

Attachment 5A

County's Planning Commission Packet for May 25, 2005



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. 98-062-(3)
CONDITIONAL USE PERMIT

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE May 25, 2005	

APPLICANT Rick Wentz Abraham Joshua Heschel Day School West	OWNER Rick Wentz Abraham Joshua Heschel Day School West	REPRESENTATIVE Roger Van Wert Van Wert, Inc.
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REQUEST
 Conditional Use Permit: To authorize the construction, operation and maintenance of a private religious preschool, elementary and middle school for up to 750 students (pre-kindergarten through eighth grade) in the A-1-5 (Light Agricultural-Five Acres Minimum Required Area) zone.

LOCATION/ADDRESS East of Palo Comado Canyon Road and Cheeseboro Canyon Road	ZONED DISTRICT Malibu
ACCESS Via Palo Comado Canyon Road to the west	COMMUNITY Agoura
SIZE 73 acres	EXISTING LAND USE vacant
SHAPE Irregular	TOPOGRAPHY Level to sloping

SURROUNDING LAND USES & ZONING North: Santa Monica Mountains National Recreation Area, single-family residences; O-S (Open Space)	East: Vacant; O-S
South: Commercial, vacant, Ventura Freeway (101); CPD (Commercial Planned Development)	West: Single-family residences, commercial, vacant; City of Agoura Hills CRSFCOA (Commercial Retail Service-Freeway Corridor-Old Agoura)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	_____	_____	_____
Santa Monica Mountains North Area Plan	N-5 (Mountain Lands 5)	_____	See Staff Analysis

ENVIRONMENTAL STATUS
 Environmental Impact Report

DESCRIPTION OF SITE PLAN
 The applicant's site plan depicts the subject property developed with the proposed school. A total of nine, one- and two-story buildings are planned, totaling approximately 166,450 square feet of floor space on 20.7 acres of the 73 acre site. A sanctuary is depicted in the center of the subject property. Middle school buildings and library are placed to the southwest of the sanctuary. Elementary school buildings and library are located northwest of the sanctuary. A multipurpose room/cafeteria, an auditorium, kindergarten facility, a preschool, and offices are also depicted to the west of center. 223 on-site parking spaces have been provided. An athletic field, paved playground area, a pool, and a gymnasium are depicted at the east end of the subject property. Approximately 45 acres are proposed for preservation of open space including a proposed 29-acre conservation easement. Access to the site is via Palo Comado Canyon Road at Canwood Street at the southwest corner of the property.

- KEY ISSUES**
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
 - Consistency with the Santa Monica Mountains North Area Plan
 - Compliance with the Santa Monica Mountains North Area Community Standards District Development Standards

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON	RPC ACTION DATE	RPC RECOMMENDATION
RPC HEARING DATE(S)	MEMBERS VOTING NO	MEMBERS ABSTAINING MEMBERS ABSENT
MEMBERS VOTING AYE		
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

STAFF ANALYSIS

PROJECT NUMBER

98-062-(3)

CASE NUMBER

Conditional Use Permit Case No. 98-062-(3)

SUMMARY OF MAY 7, 2003 PUBLIC HEARING

A public hearing was held before the Regional Planning Commission on March 24, 2003 and continued to May 07, 2003. At the conclusion of the May 7, 2003 hearing, the Commission made recommendations and approved a motion to continue the hearing to September 10, 2003. The extent of the revisions to the project and Draft Environmental Impact Report was determined to require more preparation time than the September date would allow. The case was taken off the Commission's calendar on August 15, 2003.

The Commission's recommendations included reduction of total building area footprint and related grading by approximately 20% including a lowered overall building pad, increased open space, development of a carpooling plan which would provide 25-30% mandated carpooling, and provision of traffic mitigations coordinated with the County, Caltrans, and the City of Agoura Hills. Also requested was documentation of proposed open space dedication including a letter from the conservation agency willing to receive the offering, and depiction of at least 200-foot buffers from Conservancy lands in relation to the development footprint.

The Commission requested further definition of the phasing plan, including phases of grading and lengths of time between the construction of temporary modular campus and full build-out as depicted on a revised Exhibit "A". Renderings would be required depicting the appearance and scale of the temporary campus and where temporary structures are to be located. The DEIR was determined inadequate by the Commission, and the Commission requested further analysis of noise, traffic impacts, and visual impacts. A phasing timeline for traffic mitigations would also be required. Additionally, a natural disaster plan with greater definition was requested as part of the DEIR or other planning document processes.

The necessity for further analysis of the Santa Monica Mountains North Area Plan as it interfaces with the project was emphasized by the Commission.

OVERVIEW OF PROPOSED PROJECT

The applicant is requesting authorization to construct, operate and maintain a private religious elementary and middle school (pre-kindergarten through eighth grade) for a maximum of 750 students and 97 staff. The subject property is located northeasterly of Palo Comado Canyon Road and east of Cheseboro Road in Agoura. A total of nine, one- and two-story buildings are proposed, totaling approximately 166,450 square feet of floor space. The buildings include auditorium/multi-purpose, cafeteria/multi-purpose, library/administration, elementary classrooms, middle school classrooms, sanctuary, gymnasium, library/storage/teacher lounge, and preschool. Three small parking lots and one large lot contain 223 parking spaces. The proposal also includes paved playground and court areas and an athletic field. The project is proposed to be constructed in six (6) phases within a 13-year time period. Operating hours of the school will generally be from 8:00 a.m. to 3:30 p.m. with staggered arrival schedule between 7:30 and 8:30 a.m.

The school presently operates out of leased space located at 27400 Canwood Street, Agoura, approximately one mile east of the project site and currently has an enrollment of 187 students and 40 staff. It is anticipated that the existing students and staff would transfer to the new site upon completion.

