June 21, 2017

TO: Doug Smith, Chair
     David W. Louie, Vice Chair
     Laura Shell, Commissioner
     Elvin W. Moon, Commissioner
     Pat Modugno, Commissioner

FROM: Thuy Hua
       Zoning Permits North Section

SUBJECT: Project No. 03-238
          Conditional Use Permit No. 201500127
          Variance No. 201500002
          RPC Meeting: June 28, 2017
          Agenda Item: 6

The above-mentioned permits are requests to retroactively authorize emergency off-site and onsite remedial grading consisting of 154,000 cubic yards of cut, 110,000 cubic yards of fill, grading volumes balanced on Parcel Map No. 60030, and associated grading of a significant ridgeline due to a slope failure ("Project"). The Project is located at the southern portion of the IAC Commerce Center and adjoining southerly parcel at the western terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the unincorporated community of Val Verde ("Project Site") in the Castaic Area Zoned District.

Please find attached correspondence from the applicant's representative, Kathleen O'Prey Truman, for the above referenced item that was received subsequent to the hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Thuy Hua at (213) 974-6443 or thua@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

SD:TH

Attachment: Letter from Kathleen O'Prey Truman dated June 21, 2017
June 21, 2017

**VIA E-MAIL AND U.S. MAIL**

Chair Doug Smith  
Vice Chair David W. Louie  
Commissioner Laura Shell  
Commissioner Elvin W. Moon  
Commissioner Pat Modugno  
County of Los Angeles Regional Planning Commission  
320 West Temple Street  
Los Angeles, California 90012  

Re: IAC Commerce Center, Project No. 03-238-(5)  
Conditional Use Permit No. 201500127, Variance No. 201500002

Honorable Chair Smith and Honorable Commissioners:

On behalf of our client, IAC SG Witherspoon SPE LLC, we respectfully request you approve Conditional Use Permit No. 201500127 and Variance No. 201500002 to retroactively authorize off-site and on-site emergency grading required to remediate an unanticipated landslide during development of the IAC Commerce Center, Parcel Map No. 60030, an industrial park development located at the western end of Witherspoon Parkway in the unincorporated community of Val Verde.

We appreciate the efforts of Regional Planning Department staff and Department of Public Works staff in working with us to develop a quick, effective and safe response to the unfortunate emergency created by an unanticipated landslide within a significant ridgeline and its associated slope. With their help, the landslide area was stabilized before the anticipated El Nino rainy season in the fall of 2015 and subsequently planted with native vegetation, which now is flourishing and expanding along the stabilized slopes assisted by significant rains during this year’s rainy season. In addition, mass grading has been completed for Parcel Map No. 60030 and three large industrial buildings have been constructed on Lots 21-25 of Parcel Map No. 60030. (See attached photographs taken in late May 2017 and early June 2017 of the constructed buildings and the vegetation growing on the slope at issue in this matter.)
We have reviewed and concur with the Department of Regional Planning Staff Report in this matter and are willing to accept the proposed Conditions of Approval. Once again, we respectfully request your approval of Conditional Use Permit No. 201500127 and Variance No. 201500002. If you have any questions, please do not hesitate to contact me at (213) 629-5300.

Very truly yours,

Kathleen O'Prey Truman
of TRUMAN & ELLIOTT LLP

Enclosures

cc: The Honorable Kathryn Barger, Supervisor, County of Los Angeles
    Ms. Thuy Hua, Department of Regional Planning