

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION LEGEND:

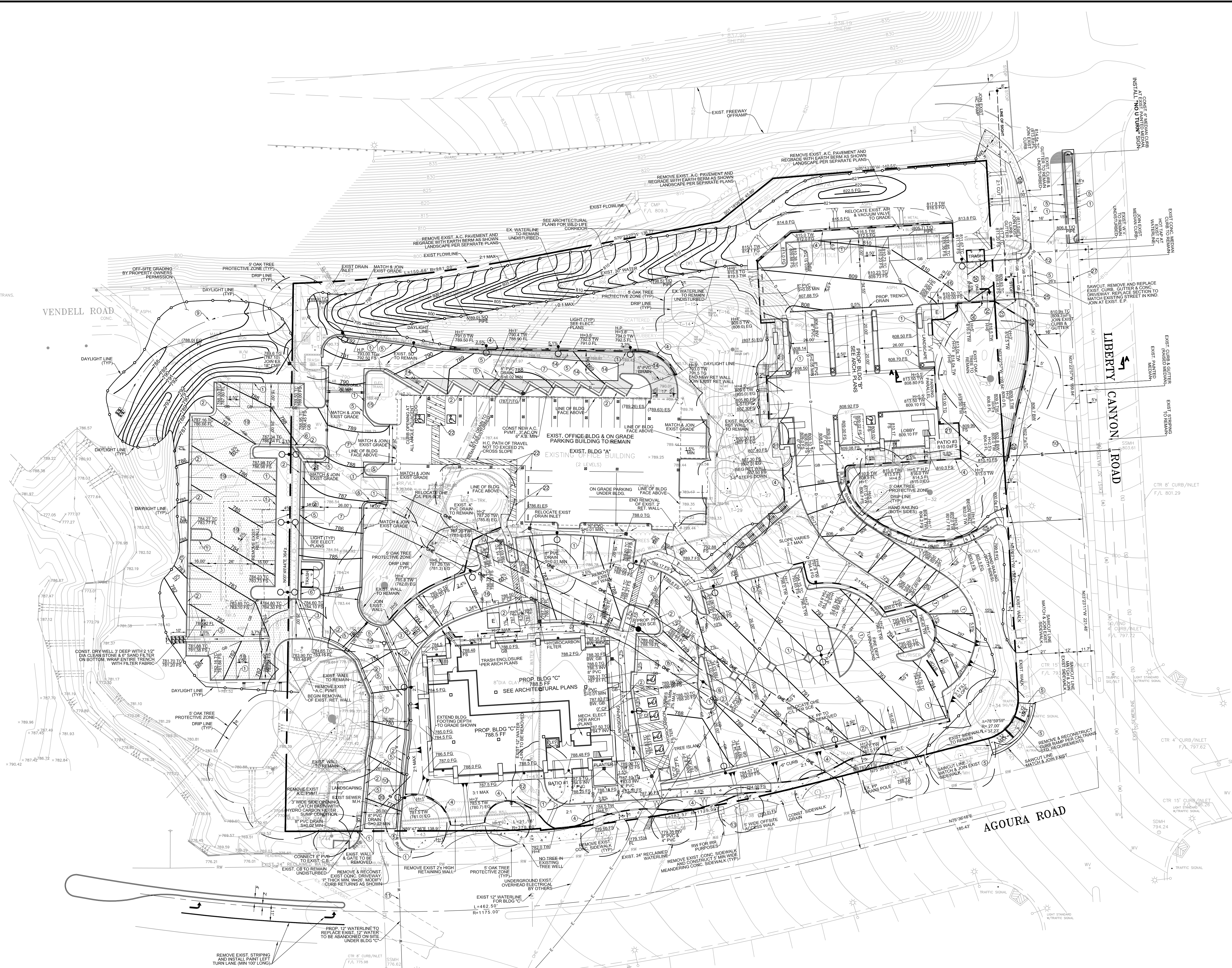
1. CONSTRUCT 6" CONC. CURB.
2. CONSTRUCT 6" CONC. CURB & GUTTER.
3. CONSTRUCT 3" WIDE CONC. RIBBON GUTTER.
4. CONSTRUCT RETAINING WALL.
5. SAWCUT LINE.
6. CONSTRUCT CURB DRAIN.
7. PLACE 2" A.C. OVERLAY OVER EXIST A.C. PAVEMENT
8. RELOCATE EXIST. POWER POLE & ELECTRICAL TO BE UNDERGROUNDED.
9. CONSTRUCT BIO-SWALE PER DETAIL HEREON.
10. INSTALL SEWER LATERAL FOR PROPOSED BLDG.
11. INSTALL WATER SERVICE FOR EXIST BLDG. "A".
12. INSTALL WATER SERVICE FOR PEOP. BLDG.
13. INSTALL RECLAIMED WATER SERVICE FOR IRRIGATION.
14. CONSTRUCT NEW A.C. 3" PAVEMENT ON 6" BASE.
15. EXIST ELECTRICAL TO REMAIN.
16. REQUIRED 8' MIN CLEARANCE IN FRONT OF TRANSFORMER FOR OPERATION.
17. CONSTRUCT GARDEN WALL
18. INSTALL SEWER CLEANOUT AT EXIST. ANGLE POINT ON EXIST. SEWER LATERAL.
19. CONSTRUCT PERMEABLE PAVEMENT ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS.
20. DECORATIVE PAVING PER ARCHITECTURAL PLANS.
21. CONSTRUCT PERMEABLE PAVERS WALKWAY ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS.
22. RESTRIPE PARKING TO PROVIDE ADA ACCESS TO EXIST. BLDG. ELEVATORS.
23. INSTALL SIGN R-1 & "ONE WAY" R6-1(RT).
24. PAINT "ONLY" STRIPING & RIGHT TURN ARROW.
25. PAINT "STOP" & STOP BAR STRIPING.
26. INSTALL SIGN NO LEFT TURN R3-2.
27. INSTALL SIGN "ONE WAY" R6-1(RT).
28. CONST. 5' WIDE MIN CONC. SIDEWALK.