Approximately 28 acres of the 73-acre site will be developed space for buildings (21 acres) and play fields, sports court and playground, walkways and landscaped areas (seven acres). The project preserves the remaining area as open space of approximately 45 acres. This includes the applicant's proposal to offer a 29-acre conservation easement as a permanently protected open space and wildlife corridor area.

Grading will be required to establish the building pads and to create access roads. Most of the grading activity will occur within the interior of the project site in the first phase of the project (approximately 73%), while preserving the major ridgeline and steep slopes found at the eastern side of the property. Project site grading will require the movement of approximately 173,000 cubic yards of earth; grading would be balanced on site.

The subject property falls within the Santa Monica Mountains North Area Plan and the Santa Monica Mountains North Area Community Standards District (CSD). Zoning on the subject property is A-1-5 (Light Agricultural-Five Acres Minimum Required Area). A conditional use permit is required to establish a school in the A-1-5 zone.

ENTITLEMENT REQUESTED

The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of a private religious preschool, elementary and middle school for up to 750 students (pre-kindergarten through eighth grade) and 97 staff in the A-1-5 (Light Agricultural-Five Acres Minimum Required Area) zone.

EXISTING ZONING

Subject Property

Zoning on the subject property is A-1-5 (Light Agricultural-Five Acres Minimum Required Area). The property was previously split zoned, C-2 (Neighborhood Business) and R-1-30,000 (Single-Family Residence-30,000 Square Feet Minimum Lot Size). With the zoning consistency program implemented pursuant to the adoption of the Santa Monica Mountains North Area Plan in October of 2000, the zoning on the subject property was changed to A-1-5.

Surrounding Properties

Surrounding zoning consists of O-S (Open Space) to the north and east, U.S. Highway 101 right of way to the south, and the City of Agoura Hills RL-20,000 (Low Density Residential) and CRS-OA-FC (Retail Service Commercial-Open Area-Freeway Corridor) to the west.

EXISTING LAND USES

Subject Property

The subject property is currently vacant and in an undeveloped natural condition, with the exception of several dirt access roads and disturbed non-native grasslands in the primary development area.

Surrounding Properties

Surrounding land uses consist of the Santa Monica Mountains National Recreation Area and single-family residences to the north; the Ventura Freeway, commercial uses and vacant land to the south; vacant and Conservancy/State lands to the east; and single-family residences, commercial uses and vacant land to the west.

ENVIRONMENTAL DOCUMENTATION

A Draft Environmental Impact Report (DEIR) was prepared for the proposed project. After the mandatory 45-day public review period and a comment period for County departments, the DEIR concluded that potentially significant impacts from transportation and access, noise, human health, geotechnical hazards, fire services and hazards, air quality, and hydrology/water quality can be mitigated by the measures presented in the DEIR to a less than significant level.

However, the DEIR concluded that the impacts from the proposed project would combine with the impacts of other on-going development activities to result in significantly unavoidable cumulative visual impacts to the area associated with increased light and glare and loss of open space. In addition, cumulative impacts to biological resources would remain significant since there are no known mitigation measures available to reduce the level of cumulative impact to insignificance. A Statement of Overriding Considerations must be adopted in order to approve the proposed project.

Mitigation measures proposed include: landscape, lighting, and signage plans for mitigating visual impacts to the extent feasible; road, signal and access improvements to mitigate traffic impacts; construction and operation measures to reduce noise; construction measures to minimize construction impacts on biota; 15 geotechnical mitigation measures; Fire Department impact fees, fireflow requirements, and fire/vegetation management and evacuation plans approved for fire mitigation; construction mitigation measures for air quality; and measures to prevent flooding, erosion, and pollution impacts. Compliance with the Mitigation Monitoring Program as presented in draft form, Table ES-1, pages ES 5-24 of the DEIR, shall be required as a condition of approval for the subject conditional use permit.

Environmental Findings and adoption of a Statement of Overriding Considerations are required in order to certify the Final EIR.

PROJECT CHANGES FROM PREVIOUS DRAFT ENVIRONMENTAL IMPACT REPORT

Previous public hearings were held in March and May of 2003. The original DEIR has been modified to incorporate the following project changes and additional alternative measures as indicated. Site plans have been modified accordingly as applicable.

Reduced Building Footprint

The visibility of the completed project is reduced, particularly from Cheseboro Road, by reducing the elevation of the building pads by an average of 5.5 feet and by reducing the size of the building envelope by approximately two acres, from 23 acres to 21 acres.

Increased Open Space Viewshed

Increased preservation and protection of internal ridgelines and increased open space viewshed is depicted in the eastern portion of the project site by lowering the main athletic field and reducing site grading requirements from 235,315 cubic yards to 173,000 cubic yards for a total reduction of 62,315 cubic yards (approximately 26% reduction).

Separate Phase I Site Plan

The layout of the first phase (mostly temporary structures) is revised to more readily integrate with later phases of school development. A separate Phase I site plan depicts revisions including grading for the fill slope to be completed at grade and depiction of single-story modular units.

Defined Phasing and Traffic Mitigation Timeline

Project revisions include an increase in the number of phases over a slightly longer time period: from five phases in 10 years to six phases in 13 years. Phase I will be completed within one year and the remaining phases are to be completed within 12 years of the completion of phase I.

Traffic Mitigation Measures

Traffic mitigation measures proposed regarding the westbound off and on ramps of U.S. Highway 101 and Palo Comado Canyon Road at Canwood Street, and provision of secondary emergency access, is proposed for completion prior to school occupancy during Phase I of the project.

Additional traffic mitigation measures are required to be met prior to the issuance of building permits for construction of Phase II.

A carpooling plan mandating at least 25% participation as an additional traffic mitigation measure has not been provided in the revised DEIR.

