, March 5, 2017 5:08 PM
To: Kimberly Rodrigues
Subject: Opposition to Cornerstone

Dear Ms. Rodrigues,

I am writing in opposition to the Cornerstone plans as approved. The plans are not consistent with Agoura Hills' motto which promises residents "The Good Life." While I do hope that an appropriate development with restaurants and shops will be built in this area, the current plans do not take into account the severe traffic, aesthetic, and environmental concerns that I am sure hundreds of citizens have already pointed out.

Thank you for working with the community to develop a plan that is a more perfect fit for our wonderful corner of the world.

Sincerely,
Debby Pattiz
(11 year resident)

Total Control Panel Login

To: krodrigues@ci.agoura-hills.ca.us
From: dpattiz@sbcglobal.net

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My Spam Blocking Level: Medium

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High (60): Pass
Medium (75): Pass
Low (90): Pass

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Kimberly Rodrigues

From: Rae Greulich <rae.greulich@gmail.com>
Sent: Sunday, March 5, 2017 6:01 PM
To: Kimberly Rodrigues
Subject: Agoura Hills Cornerstone Project

The traffic impact analysis for the Cornerstone Project Traffic is seriously flawed. Kanan Road is currently impassable often enough to create a dangerous condition. Nonetheless, traffic study deliberately avoided peak traffic times in order to push the Cornerstone Project through. As indicated by a firefighter who spoke out publicly at a recent meeting, additional congestion on Kanan Road literally endangers lives.

Likewise, the environmental impact report is 9 years old and not relevant for this project.

These are not places where the developer should be allowed shortcuts.

While the developer's lack of concern about the dangerous inaccuracy of these reports is understandable, the Planning Commission and City Council are charged with protecting, not just the fiscal concerns of the community they pledge to serve, but the safety and well-being of residents as well.

Rae Greulich

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead

---

Kimberly Rodrigues

From: gwyn allman <gwynt_a@yahoo.com>
Sent: Sunday, March 5, 2017 7:11 PM
To: Kimberly Rodrigues
Subject: Agoura Cornerstone Project

Dear Kimberly Rodrigues,
I am writing as a very concerned citizen to please demand an EIR for the Agoura Cornerstone Project. It is my belief that Kanan is already congested enough from Cornell to Thousand Oaks Blvd. I hope to count on your support to help stop this project!
All the best,
Gwyn Carr

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From: gwynt_a@yahoo.com

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Kimberly Rodrigues

From: Cristina <belladawa@gmail.com>
Sent: Sunday, March 5, 2017 8:10 PM
To: Kimberly Rodrigues
Subject: Cornerstone Project

Hi Kimberly,
I'm writing as a concerned citizen who lives in Agoura/Cornell.
This cornerstone project feels wrongly approved. The amount of land being taken out, oak trees taken down and scrub brush removed feels environmentally neglectful. The amount of natural habitats that would be destroyed is immeasurable.
Not to mention the traffic on Kanan that is already horrendous during the summer months and even weekday mornings as parents take their kids to Sumac or Willow elementary.
I feel I've suited up late in this game, but urge you to pass my concerns on & ask for your support.
I'm hoping to attend the city council meeting Wednesday, but if you have any other suggestions or avenues I might pursue to be heard I would greatly appreciate it.
Thank you,
Cristina Lopez
310-251-5218

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Kimberly Rodrigues

From: david burnett <dhburnett@hotmail.com>
Sent: Monday, March 6, 2017 8:37 AM
To: Kimberly Rodrigues
Subject: Cornerstone Project Objection
Attachments: Cornerstone-Project.docx

Hi Kimberly,
I sent a copy of the attached letter to each member of the City Council, and am sending one to you for your records.

Regards,
David Burnett

27312 Country Glen Rd.
Agoura Hills, CA 91301
818-889-0465
dhburnett@hotmail.com

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To: krodrigues@ci.agoura-hills.ca.us
From: dhburnett@hotmail.com

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March 6, 2017

Subject: Cornerstone Project

Dear Council Members,

This letter is meant to voice my objection to what I perceive as the over-development of the proposed "Cornerstone Project". While I strongly support in general the concept and design of the Agoura Village, and also feel it appropriate to develop in some conservative fashion the area in question, I feel the Cornerstone project as proposed defeats the overall aim and feeling of a "village", and rather promotes the feeling of an over-developed "city".

Rather than eliminating or drastically reducing the existent hill at the southeast corner of Agoura and Cornell Roads, then over populating it with too many structures, the development should be much smaller in concept and scope, and in harmony with the existent geology and flora that is native to the area.

I appreciate your consideration in this matter, and strongly urge you to reject the current proposed plans, and to consider the substantial "down-sizing" of the Cornerstone project.