PROPOSED PARKING CALCULATIONS:

BLDG "A" & "C"	169 pkg spaces (includes parking lot on conservancy property)
BLDG "B"	29 pkg spaces
TOTAL	198 pkg spaces

PLANNING COMMISSION APPROVED PLAN PARKING CALCULATIONS:

BLDG "A" & "C"	182 pkg spaces (includes parking lot on conservancy property)
BLDG "B"	33 pkg spaces
TOTAL	215 pkg spaces



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY: **WESTLAND CIVIL, INC.**
 ID #: Agoura.Liberty
 CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
 550 ST. CHARLES DR. SUITE 208, THOUSAND OAKS, CA. 91320
 (805) 455-1330 FAX: (805) 446-9125
 REGISTERED ENGINEER NO. 27364 DATE

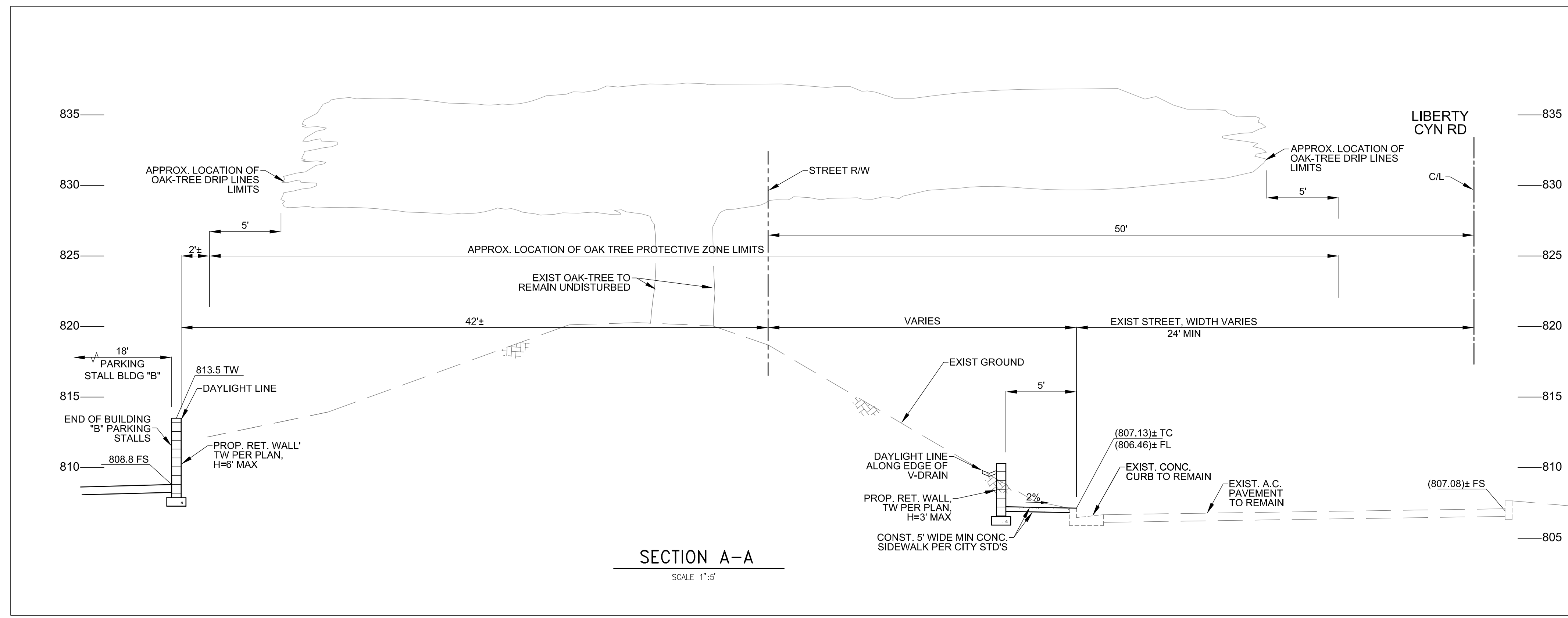
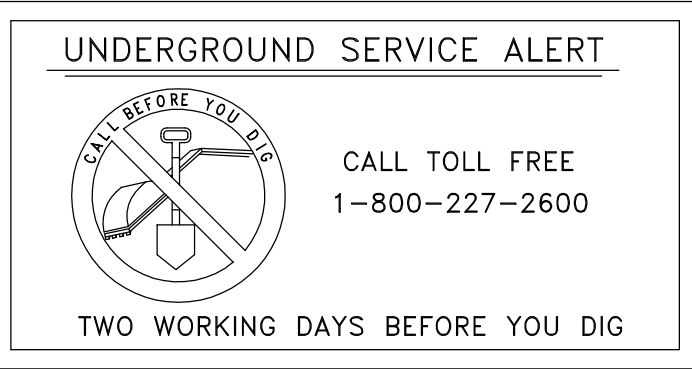
CITY OF AGOURA HILLS APPROVAL
 REVIEWED BY: _____ DATE _____
 RAMIRO S. ADEVA III
 CITY ENGINEER

53940
 RCE NO. _____ DATE _____
 12/31/07
 EXP DATE



PRELIMINARY GRADING & DRAINAGE PLAN
PROPOSED ALTERNATE PLAN "B" - COMPOSITE (sidewalk const. on Liberty Cyn only, acces to bldg "B" from lower parking lot)
 PROJECT NO. **27489 AGOURA RD, AGOURA HILLS** SHEET 2 OF 3