Phases I – VI Development Timeline

Phase I involves development of the temporary school within the development footprint of the completed project. The initial phase would consist of 12 modular school buildings with wood siding and perimeter skirting to be earth tone in color and to be fully landscaped with natural vegetation typical of the surrounding area. Two 1,500 square-foot portions of the multi-purpose building are proposed to provide permanent shelter-in-place. The majority of project grading, including the entire fill slope to be completed at grade for the building pad, would be done at this time. Permanent landscaping, installed along the westerly boundary of the campus, is to be constructed as a buffer. Phase I student capacity is anticipated to be 350 to 390 students and would be completed over a one-year period.

Phase II would bring enrollment to the maximum of 750 students. The second phase would include remaining finish grading mostly occurring along the eastern perimeter of the project to enable construction of elementary, administration, elementary school library, and teacher's resources room. Construction would commence within five years of the date of completion of Phase I.

Phase III would include construction of middle school buildings, middle school library and resource rooms, and would occur approximately eight years from the date Phase I is completed.

Phase IV involves construction of a nursery building and play yard. This phase would begin within approximately 10 years from the date Phase I is completed.

Phase V and VI would involve construction of the remaining portions of the permanent cafeteria/expanded multi-purpose room, auditorium, sanctuary, and gymnasium, and would be accomplished within 12 years of the completion of Phase I.

Wildlife Corridor / Conservation Easement Dedication

The integrity of Liberty Canyon wildlife movement corridor would be maintained by proposing to offer a 29-acre conservation easement as part of 45 acres of total open space preserved.

The applicant has not indicated to whom the conservation easement would be offered.

Emergency Access/Evacuation and Fire Fuel Modification

A secondary access driveway is included for Fire Department and other emergency use. An expanded Fire/Vegetation Management Plan and Evacuation Plan are to be provided to the Fire Department for review and approval as mitigation measures for the project.

Alternative Primary Access

Alternative primary access points at Palo Comado Canyon Road or Cheseboro Road are included in the DEIR for consideration.

Road Improvement Alternatives Increased

U.S. Highway 101, North Side

Expanded traffic and road improvement alternatives include a round-about intersection at Palo Comado Canyon Road / Canwood Street and U.S. 101 Freeway westbound off ramp and on ramp or a signaling approach as detailed in Section 4.2 of the DEIR. The analysis includes a supplemental analysis not previously included indicating measurements of impact with mitigation measures "in place" (Table 4.2-15, page 4.2-47 of the DEIR). Caltrans has provided a letter indicating its response to the proposal for construction of these improvements. Caltrans favors the round-about option.

Other Road and Signal Improvements

Permits from the City of Agoura Hills will be required for other traffic and road improvement measures proposed, as those measures are located within the City's jurisdiction.

Air Quality Study Update

An updated air quality study using updated air quality standards is included in the DEIR.

Hydrology Plan Update

An updated hydrology plan and water quality analysis is present in the DEIR.

Project Alternatives Modified

Project alternatives were modified from four to five alternatives. The off-site alternative was taken out of the DEIR and a subdivision alternative and alternative means of access were added.

Additional Analysis of the Santa Monica Mountains North Area Plan

An expanded analysis of North Area Plan goals and policies are indicated on pages 3.0-11 through 3.0-32 in the revised DEIR.

SANTA MONICA MOUNTAINS NORTH AREA PLAN

The project is consistent with the Santa Monica Mountains North Area Plan.

The subject property is classified as N5 (Mountain Lands 5) within the Santa Monica Mountains North Area Plan. Pages 3.0-11 through 3.0-32 of the DEIR provide further analyses of the project proposal in relation to the Santa Monica Mountains North Area Plan.

Page II-10 of the North Area Plan states the overall goal of the Plan as follows: "The overall goal of the North Area Plan is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land imposes, accommodate new uses that minimize impacts on the natural environment, and ensure that new development is compatible with and enhances the quality of existing communities, and provide for a wide range of public and private recreational opportunities."

The project accomplishes the overall goal of the Plan by permanently preserving significant areas within the natural environment, limits impacts on the geographical setting of the project, accommodates a new use compatible with and enhancing the Conejo Valley community while providing private educational and recreational opportunities.

SANTA MONICA MOUNTAINS NORTH AREA COMMUNITY STANDARDS DISTRICT

The project complies with the applicable requirements of the Santa Monica Mountains North Area Community Standards District.

The subject property falls within the Santa Monica Mountains North Area Community Standards District. The North Area CSD was established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment. No new development in the North Area Community Standards District, not previously discussed in previous staff reports, is proposed in the applicant's request.

Effective December 7, 2005, the Los Angeles County Board of Supervisors adopted the Grading and Ridgeline Ordinance effective January 6, 2005. The project proposes an access driveway which traverses one of the newly adopted ridgelines. The ridgeline ordinance requirements of Section 22.44.133.D.5 of the Los Angeles County Zoning Code do not apply to this project as the project filing was complete prior to adoption of the ordinance.

Exemption from the Grading and Ridgeline Ordinance applies according to Section 22.44.133.G.1.a of the County Code: "The provisions of subsections D.4.b, D.4.c, D.4.d, and D.5 shall not apply to a new development project where, as of the effective date of the ordinance adding those subsections, any of the following has occurred related to such project: A complete application has been submitted for any subdivision, permit, variance or site plan review."

The application for the subject request was complete prior to adoption of the Ordinance.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The proposed private school complies with the applicable development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code as indicated in the previous staff report for the May 7, 2003 public hearing.

