



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: July 28, 2011

TO: All Interested County Departments

FROM: ^{ACB} Alejandrina C. Baldwin
DEPARTMENT OF REGIONAL PLANNING
Land Divisions Section

SUBJECT: **ENVIRONMENTAL IMPACT REPORT – NOTICE OF PREPARATION
HIDDEN TERRACES PROJECT
COUNTY PROJECT NO. PM070606-(3)
STATE CLEARINGHOUSE NO.**

The application for the above-mentioned project is currently being processed by our Department. We would appreciate the review and input of your Department on the enclosed materials.

The Notice of Preparation (NOP) is being sent to your department at this early stage of the CEQA process to determine what, if any, technical reports should be included in the environmental document for your department's subsequent review. In addition, if there are special aspects of the project that require a detailed review by your department, your comments should indicate such requirements at this time.

The public review period for the NOP will be from July 28 to August 29, 2011. Due to the time limits mandated by State law, your response must be received by our office at the earliest date possible, but not later than September 1, 2011. If you have any questions, please contact Alejandrina C. Baldwin of the Land Divisions Section at (213) 974-6433 Monday through Thursday from 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Attachment(s)

**NOTICE OF PREPARATION
AND
NOTICE OF SCOPING MEETING**

DATE: July 28, 2011

PROJECT TITLE: Hidden Terraces Specific Plan
County Project No. PM070606-(5)
Vesting Tentative Parcel Map No. 070606
Local Plan Amendment No. 201100001
Zone Change No. 201100001
Specific Plan No. 201100001
Variance No. 20800010
Conditional Use Permit No. 200800036
Oak Tree Permit No. 200800008
Environmental Assessment No. 200800028

PROJECT APPLICANT: Forestar Real Estate Group, Inc.
14755 Preston Road, Suite 710
Dallas, Texas 75254
c/o First American Communities
370 N. Westlake Boulevard, Suite 130
Thousand Oaks, California 91362

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 W. Temple Street
Los Angeles, California 90012

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Project identified below. In compliance with Section 15082 of the *California Environmental Quality Act (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency, interested parties, and federal agencies involved in approving or permitting the Project, and to trustee agencies responsible for natural resources affected by the Project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PROJECT LOCATION

As shown in **Figure 1, Project Location Map**, and **Figure 2, Regional Context Map**, the Project is located within the Santa Monica Mountains Area, on a 26.5-acre site along Mureau Road, in unincorporated Los Angeles County. The Project is also within the Santa Monica Mountains Community Standards District (CSD) and Santa Monica Mountains North Area Plan (SMMNAP). The Project is north of U. S. Highway 101 (Ventura Freeway), between the cities of Calabasas to the south and Hidden Hills to the northeast. The Project site is located on the U.S. Geological Survey's 7.5 Minute Calabasas, California quadrangle.

PROJECT DESCRIPTION

The Hidden Terraces Specific Plan Project proposes to create two parcels with an adult residential facility (ARF) building within each parcel. The ARF will consist of a total of 258 units and five hospitality suites within two buildings—Building A proposes 151 units, consisting of 73 independent living units with kitchens, 54 assisted living units with kitchens and 24 dementia care units, and Building B proposes 107 independent living units. The Project proposes a local plan amendment and zone change, to change the area plan land use designation and current zone to Specific Plan; and a Specific Plan to establish and develop the ARF with an independent living component, assisted living units with kitchens, and dementia units.

The ARF is proposed on the northern 9 acres of the 26.5-acre site, with 17.5 acres to remain as disturbed and natural open space. The proposed location of the ARF is depicted in **Figure 3**. The two buildings are proposed at a maximum height of 35 feet above finished grade and will encroach into the Significant Ridgeline Protection area of the significant ridgeline located along the northern portion of the property and identified within CSD. The Project proposes to grade a total of 773,420 cubic yards (386,710 of cut and 386,710 of fill), inclusive of 143,000 cubic yards of off-site grading (fill) for the emergency access roadway connection.

