

May 27, 2009

Bruce and Carolyn Martin  
27162 Sea Vista Drive  
Malibu, CA 90265

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**PROJECT NO: R2007-01394-(3)/RCUP 200800050-(3)/RENV 200900032-(3)**  
**28855 Lake Vista Drive, Agoura**

On May 27, 2008, the staff of the Department of Regional Planning (DRP) completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other: \_\_\_\_\_
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact **Mi Kim** of the Zoning Permits I at (213) 974-6443, Monday to Thursday between 7:30 a.m. and 6 p.m., or by email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov). Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria, AICP  
Acting Director of Planning



Mark Child, Supervising Regional Planner  
Zoning Permits I Section

MC:MKK

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER: R2007-01394-(3)/RCUP200800050-(3)/RENV200900032-(3)**

1. **DESCRIPTION:**

The 43,877 square-foot property is zoned A-1-1 (Light Agriculture – One Acre Minimum Required Area) and located within the unincorporated area of Santa Monica mountains. The lot is developed with a 6-bedroom single family residence with a gross structural area of 6,825 square feet, including the garage. The lot is also improved with a pool, deck, and patio. The existing residence is currently used as a group home for six persons. The proposed project is to increase the number of residents to twelve persons only, no new construction is proposed. The increase in the number of residents from six to twelve persons requires a conditional use permit. The residents will be accommodated in the existing six bedroom single family residence.

2. **LOCATION:**

28855 Lake Vista Drive  
Agoura Hills, CA 91301

3. **PROPONENT:**

Bruce and Carolyn Martin  
27162 Sea Vista Drive  
Malibu, CA 90265

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Zoning Permit I Section, Department of Regional Planning

**DATE:** May 27, 2009