Minor changes in setbacks, building footprints, structures, and parking lots will be addressed at the building permit stage of development. In the event the project is approved, the applicant will be required to provide the following items prior to issuance of building and grading permits:

Landscape plan

A landscape plan and table, including 2% of each parking lot landscaped according to the requirements of Section 22.52.1060.E.2 of the Los Angeles County Zoning Code;

Signage Plan

A signage plan and elevations including requirements not to exceed 12 square feet in area for any one sign and in compliance with Section 22.52 Part 10 of the County Code;

Lighting plan

A lighting plan in compliance with Section 22.52.1060.F of the County Code and in accordance with the conditions of approval and all applicable lighted signage requirements of Section 22.52 Part 10 of the County Code; and

Evacuation Plan

A comprehensive evacuation plan to be reviewed and approved by the County Fire Department and a copy supplied to the Department of Regional Planning.

CITY OF AGOURA: OLD AGOURA OVERLAY DISTRICT DEVELOPMENT STANDARDS

While not subject to the City of Agoura development standards, the project has been designed to be consistent with the intent of the Old Agoura Overlay District development standards as indicated on page 3.0-34 of the DEIR.

PROPOSED OPERATION

The Bureau of Jewish Education of Greater Los Angeles and the California Association of Independent Schools accredit the current Heschel School location. In addition, the School is a member of the National Association of Independent Schools and the California Association of Independent Schools. Accreditation of the new location will be required as a condition of approval of this grant. The applicant is proposing to construct a "state of the art" private educational institution to accommodate the growing demand for a Jewish educational, cultural, and recreational facility. The applicant chose the subject property for the school location in order to site the facility in the demographic center of the existing and projected school population in order to minimize travel times and maximize access to the facility. The applicant intends to promote learning by providing a quiet educational experience and promoting school security by locating the school on a secluded and spacious site with controlled access.

During the months of September through June, daytime events would not exceed the maximum school population. Evening special events may occur on an occasional basis, with an estimated evening attendance generally less than 150 persons at campus buildout. Periodic evening events, defined as attracting more than 150 persons, will be limited to 24 occurrences per calendar year with those evening events planned for outdoors usually to occur during daylight hours.

Up to four special events per calendar year, such as graduation or Sukkot family picnic, would be scheduled on weekends and in no case exceed a maximum of 1,500 persons per event. In addition, the school anticipates that the athletic field will be available for organized events during daytime hours; no nighttime field lighting is proposed.

BURDEN OF PROOF

Burden of Proof per Code for Conditional Use Permits

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements for Conditional Use Permits.

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

- B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
- A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

Applicant's Burden of Proof Responses

See Attached

COUNTY DEPARTMENT COMMENTS

County of Los Angeles Department of Public Works

The Department of Public Works has provided comments and conditions in letters dated May 19, 2005, April 6, 2005 and July 8, 2002 regarding this request.

Public Works recommended that all project-related improvements listed in the May 19, 2005 letter shall be completed prior to initial occupancy of the school, and the requirements of the April 6, 2005 letter with the exception of the U.S. 101 intersection mentioned below, shall be completed prior to issuance of building permits for Phase II development. The intersection of Palo Comado Canyon Road / Canwood Street at U.S. 101 Freeway westbound ramps is required to be completed prior to occupancy of the school.

In its letter dated July 8, 2002, the Department of Public Works agreed to waive the requirement for dedication of right of way extensions proposed for Driver Avenue and Palo Comado Canyon Road. The Department determined these extensions are no longer necessary.

County of Los Angeles Fire Department

The Fire Department has provided comments and conditions in a letter dated January 21, 2005 delineating requirements for developer fees, access, fire flow, and fuel modification.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

The California Department of Transportation (Caltrans) provided comments in a letter dated May 18, 2005 pertaining to traffic mitigation measures proposed for the U.S. 101 Freeway westbound off and on ramps at Palo Comado Canyon Road / Canwood Street intersection and included its preference for the round-about traffic mitigation measure. Caltrans also commented on the Cheseboro Road and U.S. 101 Freeway eastbound ramps at Dorothy Drive. Widening of the Cheseboro Road overpass was addressed. These improvements and increased Mainline Freeway pro-rata use due to the project would require fair-share payment by the applicant.

The City of Agoura Hills Planning Department provided a comment letter dated May 16, 2005. The City's analysis conducted by its Planning Department listed 52 general and specific comments pertaining to most sections of the revised Draft Environmental Impact Report. Utility hook-ups and right-of-way improvements located in the City of Agoura Hills would require City of Agoura Hills permits. The Attorney serving as City Attorney for the City of Agoura Hills provided a comment letter dated May 18, 2005. The attorney restated comments from a letter written for the previous public hearings which contended that the majority of comments made from former public hearings remained unanswered by the current revised DEIR. Additional new comments were also included in the attached letter. The comments included a request by the City to the applicant regarding consideration of a conservation easement or deed restriction pertaining to undesignated open space on the Westside of the site between the building footprint and residents.

The City of Calabasas in its letter dated May 5, 2005, the City of Westlake Village in its letter dated December 16, 2004, and the City of Hidden Hills in its letter dated March 8, 2005 indicated their support for the project (City of Hidden Hills and City of Westlake Village letters are included in the "Support Book" provided by the applicant).

The United States Department of Interior, National Park Service provided a letter dated May 17, 2005. The NPS did not take a position on the project. Comments included recommendations regarding impacts to wildlife, sensitive plant communities, and fuel modification areas.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing notices were mailed to the applicant and to 93 neighbors within a 500-foot radius of the project site on March 31, 2005. Required case materials were mailed to the Westlake Village, Malibu, and Agoura Hills libraries on April 1, 2005. Newspaper advertisements were published in LA Opinion and The Daily News on April 2, 2005. According to the applicant, hearing notices were posted at the site on April 15, 2005.