Most respectfully,

David Burnett
27312 Country Glen Rd.
Agoura Hills, CA 91301

818-889-0465
dhburnett@hotmail.com

From: Nathan Hamburger
Sent: Monday, March 6, 2017 9:44 AM
To: Kimberly Rodrigues <krodrigues@ci.agoura-hills.ca.us>
Subject: FW: Cornerstone

FYI, came in through our general website inquiries

Nathan Hamburger
Assistant City Manager
Serving the City of Agoura Hills
(818) 597-7308
(818) 597-7341 - Fax
Nhamburger@ci.agoura-hills.ca.us

From: chris allen [mailto:allens68@sbcglobal.net]
Sent: Monday, March 6, 2017 9:38 AM
To: Nathan Hamburger <NHamburger@ci.agoura-hills.ca.us>
Subject: Cornerstone

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Attention: Agoura Hills City Council ~

As long time Agoura Hills residents (1979) we would appreciate an **EIR** on the proposed Cornerstone Development as we have issues/concerns with the plans.

Thank you,

Roberta & Chris Allen
allens68@sbcglobal.net

Kimberly Rodrigues

From: Antonette <theyogadc@gmail.com>
Sent: Monday, March 6, 2017 11:12 AM
To: Kimberly Rodrigues
Subject: Please request an EIR on the Cornerstone Project

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To: krodrigues@ci.agoura-hills.ca.us
From: theyogadc@gmail.com

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Kimberly Rodrigues

From: mef214@earthlink.net
Sent: Monday, March 6, 2017 11:52 AM
To: Kimberly Rodrigues
Subject: Fw: Cornerstone project

Dear Sir/Ms:
>
>I was horrified when I read that the council had agreed to the Cornerstone plan. Do the council members actually live in Agoura? I live south of Agoura Road on Mulholland Highway. During the summer, and at other times, if there happens to be an accident or re-directing of traffic from PCH, I must take Cornell to get to and from work. I can already foresee a disaster in the making here. I moved to this area to have a nice quality of life. Not to sit in traffic for hours trying to get from point A to point B. Please do not let this happen to the nice people here in Agoura. They do not deserve this.
>
>Thank you in advance.
>
>Marjorie Fagan
>mef214@earthlink.net
>805 300 7570

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From: mef214@earthlink.net

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Kimberly Rodrigues

From: Kim Lamorie <kimlamorie1@gmail.com>
Sent: Monday, March 6, 2017 1:35 PM
To: Kimberly Rodrigues
Subject: LVHF SUPPORT - CORNERSTONE APPEAL
Attachments: LVHF SUPPORTS APPEAL - CORNERSTONE.pdf

Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301

The voice and conscience of the Santa Monica Mountains since 1968

Dear Kimberly:

Please find attached our comment letter in support of the Cornerstone Appeal. Thank you in advance for distributing it to the Mayor and Councilmembers.

Sincerely,

Kim Lamorie
President
LVHF

Las Virgenes Homeowners Federation, Inc.
Post Office Box 353, Agoura Hills, California 91301
The voice and conscience of the Santa Monica Mountains since 1968

March 6, 2017

Agoura Hills City Council
30001 Ladyface Court
Agoura Hills, CA 91301

Honorable Mayor Weber and Councilmembers:

On February 15, 2017, the LVHF unanimously approved a motion to support "Keep Agoura Green" in their appeal of the Agoura Hills Planning Commission to approve the Cornerstone Development as proposed.

Our decision was based on a site tour on Saturday, January 28, 2017, and on a report of the many ways in which the plan is not consistent with the original AVSP. We join in the request for a de novo hearing and focused EIR to be adequately reviewed by the Agoura Hills City Council.

Traffic
Traffic is a major concern. The AVSP, Chapter 1 under "Traffic and Circulation Issues specifically states "consider impacts of beach traffic on Kanan Road". Traffic studies for this Plan were conducted in March and October. No studies were conducted during summer months.

Grading
Grading plans call for the removal of over 92,500 cubic yards resulting in the destruction of the knoll at the corner of Agoura and Cornell Roads where the AVSP specifically states in the NMD AES 3 under "Avoidance of Knolls" that "the applicant SHALL

...minimize grading of the knoll located south and east of the intersection of Agoura and Cornell Rd" and it continues on to say "that the majority of the knoll should be preserved". However it is estimated that 5700 truck loads of dirt is to be removed at 45 per day for 6 months.

Density

The project as proposed consists of 7 buildings with a building coverage of 116,776 square feet. The original concept of this portion of Zone E (Cornerstone) called for a build-out of 84,000 square feet. This is a 38% increase and sets a precedent for all the remaining parcels. The EIR for the AVSP must reflect what will undoubtedly be a much greater build-out than was originally planned.

