June 28, 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 for the above referenced item that was received subsequent to the hearing package supplemental 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: Email from Cynthia Kimura dated June 27, 2017
Thuy Hua

From: C Kimura <jnk7777@gmail.com>
Sent: Tuesday, June 27, 2017 10:20 PM
To: Thuy Hua
Subject: Project No. 03-238, Conditional Use Permit No. 201500127, Variance No. 201500002

Project No. 03-238, Conditional Use Permit No. 201500127, Variance No. 201500002

Dear Thuy Hua,

I am writing regarding the above project. I did not receive notification of this hearing by mail. I live in close proximity to the project. A friend had shown me her notification card. In addition, many of my neighbors didn't receive the notification either.

I was trying to make plans to attend the hearing, but am unable to. Therefore, I would like to make the following comments.

The ridgeline is protected by the LA County, Community District Standards 22.44.137. Item number 4 states "Significant ridgeline. The project must not disturb any significant ridgeline, as described in subsection D.6, above."


The map illustrates that this is the protected ridgeline.

I am writing to you today as a concerned citizen. I live in Val Verde and have been observing the grading of the ridgeline that was protected by the CSD (Community Standards District). This is the ridgeline that is being taken down by the IAC Commerce Center project.

I have a view of this mountain from my window. It was a lovely view that my boyfriend and I enjoyed on a daily basis. Unfortunately, the ridgeline has been graded for the IAC Commerce Center project and we are left with an unsightly reminder. I am now saddened when I look out my window. This view was a major selling point when I purchased my home. (Please see before and after pictures below)

The CATC protected this ridgeline in the CSD. I don’t understand how this protected ridgeline was cut into in the first place. I was informed that the county had given an emergency permit to grade on the ridgeline because of a landslide. My friends and I have hiked the area many times with our dogs and have never seen the hillside slide until the construction crew began taking it down.

This is the sequence of events.

1. The crew graded the protected hillside and ridgeline, removing land and vegetation.
2. The heavy rains came.
3. A couple of days later, I hiked the area with my dogs and a friend. I heard and saw the land slide.
4. That night, my boyfriend heard sliding from our front yard.

The developers claim that the hillside slid and then they had to secure it. This is not true. I, along with others are witness to this.

In addition, I am concerned that with the approved Chiquito Canyon Landfill expansion I fear that the odors may increase. (Since this mountain was the barrier between the community and the landfill.)

I understand that there was prior knowledge that this hillside has a high risk for sliding. I don't understand why they were initially permitted to dig into the hillside. Now the developers are asking for permission to dig further into the hillside.

Some questions I have are:

1. How much more are they going to take off?
2. What will they be required to do so the hillside is not left looking like there was a huge chunk taken out of it? It currently looks very unnatural and unsightly. (see pictures below)
3. What will happen if they create further slides?

I am asking that my concerns be included in the hearing. Sorry for the late notice, I was planning to attend and speak at the hearing.

Thank you.

Cynthia Kimura
29027 Elk Ave.
Castaic, CA 91384
(562) 498-1106
Ridgeline before

Ridgeline after digging