 07/25/2008
 CITY OF AGOURA HILLS DWG. NO. _____

\\dellserver\data\DWG\Agoura\Liberty\dwg\sheet\alternative dwy design at Liberty cyn\VER6_PGP.dwg, 8/6/2008 10:06:10 AM



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY: ID #: Agoura.Liberty
WESTLAND CIVIL, INC.
 CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
 550 ST. CHARLES DR., SUITE 208, THOUSAND OAKS, CA, 91320
 (805) 495-1330 FAX: (805) 446-9125
 REGISTERED ENGINEER NO. 27364 DATE

CITY OF AGOURA HILLS APPROVAL
 REVIEWED BY: DATE
 RAMIRO S. ADEVA III DATE
 CITY ENGINEER
 53940 RCE NO. 12/31/07 EXP DATE



PRELIMINARY GRADING & DRAINAGE PLAN SECTIONS
PROPOSED ALTERNATE PLAN "B" (sidewalk const. on Liberty Cyn only, acces to bldg "B" from lower parking lot)
 27489 AGOURA RD, AGOURA HILLS
 PROJECT NO. SHEET 3 OF 3

Attachment 6

Exhibit C – Letters

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Valerie Darbouze
Associate Planner
City of Agoura Hills

June 13, 2008

Dear Ms Darbouze,

Concerning the Liberty Canyon development project:

