



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director of Planning

DATE: February 1, 2010

TO: All Interested Persons

FROM: Rudy Silvas and Anthony Curzi *RS&AC*  
DEPARTMENT OF REGIONAL PLANNING  
Impact Analysis Section

SUBJECT: **Notice of Availability on Notice of Preparation Extension for Environmental Impact Report  
Quest Ranch Assisted Living Facility Project  
4001 North Topanga Canyon Boulevard  
County Project No. R2009-01566  
Case Nos. RENV200900096, RCUPT200900111 and ROAKT200900036**

The application for the above-mentioned project is currently being processed by the Department of Regional Planning.

The project proposes the development of a 285-bed senior citizen assisted living facility. The project includes a request for a Conditional Use Permit to allow the proposed use in the A-1-2 zone (Light Agricultural, 2 acre min. lot size area reqd.); and an Oak Tree Permit to remove approximately 94 oak trees and encroach upon the protected zone for approximately 92 oak trees out of the 246 on-site oak trees. Approximately 152 oak trees would remain with 60 unaffected. A Conditional Use Permit is also necessary 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.

The Department has determined that an Environmental Impact Report (EIR) will be prepared for the project. A Notice of Preparation (NOP) of an EIR was circulated for review and comment on January 8, 2010. The NOP is available for review on the County's website: <http://planning.lacounty.gov/>. Enter case no. RENV200900096 under the Case & Hearing menu. The NOP is also available at local libraries in Woodland Hills at 22200 Ventura Blvd., in Calabasas at 200 Civic Center Way, and is also available at the County Regional Planning office in Downtown Los Angeles.

To assist in local participation, a **Second Scoping Meeting** will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Second Scoping Meeting will be held Wednesday, February 24, 2010 from 7 p.m. to 9 p.m. at The Topanga Community House, 1440 N. Topanga Canyon Boulevard, Topanga, CA 90290-3831 (310) 455-1980.

The review period for the Notice of Preparation will be **extended** from January 8, 2010 to March 8, 2010 (**60** days). If you have any questions, please contact Rudy Silvas or Anthony Curzi in the Impact Analysis Section at 213-974-6461, Monday through Thursday from 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner, Director of Planning

*PM*  
Paul McCarthy, Supervising Regional Planner

RB:PM:rs/ac



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



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Director of Planning

DATE: February 1, 2010  
TO: All Interested County Departments  
FROM: Rudy Silvas and Anthony Curzi *RS & AC*  
DEPARTMENT OF REGIONAL PLANNING  
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SUBJECT: **Notice of Preparation Extension for Environmental Impact Report  
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The application for the above-mentioned project is currently being processed by the Department of Regional Planning. The Department has determined that an Environmental Impact Report will be prepared as outlined in the Notice of Preparation (NOP) for the project. The NOP was provided to your department for review and comment on January 8, 2010.

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We request that your comments on the document be submitted no later than March 8, 2010, the review and comment period extended to **60** days. Issues raised by County Departments will be addressed in the EIR. The Administrative Draft Environmental Impact Report will be provided to your department for review and comment prior to the document being distributed for public comment. If there are any questions about the proposed project or if there is an anticipated delay in responding to this request, please contact Rudy Silvas or Anthony Curzi in the Impact Analysis Section at 213-974-6461, Monday through Thursday from 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner, Director of Planning

*for* Paul McCarthy  
Supervising Regional Planner

RB:PM:rs/ac



Los Angeles County  
Department of Regional Planning



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Richard J. Bruckner  
Director of Planning

February 1, 2010

Department of Public Works  
Land Development Division  
900 South Fremont Avenue  
Alhambra, CA 91803  
Attn: Toan Duong

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- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Watershed Management Division                                    | <input checked="" type="checkbox"/> Sewer Maintenance Division    |
| <input checked="" type="checkbox"/> Land Development Division (Drainage & Grading)                   | <input checked="" type="checkbox"/> Waterworks Division           |
| <input checked="" type="checkbox"/> Land Development Division - Transportation Planning              | <input checked="" type="checkbox"/> Traffic and Lighting Division |
| <input checked="" type="checkbox"/> Environmental Programs Division                                  |   |
| <input checked="" type="checkbox"/> Geotechnical and Materials Engineering Division (Geology & Soil) |   |

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DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner, Director of Planning

*for*   
Paul McCarthy, Supervising Regional Planner

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# Los Angeles County Department of Regional Planning

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Richard J. Bruckner  
Director of Planning

February 1, 2010

County of Los Angeles Fire Department  
Forestry Division, Prevention Bureau  
5823 Rickenbacker Rd., Room 123  
Commerce, CA 90040  
Attn: Lily Cusick

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We request that the following divisions of the Fire Department review and comment on the NOP:

- Forestry, Environmental Review Unit
- Planning Division
- Subdivision Division

We request that your comments on the document be submitted no later than March 8, 2010, the review and comment period extended to **60** days. Issues raised by County Departments will be addressed in the EIR. The Administrative Draft Environmental Impact Report will be provided to your department for review and comment prior to the document being distributed for public comment. If there are any questions about the proposed project or if there is an anticipated delay in responding to this request, please contact Rudy Silvas or Anthony Curzi in the Impact Analysis Section at 213-974-6461, Monday through Thursday from 7:30 a.m. to 5:30 p.m. Our offices are closed on Fridays.

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