

City Council Special Meeting
May 18, 2005

Email Correspondence (7)

Received by the Public in Opposition
to the Heschel West School Project

Kimberly Rodrigues

From: James Thorsen
Sent: Monday, May 16, 2005 7:29 AM
To: Kimberly Rodrigues
Subject: heschel 2

-----Original Message-----

From: srmorris@adelphia.net [mailto:srmorris@adelphia.net]
Sent: Thursday, May 12, 2005 7:26 AM
To: gramirez@ci.agoura-hills.ca.us.; Denis Weber; Ed Corridori; Dan Kuperberg; Jeff Reinhardt Grp; John Edelston; James Thorsen; Mike Kamino
Subject: URGENT-request your consideration

Gentlemen:

By now it comes as no surprise that many in our community are concerned with the impacts the proposed Heschel county project will have in our City of Agoura Hills. I urge you to make this an urgent agenda item for your next public hearing on May 18th. The CUP Heschel is requesting is for more than a private school, it is for a cultural and recreational facility as well. This is a huge project that will have vast adverse impacts on our City and its resources.

As a citizen of Agoura Hills, I want to know:

1. If the project is determined to have adverse impacts on the City will you still support, approve and/or cooperate with access.
2. Will you conduct a rigorous science over politics review of the adequacy of the DEIR with emphasis on the adverse impacts in Old Agoura, as well as the entire City, including gridlock on Driver Ave and the 101 freeway? Will this review include potential conflicts with the City's General Plan?
3. Has the report prepared by your staff been sanctioned by Council-is it full and complete, and does it address how the City will, if at all, facilitate access?
4. Has the City ascertained or calculated what the cost will be to the City to mitigate the Heschel impacts, how will future impacts be paid for, are these costs factored into the City's budget?
5. Can you verify that all related projects are accounted for in the DEIR?
6. Have you considered what actions you will take regarding access, what permits will issue?
7. Of the remaining capacity at the Chesebro interchange, the project will deplete most of the 3000 build-out the City had planned for in the future under the General Plan, what will you do?.
8. Does the proposed use comply with the North Area Plan- the campus/facility proposed seems to be a far more intensive use than 14 homes (124 additional cars per day under the present zoning of 1 home per 5 acres as opposed to 2638 additional cars per day-school use only-for the Heschel project)? The DEIR does not even present traffic figures for all of the evening and week-end activities and special events. Where are the 1500 cars going to park, how will we get in and out of our neighborhood?
9. With respect to traffic are you concerned that so much mitigation is required for traffic management that it raises the issue that the project is not consistent with existing infrastructure capacity and is at odds with growth concepts for the land, which is low density residential?
10. Are you concerned that the quality of life in Old Agoura and the semi-rural character of our community will be ruined?
11. How do you plan to present at the May 25th RPC hearing?

If this project is approved by the County it will cost our City a great deal of money in mitigation which is not likely in our City's budget or in the DEIR. Why should our City shoulder the monetary burden and adverse impacts from this County project exported to our City.

The leaders of our City need to step up, protect the residents and recognize that this is a simple land use issue, and analyze its adverse impacts. Our council needs to fulfill their duty to serve the best interests of the citizens of our City. So the key question is.... do you choose to represent and support your citizens or support the County?

Please make sure this important issue is addressed in your agenda at the next council meeting on May 18, 2005.

Thank you for your consideration,

Susan Morris
Agoura Hills

Kimberly Rodrigues

From: Jess Thomas [fixequip@yahoo.com]
Sent: Thursday, May 12, 2005 9:06 AM
To: James Thorsen; Mike Kamino
Subject: Fw: Heschel

----- Original Message -----

From: Jess Thomas
To: John Edelston ; Dan Kuperberg ; Denis Weber ; Ed Corridori ; Jeff Reinhardt
Cc: Greg Ramirez
Sent: Thursday, May 12, 2005 8:30 AM
Subject: Heschel

It is my sincere hope that we were able to impart our sense of gravity concerning Heschel last night. Please know that there is a significant number of Old Agoura residents who wanted to come with us and scream bloody murder. They have believed our leadership all these years, when we indicated our voting preferences, and said that you would be there for us when we needed you.

It appears that Heschel is being successful in converting their project consideration from one of logical and thorough examination, to one that is being wholly politically driven. After all, what more valuable endorsement could one have than from our esteemed Chamber of Commerce? Not a single environmental organization in the region supports the current Heschel proposal.

Please read and understand all of our distributed material, our ads in the Acorn, and what we send out to our membership. These communications will accurately, and reasonably dispassionately, describe the Heschel proposal and our assessment of it. We will make certain that you are copied with everything.

The Revised Draft EIR remains a seriously flawed document. It continues to contain invalid assumptions, half truths, and unsupported conclusions. It is as porous as a kitchen colander.

The potential financial burden to the City, alone, should be sufficient for you to conduct a public hearing. The EIR clearly shows that Heschel is going to try to weasel out of traffic mitigation costs.

At the very least, you have the responsibility to know what the real total picture of this outrage is. You cannot fulfill this task unless our city produces an exhaustive examination of the RDEIR. There is good and valid reason why we are so upset. There is rising rage in our neighborhood. You would do well to ease the pressure gradually by acting with professional, measured response.

This is not going to go away quietly. We are going to see this through to the bloody end.

I was dismayed that two of you were relatively inattentive during our delivery last night.

Jess Thomas

5/16/2005

Kimberly Rodrigues

From: The Web Wrangler [webwrangler@oldagoura.org]
Sent: Thursday, May 12, 2005 11:17 AM
To: Ed Corridori; Dan Kuperberg; Jeff Reinhardt Grp; Denis Weber; John Edelston
Cc: James Thorsen; Mike Kamino; Greg Ramirez; Old Agoura Board of Directors
Subject: Heschel School Impacts

Gentlemen;

I am writing to express my deep concern over the potential impacts the Heschel School project may have on Old Agoura as well as the City of Agoura Hills.