The AVSP Chapter 1 page 11 "strongly encourages 2-story development along Agoura Rd" and that is followed by "reduce building heights along hillsides". Instead Cornerstone has 3 story 45' buildings along Agoura and Cornell Roads and 2-story against the back hillsides. Story poles should be erected to adequately assess the impact of this proposed development.

Viewshed

The staff report to the Planning Commission in January stated that "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 that, "buildings would be visually subordinate to these background hillsides". In reality, according to the Planning Director, in the Cornerstone Plan as currently proposed -- Buildings 5 and 6 would be built on pads that are located at a height 80' above the elevation of Agoura Rd.

Biological

The Cornerstone Plan admits to "unavoidable significant adverse biological impacts". Additionally, 29 oak trees are to be removed along with 21,2741 square feet of scrub oak habitat and other endangered plants. Therefore, a focused EIR should be required.

Water Quality

The current plan for water quality is deficient because new guidelines have been developed since the AVSP was written according to Sam Unger, a water quality engineer. The current NMD fail to address these new requirements.

Cumulative Impacts

The cumulative impacts of this project along with several other adjacent projects - either potential or in the pipeline - both in the city of Agoura Hills and the unincorporated areas of LA County (NAP) have yet to be addressed.

The Las Virgenes Homeowners Federation is also in concurrence with the letter submitted by Chatten-Brown & Carstens LLP.

We respectfully ask and urge City Council to adequately review this project.

Sincerely,

Kim Lamorie
President
LVHF

Kimberly Rodrigues

From: Adam Haverstock <ahaverstock@conejochamber.org>
Sent: Monday, March 6, 2017 1:58 PM
To: Denis Weber; William Koehler; Illece Buckley Weber; Linda Northrup; Harry Schwarz
Cc: Greg Ramirez; Nathan Hamburger; Kimberly Rodrigues; Jill Lederer
Subject: Cornerstone Mixed Use Project - Support
Attachments: Cornerstone Mixed Use Project - Support.pdf

Dear Mayor Weber and Councilmembers,

Attached you will find a letter from the Greater Conejo Valley Chamber of Commerce President/CEO Jill Lederer expressing the Greater Conejo Valley Chamber of Commerce's support of the Cornerstone Mixed Use Project up for review on March 8th.

Ms. Lederer is unavailable on March 8th, but I will at the meeting to speak in support of the project.

Thank you,
Adam

--

Adam Haverstock
Director of Government Affairs and Tourism
Greater Conejo Valley Chamber of Commerce
600 Hampshire Road, Suite 200
Westlake Village, CA 91361
Office: 805-370-0035
ahaverstock@conejochamber.org
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GREATER CONEJO VALLEY CHAMBER OF COMMERCE

March 6, 2017

Mayor Denis Weber and Agoura Hills City Council
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: Cornerstone Mixed Use Development Project – SUPPORT

Dear Mayor Weber and Councilmembers,

As the President/CEO of the Greater Conejo Valley Chamber of Commerce I would like to convey the Chamber's enthusiastic support of the Cornerstone Mixed Use Development Project, which is having an appeal heard before your council at the March 8, 2017 meeting.

The Greater Conejo Valley Chamber of Commerce is one of the largest chambers in the state of California with approximately 1000 business members, serving the cities of Agoura Hills, Thousand Oaks and Westlake Village.

The Greater Conejo Valley Chamber of Commerce enhances the profitability of businesses in the cities of Thousand Oaks, Westlake Village and Agoura Hills through leadership, political action and dynamic programs to promote economic vitality for our members and community.

Our Board of Directors has many times expressed its support of mixed use development projects in the Conejo Valley, much like the Cornerstone project. These projects provide a traditional walkable downtown to our cities – something that major employers like Amgen tell us attracts high-quality employees to the area.

It also adds housing that is reasonably priced for millennials. Many regional forecasts have sighted the lack of housing that is affordable for the millennials who will make up the majority of our workforce in the near future to be a threat to our regional economy. Mixed use projects like the Cornerstone mixed use project will assist in making Agoura Hills an attractive place for employees to live and also an attractive place for businesses to relocate.

Please approve the Cornerstone Mixed Use Development Project at your March 8, 2017 meeting. There is no project in the City of Agoura Hills that is not critically considered in every aspect and we have every confidence that this project will reflect the excellence that our City is known for.

Sincerely,

Jill Lederer

Jill Lederer
President/CEO
Greater Conejo Valley Chamber of Commerce

600 Hampshire Road #200 • Westlake Village, CA 91361
T: (805) 370-0035 • F: (805) 370-1083 • ConejoChamber.org