

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 # _____

Project Title: "Beacontree Lane"/ Project No. R2008-00493/ Case Nos. RVAR 200800014; RENV 200800039

Lead Agency: Los Angeles County, Department of Regional Planning Contact Person: Rudy Silvas

Mailing Address: 320 West Temple Street, Room 1348 Phone: (213) 974-6462

City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Calabasas Highlands

Cross Streets: Dry Canyon Cold Creek Road Zip Code: 91302

Lat. / Long.: 34° 07' 03" N/ 118° 39' 46" W Total Acres: 3.34 Gross

Assessor's Parcel No.: 4455-011-013 Section: 4 Twp.: 01S Range: 17W Base: San Bernardino

Within 2 Miles: State Hwy #: Mulholland Hwy. Waterways: Stokes Canyon Creek and Cold Creek

Airports: None Railways: None Schools: Las Virgenes USD

Document Type:

CEQA:	<input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA:	<input type="checkbox"/> NOI	Other:	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____		<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input checked="" type="checkbox"/> Mit Neg Dec	Other _____		<input type="checkbox"/> FONSI		

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other <u>Variance</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>3.34 gross</u>	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____
	<input type="checkbox"/> Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Existing pad site is zoned A-1-10 (Light Agriculture – 10 acres min. size area required) and located within the Mountain Lands 10 (One dwelling unit/10 acres) land use category of the Santa Monica Mountains North Area Plan, and the Nonurban land use category of Countywide General Plan.

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

Project No. R2008-00493

Case Nos. RVAR 200800014, RENV 200800039

Project Description:

The project proposal is to construct a new single-story residence atop a graded pad in the Santa Monica Mountains. Pad location is over a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. Pad was created with an approved grading permit, finalized in 2001. The Santa Monica Mountains North Area Community Standards District (CSD) was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The Ordinance now requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement must file for a variance. The proposed structure for this project is to be located directly atop a delineated significant ridgeline. The project also includes a swimming pool and accessory poolhouse. The maximum height of the residence proposed is 19 feet – 8 inches, and 13 feet for the poolhouse. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet for the poolhouse. Minor grading for final site preparation proposed for 40 cubic yards with balance on site. Access is through Beacontree Lane, which terminates at the site's entrance.

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".

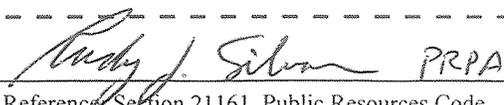
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Coastal Commission Conservancy | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input checked="" type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 September 23, 2013 Ending Date October 23, 2013

Lead Agency (Complete if applicable):

Consulting Firm: <u>Zeitouny & Associates</u>	Applicant: <u>Camille Zeitouny</u>
Address: <u>18243 Senteno Street</u>	Address: _____
City/State/Zip: <u>Rowland Heights, CA 91748</u>	City/State/Zip: _____
Contact: <u>Camille Zeitouny</u>	Phone: _____
Phone: <u>(626) 723-4759</u>	Email: <u>zeitounyc@msn.com</u>

Signature of Lead Agency Representative:  PRPA **Date:** 9-16-13
 Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.