In the DEIR's traffic impacts section, it states that the existing stop sign controls do not provide adequate capacity to accommodate current traffic levels, regardless of future traffic conditions generated by the proposed Heschel School. They are calling for signalization and roundabout improvements. They make reference to the Circulation Element of the SMMNAP which proposes improvement to the Chesebro Road overpass by increasing it to 4 lanes. They say that the Kanan interchange improvements will help mitigate traffic impacts created by their project. My question to the Council is: **How do you plan to pay for all these items?**

The DEIR states that the project's recommended improvements will be funded **IN PART** by the applicant's payment of a "fair share" contribution towards the cost of additional long-term intersection and freeway ramp improvements, some of which are already proposed by the City. Heschel is not like JH Snyder who had a funding plan and a tangible list of financial contributions to the City. My question to the Council is: **What is Heschel's "fair share?" AND what are these "already proposed improvements by the City?" Have costs been associated with these "improvements" and are they already incorporated in the City's budget?**

This project will be devastating to the community of Old Agoura. The General Plan states that the preservation of Old Agoura's rural character is essential to maintaining the area's historic ambiance. As your constituent, I am asking you to protect my interests and remind the County to **honor the North Area Plan and respect our City's General Plan.**

I think it is your civic duty to find answers to these (and the multitude of others such as NAP and General Plan compliance) and address them at your next budget meeting on May 18th, 2005. Please make this an agenda item for public discussion at this next meeting.

Sincerely,
Cyrena Nouzille

Kimberly Rodrigues

From: Greg Ramirez
Sent: Monday, May 16, 2005 11:02 AM
To: Kimberly Rodrigues
Subject: FW: OPPOSTION to Heschel West Proposal 98-062

*Greg Ramirez
City manager*

City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301
(818) 597-7311
(818) 597-7341
Greg@ci.agoura-hills.ca.us

-----Original Message-----

From: Westwdpt@aol.com [mailto:Westwdpt@aol.com]
Sent: Sunday, May 15, 2005 11:34 AM
To: Greg Ramirez
Subject: OPPOSTION to Heschel West Proposal 98-062

Please refer to attachment for our STRONG opposal to Heschel West Project. Thank you
Joan & Rick Hernandez

May 15, 2005

Daryl Koutnik, Head, Impact Analysis
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: Heschel West Day School: Proposal 98-062

To Whom It May Concern:

My husband and I came to Old Agoura 17 years ago to get away from the congested West Los Angeles' lifestyle and to start our own family. We came to Old Agoura to enjoy the quality of life that this area offers. This lifestyle in which we want to continue to enjoy is about horse property, manageable traffic, less congestion in our neighborhood, less risk to our children safety, and to support their love for the outdoors to include safe horseback riding and their other interests in animals.

What we DON'T need on the corner of Driver-Chesebro Road is MORE traffic, noise, & pollution. When I go to work every day around 7:15 AM and my children to AHS around the same time; we are confronted with stop and go traffic. I would hate to see what a project such as Herschel School would do to impact an already problematic traffic area. Staggering the times in which children could be dropped off and picked up is NOT a solution to this very horrific problem.

All parents are supportive of children, school education, and religion. No one is here challenging this point of view. I don't doubt Herschel's goals and objectives to provide a supportive and learning environment; yet not in my backyard. The idea is well intended yet the location is not going to be good for any child including my own.

I am convinced there are many other appropriate building sites available for consideration to support Herschel's needs yet NOT in Old Agoura. Our community was never meant to support this kind of volume.

I moved to Old Agoura to live my lifestyle to support my family, my children, my animals (horses), our local 4H Club and our local schools to include sports/after school activities; in which all of the above supports my high standards of family values by staying involved. The Herschel School project as I/We see it does NOTHING to support why our family moved to Old Agoura.

I have invested 17 years in this community to offer a peaceful family lifestyle to my children. My vision with regards to the Herschel project is NOT going to offer me or my family any peace; just LOTS of aggravation. I/We **strongly** oppose this project on the premise that this project could not in any way offer my family or others that live in Old Agoura a peaceful family environment.

Best regards,

Joan & Rick Hernandez
6060 Chesebro Road
Agoura Hills, Ca. 91301

Kimberly Rodrigues

From: Greg Ramirez
Sent: Monday, May 16, 2005 11:07 AM
To: Kimberly Rodrigues
Cc: Mike Kamino
Subject: FW: Opposition to proposed Heschel Project



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Greg Ramirez
City manager

City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301
(818) 597-7311
(818) 597-7341
Greg@ci.agoura-hills.ca.us

-----Original Message-----

From: srmorris@adelphia.net [mailto:srmorris@adelphia.net]
Sent: Monday, May 16, 2005 11:06 AM
To: zev@bos.co.la.ca.us; Greg Ramirez; directors@oldagoura.org
Subject: Opposition to proposed Heschel Project

Please see my attached letter. Thank you. Kelly Morris

5342 Chesebro Road
Agoura Hills, CA 91301

Kelly Morris

Dr. Daryl Koutnik, Impact Analysis
Los Angeles County Dept. of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

May 12, 2005

Re: Heschel West Day School: Proposal 98-062

Dear Dr. Koutnik,

I have reviewed the revised draft EIR for the above-referenced application for a CUP. I am still quite surprised that the applicant is proposing such a high intensity, high density use for this land, which the North Area Plan zones as N-5, Mountain Lands. I do understand that small local-serving schools are permitted in the N-5 residential zoning; however, I do not believe that the North Area Plan intended that a regional educational, religious, cultural and recreational facility be considered as an appropriate use - fairs, day camps, community meetings, recreational youth sports, special events for up to 1500. Are these uses really commensurate with a small local-serving school? This is particularly alarming when the proposed uses will cause such devastation to the surrounding semi-rural community.