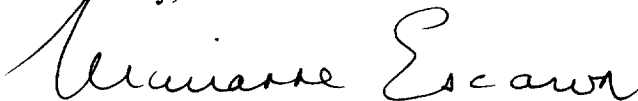
- 1) How can the City deliberate on a project involving a crucial wildlife corridor and a blue line stream without requiring an Environmental Impact report?
- 2) Is the land in question at 27489 Agoura Road zoned for medical uses?
- 3) Does the City offer incentives to developers in such projects?
- 4) Will traffic exiting Bldg B be required to turn right, drive to Agoura Rd then proceed to an entrance at Chesebro or Lost Hills, or U-TURN at Agoura Rd?
- 5) What are the green standards which are being met in this project? Are all outdoor parking spaces water permeable and non toxic?

What is the office occupancy rate in Agoura Hills today and typically?

I attended the June 11 Council meeting. Much of the discussion of the many impacts of this project sounded fuzzy, in particular traffic flow, a big concern to all. The EIR would provide sharper and more persuasive data.

Thank you for your attention to these questions.

Yours truly,



Marianne Escaron
27525 Freetown Lane
597-2602

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To www.ci.agoura-hills.ca.us

I was present at last night's Council Meeting in which the proposed project on the NW corner of Agoura Rd. and Liberty Canyon Rd. were discussed. I would like to add my 2 cents.

I thought the Architect's plan for the use of the land was excellent. I don't see how they could do any better under the circumstances. However, I am glad they are going to cut back a bit on the east side of Bldg. B to allow more room for the roots of the wonderful oak tree.

While I do think making a left-hand turn into Bldg. B parking lot when traveling north on Liberty Canyon is risky, I do not think it is any more dangerous than going to the end of the road and turning round. As Frank Pavley pointed out, inasmuch as Liberty Canyon will not be extended on either end, there should not be a great deal of left-hand turns into Parking Lot B, especially since Bldg B is not a large building. With sufficient signage warning of cross traffic, there should not be too great a problem.

My problem is with aesthetics. I know the architect's are proud of their design, but to me from the brief glimpse we got from the drawings shown, it was horrendous. The sketch on the left reminded me of a Quonset hut, and the sketch on the right looked like a box. Is there enough slope on the roof to prevent leakage? On top of that, I didn't care for any of the colors. They say they are trying to make it blend in with the environment, but it didn't seem that way to me.

What's wrong with the buildings at Chesebro and Agoura Rd, either the SW corner or the NE corner? I especially like the ones on the NE corner. I'm an older person and just not into modern.

Also, I would like to say that while I like open space as well as the next person, coming from the wide open spaces of Kansas, I do appreciate a beautiful building that has been well landscaped. It's better than an empty lot with weeds.

Thanks for the opportunity to express my opinions.

Sincerely

Darlene Adford

CITY OF AGOURA HILLS
2008 JUN 17 PM 1:35
CITY CLERK

Darlene Adford
27545 Endeavor St.
Agoura, CA 91301-3511



*Planning & Community Dev,
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301*

91301+4335



Agenda item #3
6/11/08

Mission Statement
by: Wayne Baker
Agoura Hills, CA 91301

Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity.

We are a city steeped in a rich historical past through which we have emerged as a vital, prosperous community committed to excellence, innovation, and sound fiscal policies. Our neighborhoods are safe, healthy, and as unique as the individuals who inhabit them.

We believe the City's greatest asset is our people and we welcome the involvement of all those who live and work in the City of Agoura Hills to partner with us in making this community one of excellence.

We are committed to preserving the unique character, historical and rural fabric, and environmental beauty that defines Agoura Hills to its residents. We will accomplish this through the values of Service, Integrity, Positive Solutions, and Cooperation.

**TO: CITY COUNCIL OF AGOURA HILLS/PLANNING
COMMISSION**

RE: Liberty Canyon/Agoura Road Development Appeal

I am writing these comments on the proposed development at Liberty Canyon Road and Agoura Road. I am sorry that I cannot be present at the meeting June 11th, but I am currently out of the state.

Now, as I understand it, according to the old master plan of 1992 there was to be development north of the freeway. This possibility has gone away with the Park Service stepping in and saving this land for new parkland that can and will be enjoyed by countless generations to come, not counting all the wildlife that inhabits it too.