PUBLIC COMMENTS

Staff has received 360 letters in support of this request at the time of this report. Those writing in support are members of the local community and from the surrounding vicinity including school-aged children, residents, business, education, other non-profit and government persons. The letters generally reflect the positive benefits expected from the project including quality education, environmental preservation and awareness, community service, cultural enrichment, and preparation for good citizenship and enterprise.

Staff has received 44 letters in opposition to this request at the time of this report. The opposition letters are from community members, business persons, and representatives of non-profit organizations with concerns including traffic impacts, destruction of landscape, safety regarding limited access and wildfires, prolonged construction phasing timeline and related disturbances, noise and air pollution, excessive density, inconsistency with North Area Plan, and ability of government agencies to enforce conditions and requirements. Included is a noise and air quality study provided by the opposition.

STAFF EVALUATION

Pursuant to Section 22.24.100.A of the Los Angeles County Zoning County Code, a school, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California in which no pupil is physically restrained but excluding trade or commercial schools is permitted in the A-1 zone, provided a conditional use permit has first been obtained.

Issues

Development in the City of Calabasas to the east of the subject site, a palette of current and proposed developments within the City of Agoura Hills to the west and south of the project, and open space and wildlife movement corridors in between the two cities present a context conducive to both preservation and development.

The applicant proposes a project adjacent to a developing transportation corridor and an equestrian neighborhood. The project contributes to environmental preservation while maintaining sensitivity to the needs of the local neighborhood. The applicant seeks to provide high-quality educational services in a location central to the applicant's constituency within the Conejo Valley.

The request is consistent with the Santa Monica Mountains North Area Plan and complies with the Santa Monica Mountains North Area Community Standards District and A-1 Zone development standards.

The applicant addressed all but three recommendations summarized by the Regional Planning Commission at the conclusion of the May 7, 2003 public hearing. Staff recommends that certain issues be further addressed. The three items not addressed and included in the attached draft conditions of approval are:

- 1) Provision of a carpooling plan mandating a minimum of 25-30 percent participation;
- 2) Documentation of an appropriate conservation agency willing to receive the offering of a conservation easement and wildlife corridor dedication as stated in the DEIR; and
- 3) Coordination with the City of Agoura Hills regarding proposed traffic mitigations and other necessary permits.

In addition to the three items requested by the Commission, but not addressed, Staff recommends additional conditions of approval for the following items:

24 Evening Events

The proposal to allow up to 24 evening events per year with greater than 150 persons attending requires further definition. The draft conditions address the maximum allowable number of persons attending said events in consideration of parking, traffic, noise, and other potential neighborhood impacts related to the number attending. Additional conditions may be required to be met for conducting these events.

Four Major Events per Year

The proposal to allow up to four major events per year with a maximum attendance of 1,500 persons attending per event will require the applicant to obtain a temporary use permit from the Department of Regional Planning for evaluation of parking requirements, traffic impacts, and other significant neighborhood impacts pertaining to those events, and shall require specific conditions to be met for conducting these events.

Coordinate Staggering of School Hours

A condition of approval requires refined staggering of school hours to include consideration of Agoura High School operating hours to enable minimum traffic conflicts.

The City Attorney of the City of Agoura Hills requested an additional voluntary permanent land dedication regarding the proposed open space to the west of the project between residents and the school. The applicant offered to place a condition on the existing proposal prohibiting the future filing of a Revised Exhibit "A" during the life of the Conditional Use Permit, for the building of structures anywhere within the open space area northwest, west, and southwest of the building footprint as depicted on a final Exhibit "A".

If approved, staff recommends a thirty (30) year term for the requested Conditional Use Permit. This is based on the need to reevaluate the compatibility of the project with the surrounding community. Staff also recommends that the project be inspected annually for compliance with the final conditions of approval.

FEES/DEPOSITS

If approved as recommended by staff, the following will apply:

1. An Environmental Impact Report was required, therefore, a Fish and Game fee of \$850 and a \$25 document handling fee for the posting of a Notice of Determination must be paid for a total of \$875. The fees will be required within fifteen (15) days of the final approval date of the permit.
2. A cost recovery deposit of \$4,500 to cover the costs of the thirty (30) recommended annual zoning enforcement inspections. The payment will be required within thirty (30) days of the final approval date of the permit. Additional funds would be required if violations are found on the property requiring additional inspections at a cost of \$150 per inspection.
3. A Mitigation Monitoring Program deposit of \$3,000 will be required within thirty (30) days of the final approval date of the permit.

STAFF RECOMMENDATION

Prior to making a decision on this case, Staff recommends the Planning Commission consider the following:

- Consider all the facts, analysis and correspondence contained in this report along with hearing the oral testimony and reading the written comments received during the public hearing.
- Consider whether mitigation measures proposed are adequate.

Cumulative impacts to visual and biological resources would remain significant since there are no known mitigation measures available to reduce cumulative impacts to a level of insignificance. A Statement of Overriding Considerations must be adopted in order to approve the proposed project.

Approval

If the Commission finds the applicant satisfies the conditional use permit burden of proof requirements for this request and the basis for making a Statement of Overriding Considerations, then staff recommends **Approval** of Conditional Use Permit No. 98-062-(3), subject to the attached draft conditions.

SUGGESTED APPROVAL MOTION

"I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT CASE NO. 98-062-(3), AND INSTRUCT STAFF TO PREPARE THE FINAL ENVIRONMENTAL DOCUMENTATION AND FINDINGS AND CONDITIONS FOR APPROVAL."