Not only will our country 2-lane roads suffer the burden of over 2600 more cars per day, but we will be subject to construction over a 12 year period. Please know this is a community with children, horses and other livestock - we are not a suburban, commercial or industrial area. The noise will be staggering and interfere with the peaceful enjoyment of our homes.

The proposal to change our roads will only cause urbanization that is not welcomed in our rural community. We moved here for the 2-lane roads and for the lack of sidewalks and street lights. We enjoy the peace and quiet of the country life.

There is a reason this land is designated for a low density use. Please HONOR THE NORTH AREA PLAN so that the character of the local community is not destroyed. The proposed size and scope of the Heschel project is an unacceptable and inappropriate use of the land. The revised draft EIR has failed to provide mitigations to make the project impacts insignificant. IT IS WRONG FOR HESCHEL TO BE ALLOWED TO EXPORT THEIR ADVERSE IMPACTS TO OUR COMMUNITY!

Thank you for considering my comment on this matter.

Very truly yours,

Kelly Morris

cc: Supervisor Zev Yaroslavasky
Greg Ramirez, City Manager of Agoura Hills
OAHA

Kimberly Rodrigues

From: Greg Ramirez
Sent: Monday, May 16, 2005 11:09 AM
To: Kimberly Rodrigues; Mike Kamino
Subject: FW: Heschel Project



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Different letter.....

Greg Ramirez
City manager

City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301
(818) 597-7311
(818) 597-7341
Greg@ci.agoura-hills.ca.us

-----Original Message-----

From: srmorris@adelphia.net [mailto:srmorris@adelphia.net]
Sent: Monday, May 16, 2005 11:07 AM
To: zev@bos.co.la.ca.us; Greg Ramirez; directors@oldagoura.org
Subject: Heschel Project

Please review my attached letter. Thank you. Ruth Gerson

P.O Box 787
Agoura, CA 91376

Ruth L. Gerson

Dr. Daryl Koutnik, Impact Analysis
Los Angeles County Dept. of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

May 16, 2005

Re: Heschel West Day School: Proposal 98-062

Dear Dr. Koutnik,

After years of great effort, the North Area Plan was adopted to achieve the balance between environmental protection and appropriate growth and development. Let the land dictate its appropriate use is its key component. The Heschel school proposes a high intensity, mulit-use facility that ignores the zoning restraints of its land and seeks a CUP to build a facility whose impacts would be seven times more intensive than the allowable uses under the North Area Plan. Heschel is not proposing to build a small local school but a large school with high school-sized amenities offering religious, cultural and recreational activities and special events.

The revised DEIR fails to establish reasonable mitigations which would allow the school to comply with the guidelines set forth in the NAP. The intensity of use proposed is far greater than the residential use intended under the NAP. The resulting adverse impacts on the quality of life to the adjacent community will be staggering. Construction noise for 12 years, typical constant school noises, special events and endless traffic are uses that will have a devastating impact on the rural and equestrian lifestyle in Old Agoura.

There are few remaining communities where equestrian values are protected and nourished. The proposed facility will bring urbanization to a semi-rural community and will be the beginning of the end of the equestrian lifestyle for this community. Horses are simply not compatible with the degree of noise and adverse impacts proposed by Heschel. The proposed parking lot and playground adjacent to homes that have horses would be a tremendous negative impact on the horses, as well as the homeowners.

Heschel's proposed facility is an inappropriate use of the land and a use that is far more intensive than the North Area Plan ever contemplated. Please do not support this project as proposed.

Very truly yours,

Ruth L. Gerson

cc: Supervisor Zev Yaroslavasky
Greg Ramirez, City Manager of Agoura Hills
OAHA

Kimberly Rodrigues

From: Greg Ramirez
Sent: Monday, May 16, 2005 11:12 AM
To: Kimberly Rodrigues; Mike Kamino
Subject: FW: Proposed Heschel Project



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Greg Ramirez
City manager

City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301
(818) 597-7311
(818) 597-7341
Greg@ci.agoura-hills.ca.us

-----Original Message-----

From: srmorris@adelphia.net [mailto:srmorris@adelphia.net]
Sent: Monday, May 16, 2005 11:08 AM
To: zev@bos.co.la.ca.us; Greg Ramirez; directors@oldagoura.org
Subject: Proposed Heschel Project

Enclosed is a my letter for your consideration. Susan Morris

Susan Morris

Dr. Daryl Koutnik, Impact Analysis
Los Angeles County Dept. of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

May 16, 2005

Re: Heschel West Day School: Proposal 98-062

Dear Dr. Koutnik,

I have reviewed the revised draft EIR prepared by the Heschel West School. Although in the last two years it appears some more detail has been added to their report, this present revised draft EIR falls woefully short of meeting the burden of proof for the issuance of a CUP. Moreover, it fails at the very least to address all of the 16 requests of the Regional Planning Commissioners at the hearing on May 7, 2003.