The Project proposes recreational amenities within the Project site. A private park is proposed on the south side of the significant ridgeline along the western side of the property. A dedicated 20-foot trail easement to the Los Angeles County Parks and Recreation is proposed to traverse the property from the southeast corner, north along the private driveway, to the northwest corner of the site. A swimming pool, seating areas, and walkways are proposed along the perimeter of the ARF.

Access, Circulation and Parking

Primary access to the Project site is proposed from Mureau Road, onto a private driveway/fire lane into the site. Slopes adjacent to the proposed primary access would require grading and construction, which would be designed to follow the approximate alignment of existing Mureau Road. The proposed length of the two-lane roadway would be approximately 1,300 feet and have an approximate right-of-way width of 54 feet, which includes a 5-foot sidewalk on the west side of the private driveway/fire lane.

A new emergency off-site roadway connection is also proposed as the secondary means of access on the eastern side of the Project site. This access road is proposed to begin where the existing access road for Mesivta School ends and then travel northerly and westerly through two other neighboring properties into the Project site. The easement for the secondary access road would be approximately 2,600 feet in length with a right-of-way of approximately 30 feet.

Street improvements to Mureau Road include widening of Mureau Road from 28.5 feet of pavement to 52 feet of pavement (with a 64-foot road right-of-way), a left-turn lane in the eastbound direction, and a right-turn only lane in the westbound direction. The design of the intersection of Mureau Road and the private driveway/fire lane are proposed to be consistent with the County's planned bikeway improvements to Mureau Road.

Parking is proposed as 85 employee and guest parking spaces along the perimeter of Building A, 228 residential parking spaces and 28 guest spaces for a total of 341 spaces within two subterranean levels in Building B.

Oak Trees

A total of 42 oak trees, coast live oak, and valley oak are located on the Project site and along the associated access roadways. Development of the Project would result in the removal of 16 oak trees and the encroachment into the protected zone of one oak tree subject to approval of an oak tree permit under the County ordinance.

Utilities

Utility service providers would include the Las Virgenes Municipal Water District (LVMWD) for water and wastewater, Sanitation Districts of Los Angeles County for solid waste, Southern California Edison for electricity, and the Southern California Gas Company for natural gas. During Project construction, water, wastewater, electricity, and natural gas connections would be made with the existing facilities. All utility infrastructures would connect to the Project site from the west at Mureau Road and Mountain View Drive except for water lines, which would connect east of the site at Garrett Court via a 20-foot water easement.

DISCRETIONARY ACTIONS REQUESTED

This Project is requesting the following discretionary entitlements:

- a. Vesting Tentative Parcel Map No. 070606 — Approval of the Vesting Tentative Parcel Map is requested to subdivide the Hidden Terraces Specific Plan site into two parcels.
- b. Local Plan Amendment No. 201100001 — An amendment to the Santa Monica Mountains North Area Plan (SMMNAP) Land Use Policy Map designation on 26.5 acres from N5 (Mountain Land 5) to Specific Plan (SP). Land uses in this portion of Los Angeles County are regulated under the SMMNAP, which is a component of the Los Angeles County General Plan. The current General Plan land use designation for the site is “Rural-Non-Urban” on the Land Use Policy Map of the Countywide Land Use Element. The SMMNAP designates the Project site as N5 (Mountain Lands 5), which allows for the maximum residential density of one dwelling unit per 5 acres and a total of 5 dwelling units on the Project site. The proposed development and surrounding land uses as designated by the SMMNAP are presented in **Figure 4**.
- c. Zone Change No. 201100001 — A zone change on 26.5 acres from A-2-5 (Heavy Agriculture-5 Acres Minimum Required Lot Area) to SP.