Why widen Liberty Canyon? To take away more safe passage land that makes up the "Wildlife Corridor". I am led to believe that this trail is the only one that leads from the Pacific coast all the way to the Simi Hills, safely for the animals. Safely, because it is the one road that sees the least traffic from the human element.

What would be the purpose of a 4 lane road to a "BOX CANYON"? Liberty Canyon only exists for 2 long blocks and then DEADENDS! Is this to help impatient drivers that jump from off ramp to on ramp to save 4 seconds of freeway time, and cause so many accidents in the process? It could be to add another left turn lane to expedite these same rush hour daredevils to get onto Agoura Road and speed by the Sheriff's station. What I like best are the ones who have no idea where they are and think that Liberty Canyon goes all the way through to PCH, they speed down the canyon, blow through the stop sign at Country Glen and then slam on their brakes at the end while making their U-turn to speed back to where they started, once again blowing by the stop sign. Maybe those "DEAD END" signs are too small.

I was under the impression that it was illegal to remove perfectly good healthy oak trees that were not threatening anyone or anything.

It is my understanding that the developer has told city hall that they want to put these building up to enhance growth in the area but it makes absolutely no sense to add two more office buildings at an intersection that already has two vacant office buildings sitting there (one on the North East corner and one on the North West corner). Is it the intentions of the developers to make Agoura Hills a modern day type of concrete "Ghost Town"?

It is my opinion, as a long time resident of Liberty Canyon, that you act in a responsible manner and not allow this development to move forward.

Sincerely,



**Wayne Baker
4031 Joelton Dr.
Agoura Hills, CA 91301
wdb@oco.net
818-991-9676 home
818-472-1780 cell
818-991-9677 fax**

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June 9, 2008

Paul Melograno, Stephanie Gootgeld
4035 Jim Bowie Road
Agoura Hills, CA 91301
818.707.9649

CITY OF AGOURA HILLS

2008 JUN -9 PM 2: 24

CITY CLERK

John Edelston
Bill Koehler
Harry Schwarz
Denis Weber
City of Agoura Hills
30001 Ladyface Court, Agoura Hills, CA 91301

Re: Proposed Liberty Center

We are hoping that this letter will serve in lieu of our personal presence at the upcoming Appeals Meeting on June 11, 2008. We are aware that the referenced issue is on the calendar for this Wednesday evening, June 11, 2008. Due to time constraints, we have written to you with our opinions and feelings on this matter. Hopefully we will be heard.

We would like to cover the following issues as a result of the Planning Commission approving Liberty Center

- 1) **Destruction of 44 oak trees total**
- 2) **Increase in traffic, people, and pollution**
- 3) **Increase in accidents due to the way the proposed left turn lane into the center is planned off the 101 freeway**
- 4) **Destruction of plant and animal life**

First, a short background of my boyfriend and myself; Paul Melograno, who is my boyfriend of quite a few years, has owned the home we live in here in Liberty Canyon, for over 7 years. His attraction to this property was the beautiful trees, mountains, serenity, safety, clean environment, and plant and animal life. We were both brought up in this type of environment, and respect and cherish it deeply. The property was worth his saving for, and well worth the extra funds for solely the reasons mentioned.

This situation of destroying 45 old Oak Trees just in our area for the purpose the approved Riopharm project is unfathomable. This is heartbreaking, and just the tip of the iceberg. It has become clear that this project was pretty much given non-public approval even prior to the last meeting. It is apparent that the local voices of property owners, whose voice should be heard loudly, were not given credence. This last meeting gave the applicant hours of free speech, when local concerned individuals only received at most a few moments. The Planning Commission has not expressed concern for the public, and to the majority of residences here in Liberty Canyon, this is a sad state of affairs. We are the people paying taxes, and monetarily supporting the community and local vendors. Most of us feel we have absolutely no voice, as this project amazingly enough, is being pushed through regardless. This will not stop us from trying to be heard, if only for moral purposes. As, mentioned earlier in this note, the type of persons who live here, cherish that it is a quiet and calm community. It will no longer remain this way should a huge number of people come to work at the proposed project. It is a given, that with any increase in numbers, there is an increase in noise, trash, and other pollution including auto. We have been watching the broadcasted

meetings, and evidently the commissioners do not have a vested interest in the Liberty Canyon area as we do. This can be said with assurance, as the comments and decisions that have to date been made, would not have been if otherwise they were homeowners here. There is an attitude of indifference and non-caring unfortunately. It is our opinion that the road, and trees should be left alone. There would be no need for the widening of the road if power poles were placed underground. Although many feel emotional with regard to all of this, there on the other hand, is much intelligence behind the general consensus; there have been unsound decisions made here with extremely poor planning.