With respect to the RPC requirements of May 7, 2003, Heschel has not addressed the following issues in their revised DEIR:

1. Failed to provide a provision for the carpooling of 25-30% as a mandatory condition
2. Lack of detail regarding the uses of phases, particularly the temporary phase
3. The North Area Plan("NAP")has been glossed over and not truly considered; only a cursory attempt to comply was presented (are we truly to believe that private school students will be using public transportation or that the impact of 2638 additional cars is not significant)
4. Heschel still has provided NO ASSURANCE OF COMPLETION- the RPC stated at the May 7, 2003 hearing that a voluntary fund was not sufficient.
5. Insufficient presentation as to the interim use.
6. No landscape plan in phase 1

There are also numerous areas where the RDEIR is inadequate:

1. It ignores the protections and guidelines mandated by the NAP, Heschel is not proposing a small, local serving school which is permissible, but they are planning a regional facility for educational, religious, cultural and recreational purposes. A school that doubles as a special events center is not what the NAP intended.
2. Access is still not an established fact.
3. Their traffic numbers are excessive; the fact that so much mitigation is required for traffic management raises the issue that the project is not consistent w/ existing infrastructure capacity and is at odds with growth concept for this land, which is low density residential. Under the NAP residential plan, there would be 124 additional cars per day, not the 2638 that Heschel estimates.
4. The RDEIR only estimates day school traffic, there are no traffic numbers or impacts for:
 - special events for up to 1500
 - evening programs and adult education
 - board and community meetings
 - youth recreational events
 - day camps, fairs, festivals

- evening, weekend and summer activities and events
5. Noise from construction over 12 years would be unacceptable, over 60 dba is not acceptable in a quiet semi-rural community.
 6. Their “shelter in place” plan is unworkable paper mitigation. It will never work. In the real world, parents will rush to school to rescue their children. The results could be life-threatening; impeding residents and students from the existing 3 schools from safely evacuating and preventing timely emergency responses to wildfires in our area. There is a reason this area is considered a Fire Zone 4!

The impacts from the Heschel school will drastically change our quality of life and the character of our community - 12 years of construction noise, combined with school bells, buzzers, loudspeakers, playground activities, weekend sporting events, festivals, fairs and day camp, traffic, parking all along our streets for events- these are not uses that coexist with a quiet rural community, especially when 1500 people arrive for special events. We are already home to 3 schools and our 2 lanes roads cannot take another 2600 more cars a day. We do not want signalization and sidewalks, we moved here for the rural ambiance which makes this community so unique.

The mitigations offered by Heschel are meaningless if not implemented. It is unfair for Heschel to export its adverse impacts to Agoura Hills and put Agoura Hills in the position to pay for the mitigations necessary for a private development. On its face this project may appear simple for the County to approve but that would be slap in the face to the City of Agoura Hills where the full force of all the adverse impacts will be felt. Our City’s money and our tax dollars should not go to support the infrastructure for a private development. Our City will have no control over future growth but will continue to suffer the consequences. We are not so naïve to not see that requests for a high school and more special events are in the years to come.

The proposed project is too large for the useable portion of the site that can be developed and still remain consistent with the NAP guidelines, goals and policies. This project presents a very simple land use issue - it should not be about education, special events, religion or politics. So much time and effort was expended to create the NAP. To now allow an exception that provides for such a high density use with so many adverse impacts, creates a very dangerous precedent which defeats the legitimacy of the goals of the NAP. Moreover, it causes us, the public, to question the legitimacy of the process and the politics at play.

Please do not undermine the NAP, honor it, and please respect the General Plan of the City of Agoura Hills—recognize that the size and scope of this project is inappropriate for this land and the surrounding community.

Very truly yours,

Susan R. Morris

cc: Supervisor Zev Yaroslavsky
Greg Ramirez, City Manager of Agoura Hills
OAHA

City Council Special Meeting
May 18, 2005

Written (Letters) Correspondence (8)

Received by the Public in Opposition
to the Heschel West School Project

May 9, 2005

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

Attn: Greg Ramierz, City Manager
Re: Heschel West Day School: **Proposal 98-062**

Dear Sir:

Please don't allow this project to continue. The list is practically endless when addressing all of the negative impacts the Day School will have on Agoura Hills. I have yet to hear of one positive benefit.

It is redundant to name all of the problems that will occur but, besides the traffic, pollution, wildlife displacement and the unreasonable grading of a protective natural ridge, Agoura Hills will not even receive any of the financial benefit while coping with all of the burdens.

Why can't the Heschel School use all of their resources to upgrade where they are now instead of disrupting our life style and the pastoral surroundings? And if this school is allowed to build at the proposed site, Chesebro off-ramp will have the afore-mentioned increase in traffic, congestion, noise and pollution. We already have to deal with terrible traffic conditions now when the kids are arriving or leaving the High School. Adding this facility for 750 students, that mostly don't even live in this area, will be destroying our quality of life even more, especially with the proposed 12 years of heavy construction and building to come.

Quiet and rural is what Old Agoura is all about. The animal appeal, especially for horse lovers, is why most of us moved here from the city. Please think about what you're doing,

Sincerely,

Richard G. Vaesko
Homeowner since 1974

CC: *Beryl Koutnik*
Rev. Marselovsky
Old Agoura Homeowner

Cameron & Alice Thor
5920 Colodny Drive
Agoura Hills, Ca.
91301

City of Agoura Hills
Attn: Greg Ramierz, City Manager
Agoura Hills City Hall
30001 Ladyface Court
Agoura Hills, Ca.
91301

Dear Mr. Ramierz,

I'm writing to let you know how deeply my family, my neighbors, and myself are **opposed to the Heschel West Day School: Proposal 98-062.**

Except for the fact that I have to make a living, I would be in the front of the room at the meeting on May 25th regarding this **terrible Proposal 98-062.**

My neighbors and I *all vote* and keep careful track of the hard work you do for our community. We work for, organize, and contribute to the campaigns of the office holders who labor to help us preserve the quality of life we have all grown up with here. We urge you to listen to the honest pleas of the people who live in the neighborhood begging you to do what ever you can to keep the ***blight of Heschel School*** from destroying our way of life. Please pay attention to the small guys who keep you in office, not one developer looking only to profit. It's the people who vote you in and it's the people you need to look out for.