- d. Specific Plan No. 201100001 — A specific plan to establish a plan that would allow for the proposed ARF with an independent living component and assisted living units with kitchens, and dementia units.
- e. Variance No. 200800010 — A variance to authorize development of structures within 50 feet of a significant ridgeline. The Santa Monica Mountains North Area Community Standards District requires the highest point of a structure to be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline and portions of both buildings will encroach into this protected area.
- f. Conditional Use Permit No. 200800036 — A CUP to authorize (1) development of an ARF with 180 independent living units with kitchens, 54 assisted living units with kitchens, 24 dementia care units and five hospitality suites, (2) 630,420 cubic yards (386,710 of cut and 243,710 of fill) of on-site grading, (3) 143,000 cubic yards of off-site Project grading (fill), and (4) over 5,000 cubic yards of grading within the Santa Monica Mountains North Area Community Standards District.
- g. Oak Tree Permit No. 200800008 — An oak tree permit to authorize encroachment into the protected zone of one oak tree and removal of 16 oak trees. The Los Angeles County Code (Zoning Code) contains provisions protecting trees of the oak genus. As a result, the removal or damage of certain “protected” oak trees is unlawful without a permit (Zoning Code, Section 22.56.2050).

ENVIRONMENTAL ISSUES TO BE ANALYZED IN THE EIR

Pursuant to *State CEQA Guidelines* section 15063, the Los Angeles County Department of Regional Planning (Regional Planning) prepared an Initial Study (see attached Initial Study) and determined that an EIR is required for the proposed Project. The Initial Study provides a preliminary analysis of potential environmental effects to be analyzed in the Hidden Terraces Specific Plan EIR. The Initial Study determined that the Hidden Terraces Specific Plan Project may have potentially significant effects relative to the various impact categories, including aesthetics, air quality, biological resources, energy, geology/soils, greenhouse gas emissions, hydrology/water quality, land use/planning, noise, public services, transportation/traffic, utilities/services, and mandatory findings of significance.

A summary of the potential environmental effects of the Project is presented in **Table 1**, below.

**Table 1
Environmental Analysis Overview**

Checklist Issue	Topics for Further Analysis
Aesthetics	Further evaluation of the visibility of the Project from the surrounding area will be conducted; visual character; grading on a significant ridgeline.
Agriculture/Forest	No impact.
Air Quality	Construction and operation of the Project could increase air pollutant emissions. The proposed Project may potentially result in emissions of greenhouse gases (GHGs).
Biological Resources	Project site is relatively undisturbed, contains oak trees, and potentially sensitive habitat and wildlife species; an off-site wildlife movement corridor; and an off-site unnamed dashed line stream.
Cultural Resources	Less than significant impact with incorporation of mitigation as identified in the Initial Study.
Energy	Increased demand for utilities; Utilities services are not currently in place on the Project site
Geology/Soils	Landslide; Slope stability; Grading; On-site soils.
Greenhouse Gas Emissions	Project construction and operation
Hazards/Hazardous Materials	Project is within a Very High Fire Severity Zone and may produce medical waste.
Hydrology/Water Quality	Storm water runoff; mudflow conditions on site; drainage pattern/increased runoff.
Land Use/Planning	Consistency with land use plan and zoning code; approvals and permits for roadway improvements.
Mineral Resources	No impact.
Noise	Further analysis of roadway noise and temporary construction noise will be conducted.
Population/Housing	258 units and five hospitality suites.
Public Services	Secondary access road; Fire flow requirements; Fire hazard zone; Some increased demand for Fire/Sheriff services
Recreation	Increase demand for use of recreational facilities.
Transportation/Traffic	Further analysis of Project trip generation, site access and circulation will be conducted; alternative transportation.
Utilities	Utility infrastructure is currently not in place on the Project site; increased demand for utilities associated with the Project.
Mandatory Findings	Potential impact to biotic and visual resources associated with the Project, and potential cumulative impacts.

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed Project and to solicit input from the public and responsible agencies on the content of the Draft EIR and alternatives that the public believes should be incorporated into the Draft EIR. This meeting will be held at the Hilton Garden Inn, 24150 Park Sorrento, Calabasas, California, 91302, 6:00-8:00 PM, August 17, 2011.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The 30-day review period for the Notice of Preparation will be from July 28, 2011 to August 29, 2011. Copies of the NOP are available for review at the Agoura Hills Library, 29901 Ladyface Court, Agoura Hills, California 91301; Westlake Village Library, 31220 Oak Crest Drive, Westlake Village, California 91361; City of Calabasas Library, 200 Civic Center Way, Calabasas, California 91302; as well as Regional Planning website: <http://planning.lacounty.gov>. Due to time limits mandated by state law, your response must be sent at the earliest possible date, but no later than September 1, 2011. In your written response, please include the name of a contact person in your agency. Please direct all written comments to the following address:

