



"Gateway to the Santa Monica Mountains National Recreation Area"

August 9, 2005

Kim Szalay
County Regional Planning Department
Hall of Records, Room 1390
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: COUNTY PROJECT NO. 98-062, CUP NO. 98-062, SCH NO. 1998101060;
HESCHEL WEST SCHOOL PROJECT REVISED DEIR

Dear Kim:

As we discussed at our last meeting on July 13, 2005, this letter is a list of the conditions for the proposed Heschel West School Project that the City is requesting the County to incorporate into the project as part of any approval. Items #1 through 7 refer to impacts that have been addressed in the Draft Environmental Impact Report (DEIR), but for which additional measures are necessary to ensure environmental impacts are minimized. The second grouping starting with Item #8 pertain to issues that we believe have not been adequately addressed in the DEIR. These are items that warrant additional CEQA impact analysis. However, in the absence of that additional analysis, we request that conditions be placed on the project to ensure that the project does not result in significant environmental impacts. Where appropriate, we have identified where these suggested changes might fit in the draft list of conditions prepared by your department and provided as part of the staff report for the County Regional Planning Commission hearing on June 15, 2005. In addition, attached hereto is a memo from Assistant City Manager Jim Thorsen (dated August 10, 2005) with recommended Public Works conditions.

1. Add the following sentence to Condition 28i, "...and shall also be coordinated with the City of Agoura Hills."
2. Add the following sentence to Condition 28k, "Prior to the issuance of the temporary use permit, the Director of Planning shall coordinate with the City of Agoura Hills."
3. Amend Condition 28k to allow no more than 24 special events that could exceed 150 attendees but that would be accommodated with the proposed 223 onsite

parking spaces, and no more than four additional events with up to 1,500 attendees. This is consistent with what the applicant has indicated in the DEIR and in the JMBM letter to the County Regional Planning Commission dated June 14, 2005. This would help to ensure that traffic congestion and parking constraints are kept to a minimum.

4. Add a condition incorporating the components of the applicant-sponsored Transportation Demand Management Plan, as well as the requirement for a carpool plan mandating a minimum of 25 percent participation (see Condition 28c).
5. A condition should be added that stipulates that no construction traffic shall be allowed on residential roads, including Chesebro Road, unless approved by the City of Agoura Hills.
6. A condition should be added that requires that adequate vegetative visual screening of the development of each proposed project phase shall be installed prior to or at the same time as the completion of each particular phase.
7. Add to Condition 28n the following: Low level lighting shall be employed to the extent feasible. Motion sensor devices shall be installed on all security lighting. Wattage shall be less than 0.05, except that security lighting shall be less than 0.10 and walkway lighting less than 0.08. Low decorative walls or vegetated hedges shall be used along the perimeter of the surface parking lot nearest the homes along Chesebro Road to shield headlights from illuminating or creating glare in offsite areas.
8. Add to Condition 28q the requirement that a minimum 100-foot buffer area between the project development area and the existing homes along Chesebro Road be dedicated to open space in some form of legal instrument, such as a deed restriction or conservation easement, with evidence of the recordation provided to the County prior to issuance of permits. As currently presented by the applicant and in the DEIR, there is no guarantee that this "buffer" would indeed remain an open space buffer. Yet, the DEIR continues to refer to this area as a "buffer" separating the existing homes from the proposed development.
9. Add to Condition 28l the requirement that no amplified sound shall be permitted at any time. The DEIR does not contain sufficient analysis and discussion of the types of amplified sound, the times, and the frequency, so this condition is needed to ensure that noise impacts are not significant.
10. Because we do not believe that potential aesthetic impacts to adjacent homes have been adequately assessed and mitigated in the DEIR, we request that you add a condition requiring the landscape plan for the portion of the site bordering Palo Comado and Chesebro Roads to be submitted for review and approval to the City of Agoura Hills prior to the County issuing any permits. The plan shall include the use of native species and oak trees that provide sufficient visual screening from the

existing homes in Old Agoura to the proposed buildings. The plan shall be prepared by a qualified landscape architect and/or restoration biologist well versed in oak trees and native species.

11. The assessment of potential wetland impacts is inadequate in the DEIR. The following condition is recommended to ensure that impacts are properly assessed prior to any earthmoving activity occurring: The wetlands and other potential riparian habitat onsite, and potential impacts from the proposed project, shall be further assessed by a qualified biologist, and potential U.S. Army Corps of Engineers, California Department of Fish and Game, and any other relevant agencies' jurisdiction determined. Confirmation of jurisdictional determination by these agencies shall be provided to the County. If there are impacts to these areas, the applicant shall prepare a restoration plan, including maintenance and monitoring components. The restoration plan shall be submitted for review and approval by the County prior to issuance of a Grading Permit.
12. Because noise issues have not adequately been assessed, a condition should be added that limits the hours of evening and early morning events so that noise impacts on adjacent neighbors are minimized. Similarly, a condition should be added that requires the applicant to provide a summary of anticipated special events and number of attendees expected, along with noise attenuation measures to be employed for the particular types of events, to the County for review and approval prior to issuance of a Certificate of Occupancy.

Thank you for the opportunity to provide recommendations on the conditions of approval for this project. Should you have any questions or need additional information, please contact Allison Cook of my staff at (818) 597-7310.

Sincerely,



Mike Kamino
Planning and Community Development Director

Cc: Daryl Koutnik – County