We moved here for a quality of life and safety for our children ten years ago and the proposed school would ruin that quality of life. With the ever increasing population of Agoura Hills, the Agoura Hills High School less than a mile away from the proposed Heschel School, has grown to be a real traffic problem and safety nightmare. Families trying to get their kids to high school routinely block our roads. The idea of an additional school in the same location would be ***disastrous*** for our traffic flow and safety.

In the ten years we have lived here we have experienced two major fires. In one the community had to move it's animals into a common pen and prepare to evacuate. The Heschel School is right in the middle of a wild fire track, and should something happen the flood of concerned parents would ***make it impossible for us to protect our homes*** and livestock.

Old Agoura is a special place. A rare community in Los Angeles County where family's can raise their children free from the noise and pollution of the city, and the density of more tightly packed suburban housing. We pay a premium for this life style and keep the community beautiful for the public to be able to use the bike, hiking, and horse trails that run through our little community and into Chesebro Park. The value of our homes, the rare quite we share with visitors, and the safe small town feeling would all be destroyed by the Heschel School. There are other more appropriate places for this school. ***Please do what we elected you to do - to keep our community whole.***



Cameron Thor

May 9, 2005

Mr. Daryl Koutnik, Head of Impact Analysis
Los Angeles County, Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

Subject: Heschel West Day School

Dear Mr. Koutnik:

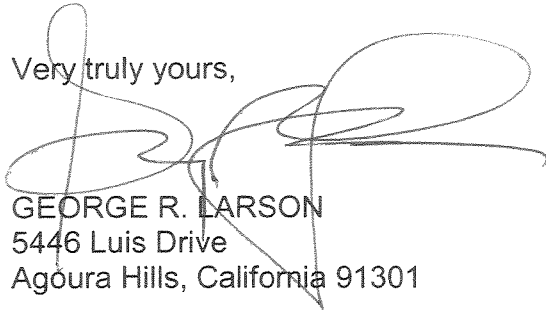
This letter is to express my objection to the Heschel West Day School, as designed. A school with all its impacts of noise, pollution, and traffic are being introduced to a rural residential community. The community was there first and their sanctuary should not be spoiled.

Agoura Hills already has traffic concerns at Kanan Road and the 101 Freeway. Now the County is going to impact the Chesebro exit. In addition, Chesebro Road is a two lane country road, totally unsuited for school traffic loads.

This property is within the immediate sphere of influence of Agoura Hills. The wishes of the Agoura Hills residents should be of highest priority and should define County opinion on this project. It would probably be advisable for this parcel to be annexed to the City of Agoura Hills, as we are who will be directly impacted. The County gets the taxes and the citizens of Agoura Hills get the headaches.

Heschel West does need a location. I suggest that Supervisor Zev Yaroslavsky work to exchange this acreage for a similar size parcel, owned by the U.S. Park Services north of the Liberty Canyon exit of the 101 Freeway. At that location, the impacts to the Agoura Hills community largely disappear.

Very truly yours,



GEORGE R. LARSON
5446 Luis Drive
Agoura Hills, California 91301

GRL.W:George/Heschel West Day School

cc: (1) Addressee
(1) City of Agoura Hills
Attention: Greg Ramirez, City Manager
(1) Supervisor Zev Yaroslavsky, County of Los Angeles
(1) Old Agoura H.O.A.

May 9, 2005

Daryl Koutnik, Head, Impact Analysis
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Sir:

This letter is in reference to Project: Heschel West Day School.

My husband and I have lived in Old Agoura for more than 33 years. Our children were fortunate enough to grow up in Old Agoura and experience the joy and responsibility of having horses, 4-H animals and enjoying a country way of life. Our grandchildren joined the Agoura 4-H Club, the same club we started in 1975 and were involved with for many years. They now enjoy this country way of life but we feel the Heschel West development is a threat to this way of life. It is just one step closer to moving out the horses and 4-H animals and beautiful country setting we enjoy.

We now see a beautiful little valley where deer, coyotes and other wildlife pass through. This will all change. Massive grading, large commercial type buildings and 12 years of construction will have a devastating impact on our community. Heschel plans to set up temporary classrooms while they attempt to finance their permanent campus. My husband and I are concerned about the placement of modular buildings on the property and then Heschel will not complete the project. Their current campus off the 101 freeway IS NOT AN ATTRACTIVE CAMPUS.

We don't think this is being a good neighbor or raising our property values. This is detrimental to our property values. Also a good neighbor would not contribute to an existing problem of too much traffic coming in and leaving Old Agoura. The High School, Pre School, Montessori School and 300 apartment development on Canwood traffic are already more than we should have to contend with. An additional 2,600 car trips a day is a disaster waiting to happen. We will never be able to leave the area in case of a fire or other disaster. The exhaust fumes from hundreds of cars in long lines, idling for student drop off and pick up, will cause noxious fumes for the residents and will adversely impact the environment.

Please honor the North Area Plan (NAP) which is designed to prevent such detrimental impacts in environmentally sensitive areas and in existing communities. Please consider the residents of Old Agoura in your decision. The Heschel West is a good idea BUT NOT ON THIS PIECE OF PROPERTY. A more suitable site should be found.

