October 11, 2012

TO: Alex Garcia, Hearing Officer

FROM: Jarod Nygren, Field Offices Section

SUBJECT: Project Number R2010-01071-(3)
Conditional Use Permit No. 201100012
Environmental Assessment No. 201100019
Hearing Date: October 16, 2012
Agenda Item No. 8

Project No. R010-01071-(3), Conditional Use Permit No. 201100012 is a request for two new single-family homes located on two existing legal lots zoned R-R-1 in the unincorporated Malibou Lake area and in the Santa Monica Mountains North Area Community Standards District.

Attached you will find additional correspondence from the public and rebuttal information from the project applicant.

If you have any questions regarding this item, please contact Annie Lin, or the case planner Jarod Nygren at (818) 880-3799 or via email at jnygren@planning.lacounty.gov.

AL:JN
Hearing Officer/Regional Planning Commission Transmittal Checklist

Project Number: R2010-01071 (3)

Case(s):
- Conditional Use Permit Case No. 201100012
- Oak Tree Permit Case No. 201100011
- Environmental Assessment Case No. 201100019

Planner: Jarod Nygren

☐ Factual
☐ Property Location Map
☐ Staff Analysis
☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
☐ Draft Findings (CUP and OTP)
☐ Draft Conditions (CUP and OTP)
☐ Burden of Proof Statement(s)
☐ Environmental Documentation (ND / MND / EIR)
☐ Correspondence
☐ Photographs with photo key
☐ Aerial Image(s)
☐ Land Use/Zoning Map
☐ Tentative Tract / Parcel Map
☐ Site Plan / Floor Plans / Elevations
☐ Exhibit Map
☐ Landscaping Plans
☐ Additional Public correspondence expressing concerns with project.
☐ Additional Rebuttal information from applicant addressing some public concerns

Reviewed By: [Signature]

Hearing Date
10/16/2012
Agenda Item No.
TBD
Dear Mr Nygren,

I am a resident at 28954 Crags drive and understand that you have the option to reject the adoption of the "Mitigated Negative Declaration" for the building project to build two larger housed on 29153 Crags Drive in Agoura Hills.

I would strongly urge you to reject this proposal for the following reasons.

1. Firstly, the sight is a wonderful wildlife haven in the middle of our community. It is a refuge for smaller animals and offers a path in all directions through the neighborhood for a multitude of animals that keeps the neighborhood rural in character; something that is so lacking and sought after in the Los Angeles area; it would be a terrible shame to spoil such a beautiful site.

2. Safety due to fires is a big concern in our neighborhood. This is the only road out and there is no way you could perform this enormous construction without blocking it. I have a 2 year old child as do many of our neighbors. It is unrealistic to expect to block the only entrance in and out especially when you consider that there are many factors that may cause the need to evacuate, not least of which is the risk of Fire. In such a case, this construction site would be endangering the lives of countless residence.

3. The size of the homes being proposed is ridiculous. Most houses in the vicinity of the site are ~800 Square feet in size. This house is ten times that size. The neighborhood has an wonderful character due to the size and nature of the houses it is made up off, these are mainly older quaint properties with character and style. A set of 8000 square foot houses with all the amenities is going to look like a monstrosity that will ruin a tranquil neighborhood.

4. The site is flooded every winter when it rains, indeed a creek feeding the lake forms during this time. If you walked your dog through the ground (as I do) you would know that at this time of year the plot becomes boggy as it is at the lowest lying point. Indeed, the ground oozes water when it is very rainy as the water table rises above the level of the plot. It is inconceivable and ridiculous to me to see how someone can get this land to perk or find an alternative for a septic system. It would be a clear threat to public health to allow these building to be developed.

Due to the fact that the project clearly poses so many threats to the neighborhood, I would urge you to reject it outright. As a minimum, I would request an environmental Impact report and certainly demand a completion and restoration bond from the developer.

I appreciate that your are busy and may have many request regarding this and other projects that you have to deal with. Nonetheless, I urge you to consider what I have said and do all that is in your power to ensure that correct process are adhered to in ensuring that this project meets statutory environmental requirements on all levels.

I thank you for your time and look forward to your response and action.

Trevor Niblock.
Dear Mr. Nygren,

I forward and wholeheartedly second MS. Coopers letter as follows...

Good Afternoon Mr Nygren,

I have never written a similar letter, but feel compelled to do so regarding the proposed development for Crags drive on parcels numbered:

4462 005 022
4462 005 023

I have lived in Malibu Lakeside for over a decade having been attracted to the area for its rural character and relaxed atmosphere. In general, this neighborhood consists of hard working folks including many business professionals, artists and educators. We have an appreciation of, if not love for black, starry night skies, wildlife running through our yards (including mountain lions), the midnight howl of coyotes, domesticated animals such as horses, goats, and geese roaming the streets.

We have small homes without sidewalks or street lights, there are no tall fences keeping people out (or in), we stop in the street to greet each other and our dogs whom we all know by name. We help each other and band together in times of trouble and during fires and floods that we face nearly yearly.

This is not a neighborhood of mansions with gates and high walls, of bright security lights that pollute the night skies. Private putting greens and large pools for a privileged few who will have difficulty integrating into their rural, neighborhood surroundings. There are many similar homes like that you propose, sitting unsold just over a mile away.