Lastly, we can say with great ease and assurance, that the majority of people residing in Liberty Canyon, respect and love plant and animal life. What the Planning Commission proposes will destroy this as well. Our opinions are that this is criminal.

There could be much more elaboration than this by our family alone, but I am certain you can get the just of our opinions. We strongly oppose this project. We have been taught from the time we were tiny children that when you stand up for your rights appropriately, positive change will occur. We are saddened that this does not seem to be happening here. It will not stop us from hoping our voices will be heard. This proposed project feels terribly wrong. If every resident that wanted to be there on June 11th could be there, you would not have enough seats. Some of us have work early, which is our livelihood. Others are elderly, or ill. Please consider this letter a strong presence although we may not be sitting in a seat on June 11th.

We hope that your perspectives may change before the damage is done to our lovely Liberty Canyon that we love.

Respectfully,

Paul F. Melograno
Stephanie R. Gootgeld

Cc:file

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



June 11, 2008

Mayor and Councilmembers
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Site Plan/Architectural Review Case No. 06-SPR-009
Oak Tree Permit Case No. 06-OTP-021

Dear Mayor and Councilmembers:

The applicants for the subject project in the Liberty Canyon wildlife corridor have provided all of the mitigation measures requested by our staff. There are a few issues that must be addressed to guarantee that this complete mitigation package becomes set in stone in the conditions of approval and Mitigated Negative Declaration mitigation measures. We deeply regret not being able to send a qualified representative to the hearing tonight to assist in getting to that point.

One key mitigation measure is that there never be any fencing permitted within the project that could interfere with wildlife movement both around the north side of the project and both around and between all of the buildings. To provide added assurance that this condition will survive in force, the applicant has agreed to dedicate a conservation easement to the Mountains Recreation and Conservation Authority (MRCA) over all portions of the project where animals can move at night. For example that easement would include parking lots and landscaped areas. Clearly the restrictions on that easement area must be reduced from the main wildlife corridor easement on the back side of the property.

The Conservancy sees no need to resurrect 1980's General Plan street width requirements and thus have the applicant widen Liberty Canyon Road. We urge the Council to reverse any direction from the Planning Commission and Department of Public Works to widen the street or eliminate the key oak tree that is one of the centers of this controversy. There is no guarantee that the oak will survive but we will not know until we try. The so-far successful transplantation of the Old Glory tree in Pico Canyon is the equivalent of open heart surgery compared to arthroscopic knee surgery for the Liberty Canyon Road tree.

Site Plan/Architectural Review Case No. 06-SPR-009

Oak Tree Permit Case No. 06-OTP-021

June 11, 2008

Page 2

It is our understanding that the Planning Commission recommended that the corridor width be slightly widened where the subject property touches the Vendell Road right-of-way and MRCA property. More specifically that the corridor easement swing a bit south of the large ground-based electrical transformer along the western property boundary. Understandably some of the extra corridor area would have some pavement, but nonetheless it is a good idea. The applicant should be required to make all the necessary micro-adjustments to the project, short of losing park spaces, to maximize potential wildlife movement capability south of the electrical transformer.

If freeway landscaping on Caltrans property is brought up, that package must include moving the Caltrans fence northward as much as Caltrans will permit and only using native plants south of the new fence line.

The most contentious issue is the request of some of the appellants to eliminate Building B. Not knowing the economics of the subject project and having received stellar cooperation from the applicant, it is difficult to comment on this issue. Shy of giving up the Building B site the applicant has given everything that we have asked for to maximize wildlife movement through the site. Yes, eliminating the building would help with wildlife movement. However, at some point there needs to be a give and take in land use decisions. Any creative solutions should be employed, including one-time reduction in parking requirements for that building that can better move animals through the Building B area. One such example is to not widen Liberty Canyon and to provide a landscaped corridor with less than 40 percent slopes on the east side of the building.

We appreciate the Council's consideration of these suggestions.