Sincerely,



William and Carol Foster
5601 N. Foothill Drive
Old Agoura

cc: Supervisor Zev Yaroslavsky, City of Agoura Hills, Old Agoura Homeowners Association

5/10/05

TO: CITY OF AGOURA HILLS
ATTN: GREG RAMIREZ CITY MANAGER
AGOURA HILLS CITY HALL
30001 LADYFACE COURT
AGOURA HILLS, CA 91301
FAX 818-597-7352

AS VISITORS OF THE AGOURA HILLS AREA, WE STRONGLY OPPOSE THE HESHEL SCHOOL PROJECT, PROPOSAL 98-062. THE BEAUTIFUL CHESEBRO SPACE KEEPS OUR HEARTS AND SOULS WARMED AS WE VISIT WEEKLY TO ENJOY THE WILDLIFE AND THE AREA IN THE CHARMING COMMUNITY. ANY SCHOOL PROJECT, ESPECIALLY THIS ONE WOULD CERTAINLY DESTROY THIS PLEASURE THAT WE AND MANY OTHERS COME TO ENJOY EACH WEEKEND. IN ADDITION TO THE LOSS OF QUALITY OF LIFE, THESE OTHER FACTORS ARE SIGNIFICANT REASONS TO CONSIDER:

- TRAFFIC AND ACCESS PROBLEMS
- WILDFIRES AND PUBLIC SAFETY
- INTOLERABLE NOISE
- POLLUTION
- EXCESSIVE DENSITY AND POPULATION
- TEMPORARY BUILDINGS RUIN THE BEAUTY OF THE AREA
- DRASTIC CHANGE TO QUALITY OF LIFE
- ALREADY ENOUGH SCHOOLS IN THE AREA
- A NEGATIVE IMPACT IN THIS ENVIRONMENTALLY SENSITIVE AREA

WE STONGLY OPPOSE THE PROPOSAL AND URGE YOU TO DO THE SAME.

GENE BERG
DE DE HARMAN BERG

**OLD AGOURA HOMEOWNERS ASSOCIATION
6064 CHESEBRO ROAD
AGOURA HILLS, CA 91301
(818) 889-9965**

**THE CITY COUNCIL
CITY OF AGOURA HILLS**

Re: Heschel School proposal
11 May, 2005

Dear Council Members,

The OLD AGOURA HOMEOWNERS ASSOCIATION is extremely concerned that the City's response comments to the Revised Draft Environmental Impact Report, Los Angeles County project No. 98-062, be as thorough and accurate as possible. Unless our city conducts a rigorous, science-over-politics study and review of the EIR, the City will not be able to protect its neighborhoods and infrastructure adequately from the projects impacts. Further, unless a public hearing is noticed for the comment review, our elected Council Members cannot legally discuss a measured response. Our view is that it is the responsibility of the Council to protect City assets the full extent of its legal ability.

Our preliminary review of the EIR reveals that it remains deficient, weak, and purposefully vague in a number of key areas.

- **AGOURA HILLS GENERAL PLAN:** Our General Plan clearly lists maintaining the nature of Old Agoura as a critical goal in preserving what is left of the City's rural heritage. The EIR describes Old Agoura as a suburban community, and says nothing of the protections needed for the rural qualities.

The General plan Circulation Element describes the level of service goals for the Chesebro freeway interchange, and the effects on it by projected build out of city properties. The EIR suggests several possible traffic mitigation measures, but only talks about paying a "fair share" of the costs of the physical improvements. Business developments within the city must provide complete funding for their traffic impacts. And, Heschel hasn't even bothered to consult the city about the suitability of the mitigations offered as possibilities. Are we local tax payers to be made to pay for increased traffic burdens from Heschel?

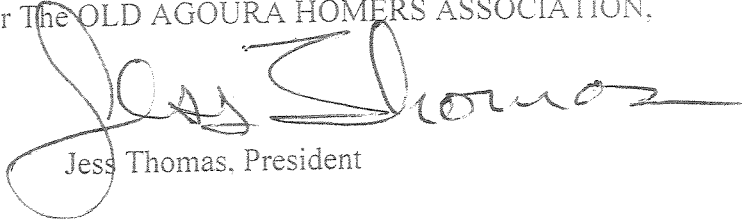
- **THE NORTH AREA PLAN:** There are numerous obvious project inconsistencies with the new County General Plan designations, goals, and policies. The Heschel parcel is designated Mountain Lands N-5. This designation is for low-density residential. Schools are listed as a possible use here, but the plan says that they must be in harmony with the nature of the surroundings and be "local serving". Heschel is clearly a regional institution. Our studies show that a vast majority of present Heschel students live outside the area.

One of the main policies of the NAP is to prevent one jurisdiction from exporting project impacts into another. All of the negative impacts from Heschel are dumped onto Agoura Hills. The revised draft now mentions that Heschel is going to seek rights for many "special events" per year, and the NAP clearly states that school permitted uses are for instructional purposes only.

- AIR QUALITY, NOISE, AND GRADING: We are extremely concerned about the on-going effects of a 12-year construction plan that includes grading a 90-foot cut in a ridgeline that keeps freeway noise and car exhaust out the valley behind the first homes on Chesebro.

The above listed general items are only representative of many more of the unstated and unresolved problems not covered by the RDEIR. We sincerely ask that the Council grant our request for an extensive hearing on this extremely controversial proposal.

For The OLD AGOURA HOMERS ASSOCIATION,



Jess Thomas, President

OPEN LETTER TO THE COMMUNITY FROM THE OLD AGOURA HOMEOWNERS ASSOCIATION

First of a series: The North Area Plan

An unprecedented, high-intensity -- and highly controversial -- development threatens to disrupt and harm our community. If approved, the impact will be felt regionally. The project is proposed for 73 acres of unincorporated open space at the foot of Cheeseboro Canyon owned by Heschel School. This land is zoned for no more than one single family home per 5 acres, or a maximum of 14 homes. Heschel wants the County of Los Angeles to grant a Conditional Use Permit to develop a 750-student private campus (pre-K to ninth grade), including outdoor sports and special event facilities that would accommodate up to 1,500 people.