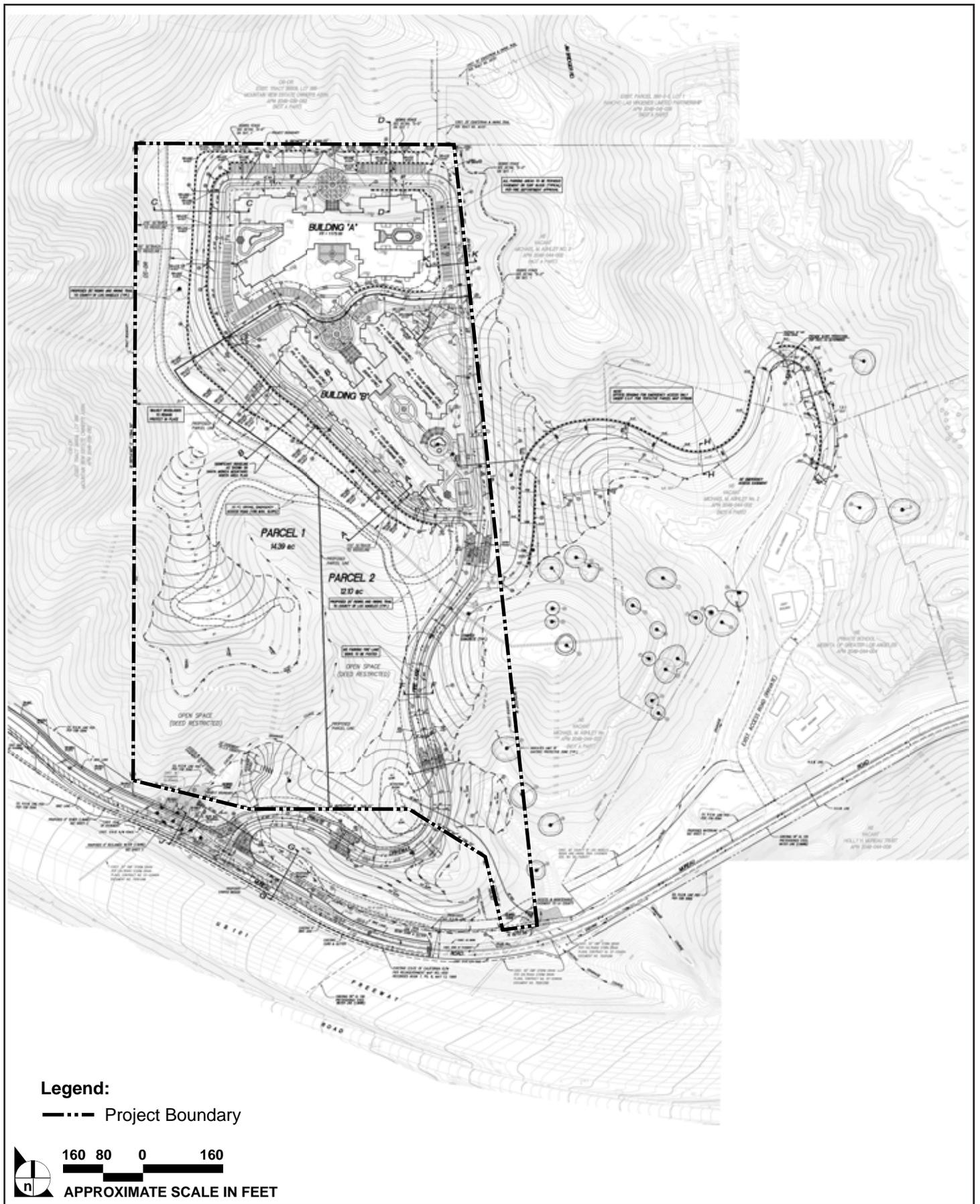
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SOURCE: Google Earth - 2008, Impact Sciences, Inc. - November 2010