Should the Commission decide to continue the public hearing, the following motion is recommended:

SUGGESTED CONTINUATION MOTION

"IN ORDER TO ADDRESS CONCERNS RAISED AT THIS HEARING, I MOVE THAT THE REGIONAL PLANNING COMMISSION HEARING BE CONTINUED TO JUNE 15, 2005 TO BE HELD IN THE REGIONAL PLANNING COMMISSION HEARING ROOM AT 320 WEST TEMPLE STREET IN DOWNTOWN LOS ANGELES AND FOR STAFF AND THE APPLICANT TO REPORT BACK ON ISSUES AS REQUESTED BY THE COMMISSION."

Report prepared by Kim K. Szalay, MPL, Regional Planning Assistant II
Reviewed by Russell J. Fricano, PhD, AICP, Supervising Regional Planner, Zoning Permits I Section

Attachments:
Factual

Burden of Proof Statement
(Revised DEIR, Phase I Site Plan and Final Site plan Previously Provided)
Draft Summary of Project Impacts and Mitigation Measures for MMP
Draft Conditions and Agency Comments and Conditions
Correspondence
Land Use Map
Aerial with Development Context

RJF:KKS
5/19/05

1. This grant authorizes the construction, operation and maintenance of a private preschool, elementary and middle school (K-8) for up to 750 students and 97 staff as depicted on the approved Revised Exhibit "A", and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 12.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate _____, 2035.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$4,500.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **thirty (30) annual inspections**. The inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
11. The permittee shall remit an \$850 Fish and Game fee and a \$25 document handling fee (total fees due: **\$875**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

12. The permittee shall comply with all requirements of the Final Mitigation Monitoring Program. Payment shall be made within 30 days of permit approval to the Department of Regional Planning the sum of \$3,000 in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
16. The subject property shall be developed and maintained in compliance with requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
17. All structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.
18. The permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated May 19, 2005, April 6, 2005 and July 8, 2002, except as otherwise required by said Department.
19. The permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated January 21, 2005, except as otherwise required by said Department.
20. Permittee shall comply with all California Department of Transportation requirements specified in its letter dated May 18, 2005.

21. The permittee shall secure any necessary permits from the South Coast Air Quality Management District, California Department of Fish and Game, United States Department of the Army, Corps of Engineers, Regional Water Quality Control Board, Caltrans, and the City of Agoura Hills, and shall fully comply with the terms of applicable permits.
22. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
23. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of revised plans, similar to Exhibit "A", as presented at the public hearing and showing the following: 1) sign locations, if any proposed, 2) a landscaping table which lists the overall site area, parking lot area, and total landscaped area, 3) occupant load of the auditorium or multi-purpose building with the largest occupancy capacity and parking calculations as required and determined by the county engineer, and 4) outdoor wall or pole mounted lighting. The property shall be maintained in substantial conformance with the approved plan. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director of Planning. All revised plot plans must be accompanied by the written authorization of the property owner.
24. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described in Condition No. 23. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscape plan shall show a minimum of two percent of the parking lot areas landscaped. For the life of this grant the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
25. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with Section 22.52.860.A. of the County Code.

26. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of an outdoor lighting plan depicting any proposed wall-mounted, pole-mounted, or other outdoor lighting on the subject property. Lighting shall be in conformance with condition 28.n.
27. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of a comprehensive evacuation plan reviewed and approved by the County of Los Angeles Fire Department.
28. This grant allows for the construction, operation and maintenance of a private school (K-8) to be developed in accordance with the approved Revised Exhibit "A", and subject to the following conditions:
 - a. Permittee shall complete traffic mitigation measures proposed regarding the westbound off and on ramps of U.S. Highway 101 and Palo Comado Canyon Road at Canwood Street prior to occupancy during Phase I of the project;
 - b. Permittee shall complete additional traffic mitigation measures prior to the issuance of building permits for construction of Phase II of the project;
 - c. Permittee shall provide a carpooling plan mandating a minimum of 25 percent participation;
 - d. Permittee shall coordinate the staggering of morning drop-off and afternoon pick-up hours and hours of operation with the operating hours and drop-off and pick-up hours of Agoura High School;
 - e. The total number of students enrolled in the school shall not exceed 750 students (K-8), and the total number of staff members shall not exceed 97 staff members on the premises at any given time. School uses for grades 9-12 are not included in this grant;
 - f. All students attending the school shall reside on campus while school is in session, with the exception of students who arrive and depart the campus (carpool) with staff member(s) who reside off campus. Students are not allowed to maintain personal cars on campus;
 - g. The permittee will maintain a minimum of 223 on-site automobile parking spaces including seven handicapped accessible parking spaces, of which one is to be van accessible;

- h. All required parking shall be kept clear and open for students, guests and staff;
- i. Given maximum daytime school population of 847 persons, evening events planned with anticipated attendance in excess of 150 persons shall not exceed the number of persons able to attend using only onsite parking of 223 spaces. Events requiring additional parking shall require the permittee to obtain a temporary use permit from the Department of Regional Planning;
- j. If after inspections and/or complaints, the Director of Planning determines that the number of parking spaces provided onsite is insufficient to accommodate the actual number of vehicles visiting the site, the occupant load of the largest occupancy structure shall be reduced to a level consistent with the number of parking spaces provided;
- k. Four major events per year, defined as those events reaching a maximum of 1,500 persons, are allowed by this grant. Of these events, those requiring additional parking beyond the 223 spaces provided by this grant shall require Permittee to obtain a temporary use permit from the Department of Regional Planning including provisions for additional parking acceptable to the Director of Planning. Interscholastic athletic events are prohibited at the school facility;
- l. No amplified sound shall be generated between the hours of 8:00 p.m. and 8:00 a.m. All school bells shall be oriented away from residential areas. School bells shall not sound on Saturdays and Sundays;
- m. Permittee shall not trim, remove or destroy any oak tree, nor disturb the protected zone of any oak tree without first obtaining an Oak Tree Permit from the Department of Regional Planning;
- n. Permittee shall limit night lighting to the minimum necessary for security and to safely traverse the property. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. All light standards visible to the general public should be consistent with the overall architectural style of the project with respect to design, materials, and color. Athletic field lighting is not permitted;
- o. Permittee shall provide the Department of Regional Planning with a valid state license to operate the facility, or proof of exemption from such;