In the NAP, the County carefully and deliberately created a hierarchy of land use designations to implement its goals and policies. Of the applicable land use designations, an "Open Space" designation prevents any development. The next level in the hierarchy of preservation is the "Mountain Lands" designation, which in this case limits residential development to not more than one single family home per 5 acres. "Mountain Lands N-5" is the land use category that overlays all 73 acres of Heschel land. Heschel's planned buildings alone would exceed 166,000 square feet in size -- more than twice the size of Agoura High School.

LAND USE is an ever-present issue of public concern as our community balances the need to accommodate appropriate growth with the need to retain the character and natural beauty of our region. The NORTH AREA PLAN ("NAP"), approved by the L.A. County Board of Supervisors in 2000, after seven years of environmental review, public input and deliberation, was meant to achieve that balance. The plan covers 32 square miles of unincorporated land surrounding Westlake Village, Agoura Hills, Calabasas and Hidden Hills, including the Heschel site. Neither the NAP's land use map nor its policies contemplate a development of the Heschel project's magnitude.

THE NORTH AREA PLAN

- Protects local environments
- Protects biological and scenic resources
- Protects existing neighborhoods
- Limits traffic generation
- Promotes public safety
- Promotes responsible growth
- Protects rural character and lifestyles

Heschel planners estimate that the campus will add more than 2,600 car trips per day to our roads. This projection may well understate actual traffic generated by the new school, because it is based on mere, unproven assumptions -- not commitments -- regarding car pooling and use of public transportation. Anyone who has experienced the traffic congestion caused by Agoura High School realizes that another 2,600 car trips per day along Driver Avenue and the Chesebro and Kanan freeway interchanges will cause unacceptable traffic gridlock every morning and afternoon. The intent of the NAP is to prevent the development of any facility, public, private, commercial, or residential

which is projected to have such a detrimental impact on the integrity of an existing community.

Our County Supervisor, Zev Yaroslavsky, worked tirelessly toward the adoption of the NAP. His vision and perseverance brought the NAP to fruition. Upon its passage, he justly called it "a great victory for the environment."

**Zev Yaroslavsky
was pivotal in
bringing the NAP
to fruition.**

Goals and policies set forth in the NAP allow the scenic beauty and ecological value of the land to dictate its appropriate use and mandate the following:

- Preserve the unique cultural qualities and characteristics of rural and suburban areas (*General Goal I.*)
- Protect biological and scenic resources by requiring that new development preserve the natural terrain with minimal alterations. (*General Goal III.*)
- Protect the features that contribute to rural character and rural lifestyles. (*Policy VI-13.*)
- Maintain a safe and efficient highway network and protect existing neighborhoods by limiting the intensity and traffic generation of new projects to a level consistent with protecting the integrity of existing communities. (*Policy VII-10.*)
- Promote public safety by minimizing the threat of loss from wildfires. (*Policy V-12.*)

OLD AGOURA HOMEOWNERS ASSOCIATION (OAHA) joins many other homeowner associations in its strong support of the NAP and all the vital protections it provides for our region, its inhabitants and its visitors. Our cities are bordered in many places by unincorporated county land, and the NAP assists us in our goal to secure safe and balanced growth. OAHA urges the County not to permit a large, private school and special event facility on the Heschel site, and to follow the NAP in determining the permissibility of development within its boundaries.

We write this open letter because we believe the residents from Valley Circle to Lindero Canyon should bear in mind that if this project is approved, the resulting end-run around the NAP will set a very dangerous precedent. It will pave the road for other

**Allow the land
to dictate its
appropriate use.**

attempts to avoid planned growth. The Heschel project is the test case. The County Supervisors' decision on this project will tell us whether they intend to follow the NAP or not.

They are bound to follow it: California courts, on many occasions, have made it clear that general and area plans implemented by cities and counties have the force of law.

Please join us in support of the NAP and let Supervisor Yaroslavsky know how very much we appreciate his work in promulgating such an important tool for the preservation of our region. Remind our Supervisor that we rely on him to honor the NAP. You may contact him through his local office: 26600 Agoura Rd., Suite 100, Calabasas, CA 91302; phone: 818-880-9416; fax: 818-880-9346. Or email: zev@bos.co.la.ca.us .

AN OPEN LETTER TO THE COMMUNITY FROM THE OLD AGOURA HOMEOWNERS ASSOCIATION

Second in a series: The City of Agoura Hills and Old Agoura Homeowners Association

The City of Agoura Hills and the Old Agoura Homeowners Association (OAHA) have a long history of working together on land use issues. Before Agoura Hills was incorporated in 1982, the County made all the development decisions for us without any cohesive plan or direction. The OAHA worked tirelessly during these dark years of runaway development to lobby the County for a little more consideration in making development decisions for our entire region. Some of the land use controversies OAHA has successfully weighed in on include:

- The fight against replacing Malibu Canyon Road with a freeway to the beach
- The fight against building a federal prison along the 101 corridor in Agoura
- The fight against building a 4-lane divided highway, north of the 101, from the Valley to Thousand Oaks



OAHA now believes the campus proposed by Heschel would devastate our existing community and put an end to the area's historic ambiance:

- The Heschel School is an L.A. County project, but all of the impacts burden Agoura Hills.

- The land Heschel wants to develop is now zoned by the County for one residence per 5 acres, a zoning designation in harmony with semi-rural Old Agoura. Heschel is asking for an exemption to allow for a campus serving 750 students and hosting "special events" for up to 1500 people. These uses threaten our community's rural character.