Sincerely,



PAUL EDELMAN
Deputy Director
Natural Resources and Planning

REPRESENTING THE CITIES OF:

AGOURA HILLS
CALABASAS
HIDDEN HILLS
LOS ANGELES
MALIBU
SANTA MONICA
WESTLAKE VILLAGE

California State Assembly (Rot.)

ASSEMBLY MEMBER
FRAN PAVLEY
FORTY FIRST ASSEMBLY DISTRICT

2008 JUL -1 AM 7:12

CITY CLERK



Mayor John Edelston
Agoura Hills City Hall
30001 Ladyface Ct.
Agoura Hills, CA 91301

COPY

RE: Appeal of Planning Commission's Approval of Liberty Cyn. Center

Dear John,

Thank you for your willingness to address the concerns raised by local homeowners regarding the development of two new office buildings at Liberty Canyon and Agoura Roads. This is the entrance to our neighborhood and very important to those of us who live here.

After attending the hearing and reviewing the testimony of the June 12th Council meeting, there appears to be a win-win solution to the proposed application. The elimination of Building B will save most of the oak trees, maintain the road width of Liberty Canyon at 26 feet so we won't compromise the fire department's road standards, widen the already impacted wildlife corridor, as well as negate the need for a dangerous left turn picket into the project. In the 2001 staff report for the previous project, the City Engineer opposed any left turn pocket because of the close proximity to the Ventura Freeway off ramps. I concur with his assessment, especially during the late afternoons when the 101 Freeway commuters get on and off the freeway looking for a "faster" route home.

I believe there is an opportunity to work with Edison to relocate or remove some of the distribution lines and poles, which would allow the applicant the flexibility to add some additional, square footage to their two story medical office building on Agoura Road. The use of developer money "saved" from widening Liberty Canyon Road and the use of Rule 20A underground dollars, could meet part of the costs. As a former City Councilmember, I remember resolving a similar problem with a large transmission line near homes in Morrison Ranch. In addition, the fire department's full loop through the relatively small parking lot can be reviewed. Access to wide and flat Agoura Road, as well as the driveway into the office building should provide adequate access. This is a similar standard for other buildings in the city, which are faced with site constraints.

Homeowners would appreciate a second look at the modern architecture. It is out of character with the residential community across the street and the wildlife corridor. Architecture similar to the office buildings at the SW or NE corners of Agoura Road and Chesebro Road would be more compatible.

And finally, a few observations from one homeowner's point of view.

1. The applicant has chosen to try to build on a very challenging piece of property. The City gave him, free of charge, the old Rondell Road between the existing building and freeway off ramp. The developer has then "traded" his land that the city gave him for a large parking lot on public (SM Mts. Conservancy) property, paid for by all of us. The Conservancy got in exchange for this piece of property an old road that is now used as



REPRESENTING THE CITIES OF:

AGOURA HILLS
CALABASAS
HIDDEN HILLS
LOS ANGELES
MALIBU
SANTA MONICA
WESTLAKE VILLAGE

California State Assembly

ASSEMBLY MEMBER
FRAN PAVLEY
FORTY FIRST ASSEMBLY DISTRICT



parking spots for the people who work in the original office building to serve as the Wildlife Corridor.

2. Developers are generally conditioned to underground all distribution lines. Transmission lines are more challenging and expensive, but can be removed or relocated.
3. Since we incorporated, the City and County reduced all road widths on Agoura Road from Kanan to Lost Hills and Liberty Canyon to one lane in each direction, except for the intersections. The Conservancy acquired over 200 acres of parkland, north, west and southwest of this property. Malibu Creek State Park is now extended into Liberty Canyon. Streetlights have been eliminated or reduced for wildlife purposes.
4. The existing large heritage oak tree does not encroach into or over Liberty Canyon Road. Liability concerns only become relevant if the road is redesigned and a sidewalk is added.
5. The property owner has effectively blocked the use of the wildlife corridor on the old Rondell Road remnant by constructing a chain line fence along the Westside of their property. The fencing at this opening should be removed now.
6. The S.M Mts Conservancy letter dated June 12th, concurs with the homeowners on maintaining the existing Liberty Canyon road configuration and that the elimination of Building B would enhance the viability of the wildlife corridor.

Please feel free to contact me if you have any questions or I can be of assistance.

Best regards,

A handwritten signature in cursive script that reads "Fran".

Fran Pavley
4050 Jim Bowie Rd.
Agoura Hills, CA 91301