FIGURE 1

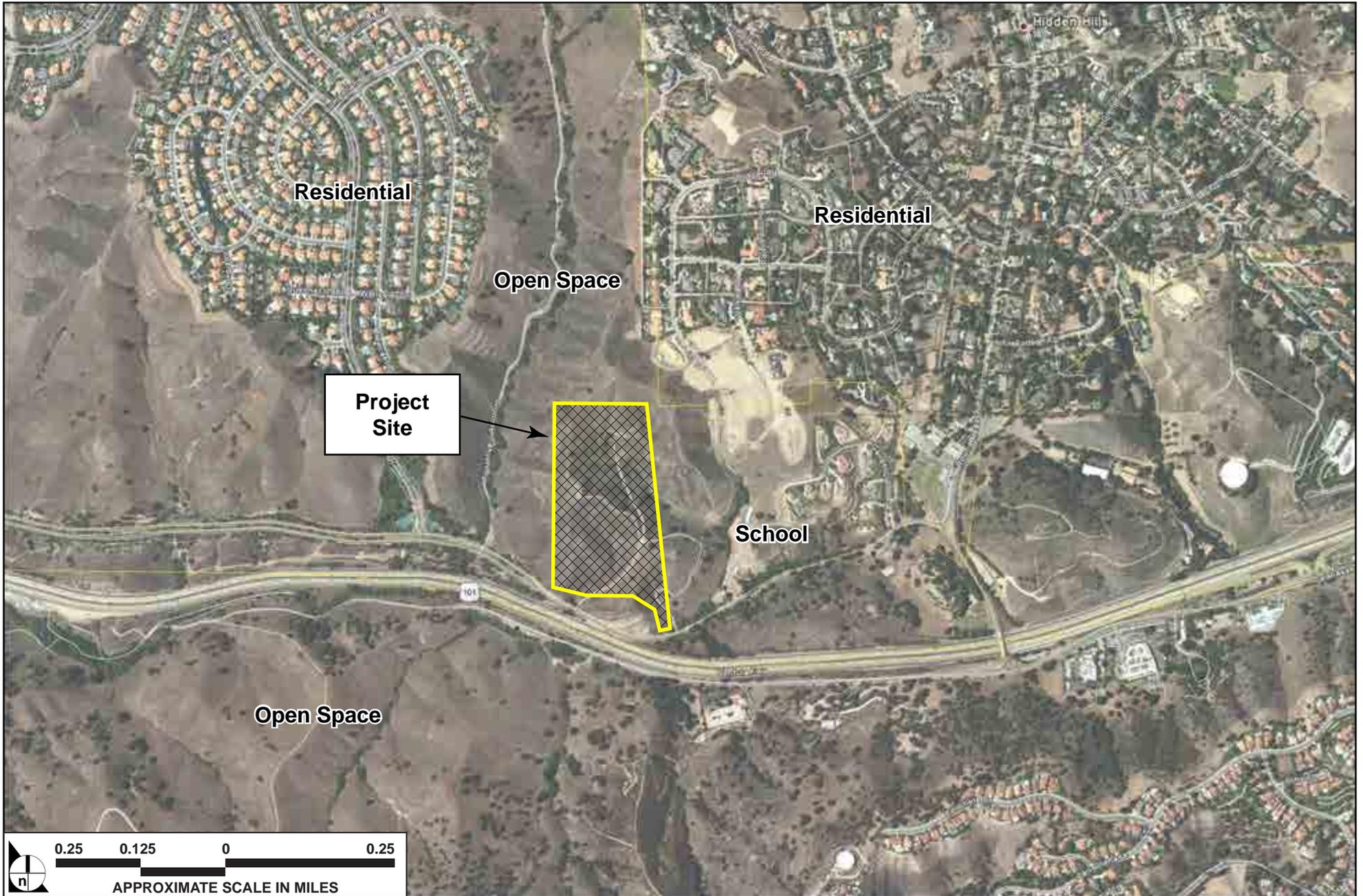
Project Location Map



SOURCE: HMK Engineering, Inc. – January 2011

FIGURE 3

Hidden Terraces Site Project Plan



SOURCE: Google Earth - 2009; Impact Sciences, Inc. - March 2009

FIGURE 4

Project Site and Surrounding Land Uses