- The proposed development also threatens the safety of Old Agoura's residents and the students in the neighborhood's **already existing 3 schools**. Our local infrastructure cannot withstand another 2600 car trips per day, and anyone who drives by Agoura High is aware that it will be all but impossible to flee the area during an emergency.

- Old Agoura's "main drag" is a two-lane road, and it cannot be widened to accommodate more traffic. A reconfiguration of intersections and freeway interchanges cannot mitigate this simple fact.

A campus at the other end of the two-lane road from Agoura High is the type of "higher density development" that violates the City's General Plan, and makes a mockery of the NAP. If

the County approves the Heschel project, it is the City of Agoura Hills which will have to find the money and solutions to make viable its already

If not for the unceasing efforts of the OAHA and other grassroots organizations, these and other developmental assaults on our mountains and quality of life would have been permitted by the County.



"Higher density development occurring in Agoura Hills and the surrounding areas detracts from the community's semi-rural character . . . As the City's last remaining rural neighborhood, preservation of Old Agoura is essential to maintaining the area's historic ambiance."

The cities of Agoura Hills and Calabasas were incorporated to protect our region from the County's careless attitude toward development and environmental quality. The relationship between our local cities and the County has improved through the years. Thanks to the North Area Plan (NAP), cooperation among local agencies and cities is encouraged to promote responsible and planned growth. Our local governments have gained a new sense of trust in the County. We now all work together with the County to implement the NAP because it complements our cities' General Plans so well. For example, the NAP's Mountain Lands low-density zoning designation of the Heschel property mirrors the Agoura Hills General Plan which states:

"Higher density development occurring in Agoura Hills and the surrounding areas detract from the community's semi-rural character . . . As the City's last remaining rural neighborhood, preservation of Old Agoura is essential to maintaining the area's historic ambiance."



Now is the time for the City of Agoura Hills to protect the interests of its residents.

The relationship between OAHA and our City has always been good because the City realizes the OAHA is active and aware of the land use issues that surround us. Ed Corridori, the Mayor of Agoura Hills comments:

"The OAHA has been more involved in land use decisions than any other HOA in the city. They have been well-informed and constructive in their observations and anything but NIMBYs in their approach."

overburdened infrastructure.

- We need **less traffic**, not more.
- We need **fewer public safety hazards**, not more.
- We need **more equity** in the distribution of school facilities throughout the region.

If the Heschel project is approved, the City of Agoura Hills will have no control over the growth of the project, no control over mitigation and will absorb all the burden of future traffic. Now is the time for the City of Agoura Hills to protect the interests of its residents.

Now is the time to remind the County to honor the NAP and respect our City's General Plan.

We ask you to join us in opposing the proposed Heschel campus at the foot of Cheeseboro Canyon, and make your voice be heard at the County, just as OAHA has done for you in the past on so many other issues, from federal prisons to Ahmanson Ranch. Send your letters to Daryl Koutnik, Head, Impact Analysis, L.A. Dept. of Regional Planning, 320 W. Temple Street, Room 1348, L.A., CA 90012, and reference project proposal 98-062. Join us at the public hearing to be held Wednesday, May 25 at 9 a.m. 320 West Temple Street, Los Angeles, CA 90012.

May 12, 2005

Re: Heschel West Day School
Proposal 98-062

I want to share with you that I am strongly against the Heschel School Project (Proposal 98-062)

I moved out to this beautiful neighborhood to escape all the traffic & congestion. As it is, we are already faced with the traffic, noise, construction workers and the over congested 101 freeway. If this proposal were to pass, it would have a terrible impact on myself and our community, which we've worked so hard to maintain. In addition, any buildings would ruin the beauty of the area and any additional noise would be excessive. Our community is too special to let this happen.

Once again, I oppose this proposal and you should as well.

Lisa Levine
6139 Chesebro Road
Agoura Hills, CA 91301

May 15, 2005

Daryl Koutnik, Head, Impact Analysis
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: Heschel West Day School: Proposal 98-062

To Whom It May Concern:

My husband and I came to Old Agoura 17 years ago to get away from the congested West Los Angeles' lifestyle and to start our own family. We came to Old Agoura to enjoy the quality of life that this area offers. This lifestyle in which we want to continue to enjoy is about horse property, manageable traffic, less congestion in our neighborhood, less risk to our children safety, and to support their love for the outdoors to include safe horseback riding and their other interests in animals.

What we DON'T need on the corner of Driver-Chesebro Road is MORE traffic, noise, & pollution. When I go to work every day around 7:15 AM and my children to AHS around the same time; we are confronted with stop and go traffic. I would hate to see what a project such as Herschel School would do to impact an already problematic traffic area. Staggering the times in which children could be dropped off and picked up is NOT a solution to this very horrific problem.

All parents are supportive of children, school education, and religion. No one is here challenging this point of view. I don't doubt Herschel's goals and objectives to provide a supportive and learning environment; yet not in my backyard. The idea is well intended yet the location is not going to be good for any child including my own.

I am convinced there are many other appropriate building sites available for consideration to support Herschel's needs yet NOT in Old Agoura. Our community was never meant to support this kind of volume.

I moved to Old Agoura to live my lifestyle to support my family, my children, my animals (horses), our local 4H Club and our local schools to include sports/after school activities; in which all of the above supports my high standards of family values by staying involved. The Herschel School project as I/We see it does NOTHING to support why our family moved to Old Agoura.

I have invested 17 years in this community to offer a peaceful family lifestyle to my children. My vision with regards to the Herschel project is NOT going to offer me or my family any peace; just LOTS of aggravation. I/We **strongly** oppose this project on the premise that this project could not in any way offer my family or others that live in Old Agoura a peaceful family environment.

Best regards,

Joan & Rick Hernandez
6060 Chesebro Road
Agoura Hills, Ca. 91301