- p. Permittee shall provide the Department of Regional Planning with a copy of the accreditation documentation when such accreditation is obtained, and the school shall continue to be accredited and offer instruction required to be taught in the public schools by the Education Code of the State of California. This grant does not extend to trade or commercial schools;
- q. Permittee shall depict on Exhibit "A" the permittee's voluntary offer to convey a conservation easement and wildlife corridor. The permittee shall submit proof of recordation to DRP upon completion of the voluntary conservation easement and wildlife corridor offering prior to issuance of grading or building permit;
- r. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- s. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas that do not adversely affect residences located adjacent the subject property. During construction the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
- t. The permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
- u. Outside display and storage of material on the property is prohibited;
- v. Permittee shall not store or use hazardous materials on the subject property;

- w. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning the above described conditions may be modified if, after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said complaints; and
- x. Permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

Attachments:

Public Works letters dated May 19, 2005, April 6, 2005, and July 8, 2002
Fire Department letter dated January 21, 2005
Caltrans letter dated May 18, 2005
National Park Service letter dated May 17, 2005
Table ES-1 Summary Table of Project Impacts and Mitigation Measures

RJF:KKS
5/19/05

KS



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 19, 2005

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Witle *Barry S. Witle*
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. 98-062

We have further reviewed the subject Permit in the unincorporated area east of Agoura Hills in the vicinity of Palo Comado Canyon Road, Chesebro Road, and the Ventura Freeway. This Permit is for the construction of a new primary school with appurtenant facilities.

If this Permit is approved, we recommend the following conditions:

1. Dedicate right of way 30 feet from centerline on each side of Canwood Street including sufficient right of way for a standard cul-de-sac (a turning radius of 32 feet) at the east end of Canwood Street to the satisfaction of Public Works.
2. Construct curb, gutter, pavement, and sidewalk on Canwood Street to the satisfaction of Public Works.
3. The applicant should contact the City of Agoura Hills for required improvements on the portion of Canwood Street within the City's jurisdiction.
4. Prior to the issuance of any building permit, the school pickup and drop-off circulation plan shall be prepared and submitted to the satisfaction of Public Works.

If you have any questions regarding Comment No. 4, please contact Sam Richards at (626) 300-4842.

WH:ca
P:\LDPUB\TRANS\CUPS\CUP 98-062 CONSTRUCTION OF PRIMARY SCHOOL.

cc: Traffic and Lighting (Chon)



COUNTY OF LOS ANGELES

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

April 6, 2005

Mr. Ronald Hirsch
Crain and Associates
2007 Sawtelle Boulevard, Suite 4
Los Angeles, CA 90025

Dear Mr. Hirsch:

**HESCHEL SCHOOL
CONDITIONAL USE PERMIT 98062
ADMINISTRATIVE DRAFT TRAFFIC ANALYSIS (FEBRUARY 2005)
AGOURA HILLS AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located just east of Palo Comado Canyon Road between Chesebro Road and the Ventura (US-101) Freeway in the unincorporated County of Los Angeles area of Agoura Hills.

The proposed project includes a 164,850-square-foot school with a maximum enrollment of 660 K-8 students and 90 preschool students. The school will be staffed with approximately 97 teachers and administrators. The project is estimated to generate approximately 2,640 vehicle trips daily, with 720 and 79 vehicle trips during the a.m. and p.m. peak hours, respectively. The project is also expected to generate approximately 508 vehicle trips during the afternoon p.m. school peak hour.

The permanent buildings for the school will be developed in a series of phases over the course of approximately 12 years, with student enrollment growing accordingly based on the capacity of the completed campus during each phase. Phase I will be completed between 2006 and 2007 and will be able to accommodate approximately 390 students. Phase II should be completed by Year 2008 and will have an enrollment of approximately 670 students. Phase III is projected to be completed by 2010 and will allow for the full enrollment of 750 students. Phase IV will complete the development with the replacement of all the remaining temporary units. All project-related improvements shall be made a condition of approval to be in place prior to issuance of any building permits for Phase II.

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We generally agree with the study that the traffic generated by the project alone will significantly impact the following City of Agoura Hills roadways and intersections. The following improvements shall be the sole responsibility of the project and shall be made a condition of approval to be in place prior to issuance of any building permits for Phase II.

Canwood Street and Chesebro Road at Driver Avenue and Palo Comado Canyon

This intersection currently meets the County's warrant for traffic signal installation. Therefore, the project should contribute its pro-rata share for the installation of a traffic signal and the ultimate configuration of this intersection as required by the City of Agoura Hills. However, if a traffic signal is not acceptable to the City of Agoura Hills as traffic impact mitigation, the following new lane configuration should be implemented to improve the intersection design capacity.

West approach: An exclusive left-turn lane and a shared through/right-turn lane instead of a shared left-turn/through/right-turn lane.

Palo Comado Canyon Road at US-101 Freeway Westbound Ramps

Either one of the following proposed improvements will provide appropriate traffic control for the intersection:

a) Roundabout

Reconstruct the intersection, including all approaches, to install a new traffic roundabout. The roundabout would control all approaches to this intersection, including the northbound and southbound Palo Comado Canyon Road approaches, the westbound US-101 on/off ramps, and the Canwood Street approach. The recommended roundabout shall be designed and constructed to the satisfaction of Caltrans and the City of Agoura Hills.

b) Traffic Signal

Reconfigure the intersection to include the Canwood Street approach as part of an overall intersection geometry and install a new traffic signal at this intersection. The new lane configuration for this intersection should be as follows:

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East approach (US-101 Freeway westbound ramp): Widen and restripe of the westbound US-101 off-ramp to provide an additional right-turn only lane to accommodate the project traffic U-turn movement directly onto Canwood Street.

