

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address, 1400 Tenth Street, Sacramento, CA 95814

SCH#: 2008051037

Project Title: Quest Ranch Assisted Living Facility -Project No. R2009-01566

Lead Agency: Los Angeles County Department of Regional Planning Contact Person: Rudy Silvas/Anthony Curzi
Mailing Address: 320 West Temple Street Phone: (213) 974-6461
City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Woodland Hills
Cross Streets: Project site approximately 1/2 mile south of Topanga Canyon Blvd./Mulholland Dr. Zip Code: 91364
Longitude/Latitude (degrees, minutes and seconds): 34 8'31.8" N/ 118 36'26.5" W Total Acres: 47.20
Assessor's Parcel No.: 2173-013-006 Section: 25 Twp.: 01N Range: 17W Base: San Bern.
Within 2 Miles State Hwy#: SR-27, also U.S. 101 Waterways: _____
Airports: _____ Railways: _____ Schools: Las Virgenes USD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Oak Tree Permit

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral: _____
 Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD: _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Senior citizen assisted living facility
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildlife

Present Land Use/Zoning/General Plan Designation: Present Use: Equestrian facility/ Zoning: A-1-2 (Light Agricultural - 2 acre min. size lot reqd.) General Plan Designation: Countywide General Plan (R) Non-Urban. Community/Areawide Plan: N-2 (Rural Residential 2: 1 dwelling unit per 2 acres maximum) per Santa Monica Mountains North Area Plan, SMMNA CSD.

Project Description (please use a separate page if necessary):

See next page for Project Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Quest Ranch Assisted Living Facility Project Description

The proposed project consists of the development of a senior citizen assisted living facility. A total of 285 beds would be provided, and residents would share communal facilities, including a dining room, television room, etc. Four three-story buildings would be developed, each 35 feet tall. A total of 310 parking spaces would be provided, 102 more than the 208 required by code. A total of 79 spaces would be provided in three surface parking areas, and the remaining 231 spaces would be provided in the basement levels beneath each building. Terraces, decks and roof-top gardens are proposed on all buildings. Following project implementation, approximately 18 percent of the site would be developed and approximately 82 percent of the site would be open space. More specifically, approximately 2 acres (6 percent) of the site would be developed with buildings; approximately 5 acres (13 percent) of the site would be developed with driveways, roads, parking areas, sidewalks, and building terraces; approximately 17 acres (40 percent) of the site would be landscaped area; and approximately 18 acres (42 percent) would be natural open space. Access would be taken from two points on Topanga Canyon Boulevard. The proposed grading, which would be balanced on-site, would involve approximately 277,000 cubic yards. The project would connect to existing water and sewer lines in the vicinity.

The following approvals are requested as part of the project:

- 1) A Conditional Use Permit to allow the proposed 285-bed senior citizen assisted living facility use (aka: adult residential facility) to house more than six persons in the A-1-2 zone.
- 2) An Oak Tree Permit to remove approximately 94 oak trees and encroach upon the protected zone of approximately 92 additional ordinance-sized oak trees out of 246 oak trees on site. Approximately 152 oak trees would remain, 60 unaffected.
- 3) A Conditional Use Permit for development in a Hillside Management Area, for grading exceeding 5,000 cubic yards within the Santa Monica Mountains North Area Community Standards District (CSD), and to address a possible lot line adjustment for relocation of two or more lot lines between three or more contiguous parcels in a hillside area.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency, please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: January 8, 2010 Ending Date: Extended to March 8, 2010 (Modified to 60 day Review)

Lead Agency (Complete if applicable)

Consulting Firm: <u>Impact Sciences, Inc.</u>	Applicant: <u>Chad Presnell, Topanga One, LLC</u>
Address: <u>234 E. Colorado Boulevard, Suite 205</u>	Address: <u>10500 Vestone Way</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Los Angeles, CA 90077</u>
Contact: <u>Julie Berger</u>	Phone: _____
Phone: <u>(626) 564-1500 ext. 222</u>	

Signature of Lead Agency Representative:  Date: 1/21/10

Authority Cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code