



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

DATE: August 10, 2011
TO: All Interested Persons
FROM: Rudy Silvas *RS*
DEPARTMENT OF REGIONAL PLANNING
Zoning Permits West Section
SUBJECT: **Notice of Availability on Notice of Preparation for Environmental Impact Report
Calabasas Peak Motorway Residential Development Project
Calabasas Peak Motorway, Calabasas Highlands
County Project Nos. R2008-00115-(3), R2008-00116-(3), R2008-00257-(3), R2008-00258-(3)**

These four (4) separate project applications mentioned above, each for its own residential project, are currently being processed by the Department of Regional Planning with one Environmental Impact Report (EIR) to cover the impacts of all four projects.

The four separate projects each consist of the development of a single-family residence requiring a Conditional Use Permit (CUP) for grading in excess of 5,000 cubic yards, and a Variance (VAR) for significant ridgeline impacts within the Santa Monica Mountains North Area Community Standards District (CSD). Project Number R2008-00116 is located on Assessor's Parcel Number (APN) 4436-001-034, with Case Nos. CUP 200800013, VAR 200800004, and Environmental (ENV) 200800098. Project Number R2008-00257 is located on APN 4436-001-035, with Case Nos. CUP 201000024, VAR 200800007, and ENV 200800099. Project Number R2008-00258 is located on APN 4436-001-036, with Case Nos. CUP 201000025, VAR 200800008, and ENV 200800097. Project Number R2008-00115 is located on APN 4436-001-037, with Case Nos. CUP 200800012, VAR 200800003, ENV 200800096, and Oak Tree Permit No. (OAK) 201000006 for encroachment into the protected zone of three oak trees. The four projects would also entail emplacement of a Waterworks District 29 water tank to hold 277,000 gallons upon a ridge peak on APN 4436-001-037, road widening and paving for Calabasas Peak Motorway to serve the four residences, and a riding/hiking trail realignment to accommodate access road improvements.

The four project sites are ten (10) acre sized parcels, are all located along Calabasas Peak Motorway and the designated significant ridgeline, with entry point to the overall project area beginning at 690 feet from Old Topanga Canyon Road. Zoning on the property is classified as A-1-10 (Light Agricultural, 10 Acres Min. Required Lot Area); land use designated as N-10 for Mountain Lands 10 (1 dwelling unit/10 acres) under the Santa Monica Mountains North Area Plan.

The Department has determined through preparation of four separate initial studies that an Environmental Impact Report (EIR) will be prepared for the entire area of the four projects. A Notice of Preparation (NOP) of an EIR will be circulated for review and comment beginning on August 15, 2011. The EIR Notice of Preparation (NOP) is available on the County's website at <http://planning.lacounty.gov/> (Case & Hearing: R2008-00115, R2008-00116, R2008-00257, and R2008-00258). The NOP is also available at two local libraries in Calabasas at 200 Civic Center Way, and in Topanga at 122 N. Topanga Canyon Boulevard. The NOP is also available at the County Regional Planning office in Downtown Los Angeles.

To assist in local participation, a **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 Scoping Meeting will be held Wednesday, August 31, 2011 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 from August 15, 2011 to September 15, 2011 (**30 days**). If you have any questions, please contact Rudy Silvas in the Zoning Permits West Section at 213-974-6462, Monday through Thursday from 8:00 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Sincerely,

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

Rudy Silvas
Mi Kim, Acting Section Head

RB:MK:rs