East approach (Canwood Street): One shared left-turn/through lane and one exclusive right-turn lane instead of an exclusive left-turn lane and a shared through/right-turn lane.

North approach (Palo Comado Canyon Road): One left-turn lane (to Canwood street), one through lane, and one right-turn only lane instead of one shared left-turn/through lane.

Either alternative should take place prior to the initial occupancy of the school.

Chesebro Road and US-101 Freeway Eastbound Ramps at Dorothy Drive

This intersection currently meets the County's warrant for a traffic signal installation, indicating that a traffic signal is necessary to accommodate existing traffic volumes. Therefore, the project should contribute its "fair share" to the installation of a signal and the ultimate configuration as required by the City of Agoura Hills and Caltrans. However, if a traffic signal is not acceptable to the City of Agoura Hills as traffic impact mitigation, the new lane configuration should be implemented to improve the intersection design capacity.

South approach: One shared left-turn/through lane, and one shared through/right-turn lane instead of one shared left-turn/through/right-turn lane.

-Eastbound on-ramp: Two entering lanes with the right lane merging with the left.

In addition, the project shall also implement the following roadway improvement to enhance travel in the vicinity:

Palo Comado Canyon Road Improvements

The project should improve Palo Comado Canyon Road along the west side to complete a 32-foot half roadway improvement from Canwood Street/Chesebro Road to the westbound US-101 on-ramp.

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Detailed striping and signal plans must be prepared and submitted to the City of Agoura Hills and Caltrans for review and approval.

We generally agree with the study that the cumulative traffic generated by the project and other related projects in the area will also have significant impacts to City of Agoura Hills and Caltrans roadways and intersections in the area. These cumulative traffic volume increases are expected to result in significant traffic impacts at all five of the study locations. The project shall pay its pro-rata share toward the required improvements for the following intersections:

Canwood Street and Chesebro Road at Driver Avenue and Palo Comado Canyon

This intersection currently meets the County's warrant for a traffic signal installation as noted above. However, if a traffic signal is not acceptable to the City of Agoura Hills as traffic impact mitigation, the new lane configuration should be implemented to improve the intersection design capacity:

West approach: An exclusive left-turn lane, one through lane, and one shared through/right-turn lane instead of one shared left-turn/through/right-turn lane.

North approach: An exclusive left-turn lane, one shared through/right-turn lane instead of one shared through/left-turn lane and a free right-turn lane.

The project shall pay its pro-rata share towards the cost of acquiring any necessary rights of way to accomplish the proposed mitigations.

Palo Comado Canyon Road at US-101 Freeway Westbound Ramps

No additional improvements are necessary under the roundabout alternative at this location to mitigate the cumulative impact. However, if the traffic signal alternative is selected, the following additional improvements are required.

North approach: One left-turn lane, two through lane, and one right-turn lane instead of one through lane and a free right-turn lane.

South approach: One left-turn lane, one through lane, and one shared through/right-turn lane instead of one shared left-turn/through lane.

This ultimate improvement would require the existing two-lane bridge crossing the US-101 to be widened to its full width and the project shall pay its pro-rata share toward the implementation of this regional transportation improvement.

Chesebro Road and US-101 Freeway Eastbound Ramps at Dorothy Drive

No additional improvements are necessary to address cumulative impacts. The mitigation for the project-specific impacts also mitigate the cumulative impacts.

Chesebro Road at Palo Comado Canyon Road

This intersection is forecasted to meet the warrants for traffic signal installation in 2010. Therefore, the project should contribute its "fair share" to the installation of a signal and the ultimate configuration as required by the City. However, if a traffic signal is not acceptable to the City of Agoura Hills as traffic impact mitigation, the following new lane configuration should be implemented to improve the intersection design capacity.

West approach: One left-turn lane and one right-turn lane instead of one shared left and right-turn lane.

South approach: One exclusive left-turn lane and one through lane instead of one shared left-turn/through lane.

Chesebro Road and Laura La Plante Drive at Agoura Road

This intersection is forecasted to meet the warrants for traffic signal installation in 2010. Therefore, the project should contribute its "fair share" to the installation of a signal and the ultimate configuration as required by the City. However, if a traffic signal is not acceptable to the City of Agoura Hills as traffic impact mitigation, the following new lane configuration should be implemented to improve the intersection design capacity.

North approach: one left-turn lane and one shared through/right-turn lane instead of one shared left-turn/through/right-turn lane.

West approach: One left-turn only lane, one shared through/right-turn lane, and a right-turn lane instead of one shared left-turn/through/right-turn lane.

East approach: One shared left-turn/through lane and one right-turn lane instead of one shared left-turn/through/right-turn lane.

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We also agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations.

In order to complete our review, a 40-foot-scale site plan showing site access locations in relationship to adjacent intersections and driveways, and driveways opposite project frontage, shall be prepared and submitted to the Land Development Review Section, Traffic and Lighting Division, for review and approval. Generally, site access should be designed to eliminate any potential conflicts between vehicles entering the site and parked vehicles on-site and/or on-site facilities, such as a trash pick-up area.

If you have any questions, please contact Ms. Marian Tadrous of our Traffic Studies Section, Traffic and Lighting Division, at (626) 300-4848.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

MT:cn

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cc: Supervisor Zev Yaroslavsky (Vivian Rescalvo)
Caltrans (Cheryl Powell)
City of Agoura Hills (Ed Cline)
Department of Regional Planning (Daryl Koutnik)