I respectfully ask that the Conditional Use Permit be DENIED for the following reasons:

1. Most importantly, the proposed development is entirely out of character for the existing neighborhood. Given that this is the entrance to the Malibu Lakeside community, this large lot and proposed development sets the tone for the entire community. Please understand that we are not against development, we simply ask that it blends seamlessly with the established eclectic character of our existing neighborhood.

2. The Santa Monica Mountains North Area Plan was established in part to address development concerns such as ours. I will not reiterate all 11 goals of the General Plan, but will offer that the proposed Crags development conflicts with 9 of the 11 goals. Denial of this project permit could stand on this premise alone.

3. No development should occur without an EIR for this lot. As you know, it is a large lot that is heavily wooded and home vs thoroughfare for many local wildlife species. It is common to see owls and hawks, deer, raccoons, snakes, rabbits, ground squirrels and on occasion the local bobcat hunting all of the above.

4. Historically the lot could not address waste water/septic system issues due to inability of the soils to percolate. In addition, the northwest end of the lot has a creek that tends to flood with winter rains. Given that the topography and water table of the area has not changed, I am concerned about waste disposal and waste runoff finding its way into Malibu Lake and the fragile Malibu Creek watershed.

5. I have seen many projects in these beautiful local mountains get underway with grading and destruction of natural landscape. Then for a variety of reasons, the development gets stalled or worse yet, bankrupt such that the land sits vacant for years - a glaring eyesore in what was once pristine landscape. Should similar events or circumstances occur with the Crags project, this would be the ultimate tragedy. For this reason and as a neighborhood group, we will be very insistent on the developer's purchase of a Completion and Restoration Bond.
The above listed are only a few of my concerns. I will continue to email as more come to mind and are formalized. I realize that you have many projects under review and comparatively, this proposal may seem small and low impact. However, this lot is the jewel of the neighborhood and first impressions are everything - it will forever change the charm of our small, eclectic and rustic mountain community.

Thank you for your time and attention

Suzanne Cooper MD
Department of Emergency Medicine
Kaiser Woodland Hills
Hello! My husband and I moved to Malibou Lake 15 years ago because of its rural and natural appeal. We are opposed to the big development planned in our area. It is out of place and would seriously affect the natural environment. Please consider an environmental impact study prior to going forward with this project. Thank you!

Susan VanVonderen and Mark Waldman. 1605 Lookout Drive Agoura Hills, Ca 93010
Dear Supervisor Nygren,

I am writing to you today to express my concern about the proposed zoning change on the center lot in Malibu Lake. I have lived in Malibu Lake for almost 10 years and I am concerned about the impact the proposed construction will have on our community. Malibu Lake is a unique community whose rural setting and unique old world charm would be destroyed by placing two large suburb type homes in the middle of our rural community. Malibu Lake is an open community, with few fences or walled off compounds. We coexist with the wild life that has inhabited this area for centuries allowing their natural trails to cross our property. I am concerned that there is not a recent environmental impact study. This is low lying bottom land that to date has not shown the ability to perk and these large home will require large septic systems.

In addition our area is in a high fire risk zone and it is of concern that our one road our can accommodate the traffic if there needs to be an evacuation.

In summary Malibu Lake is one of the last remaining gems in the Santa Monica Mountain North area plan. Our area is an area that stays true to the vision of this plan and maintains a respect and coexistence with the nature and wild life we share the region with.

I strongly feel that two large suburb homes set down into the middle of our rural community will have a deep impact on the rural charm and significance of the area we live in.

Please disallow the proposed change to the current zoning on this piece of land.

Regards,

Sandra Guthrie
1820 Lookout Drive
Malibu Lake, CA 91301
818.707.0033
Dear Mr. Nygren,

I own and live in the house located at 28960 Crags Dr. a short distance from the property at 29153 Crags Dr. I read the environmental impact study and am very concerned about the building plans for this property for several reasons. Those of us who live here love the area because of the unique rural beauty it offers. The kind of structures proposed are in conflict with the concept of development and preservation of this unique area as outlined in the October 24, 2000 in the Santa Monica Mountains North Area Plan. There was a great amount of effort that went into crafting this plan, and if the current Regional Planning Board allows this proposed project to go through, it will result in a severe negative impact not only on the property itself, but on our entire community.

As you are well aware, the risk of wildfires always has to considered. There is only one exit from our neighborhood to safety, and it is already compromised by development that has been completed over the years. Another variable that must be considered is the heavy traffic on Kanan Rd., due to not only residential traffic, but to many, many more people who use this route to go to the beach or visit the park, and others who use it to travel to and from work. When there is heavy rain, there are parts of Crags Dr. that experience flooding that has impacted some houses. I'm also concerned about the natural waterway that finds its way to Malibou Lake being impacted by the proposed development as well as the centuries' old habitat migration trails. A development like the one proposed would be devastating to all.

This proposed development is entirely out of character with the area and the lifestyle enjoyed by the people who live here, and, as stated earlier, it in no way acknowledges the Santa Monica Mountains North Area Plan that was adopted by the Regional Planning Board in 2000.

Kindest regards,

Rowena Muldavin
Dr. Mr. Nygren,

I want to share a homeowner's perspective on the proposed development for Crags Drive, parcels: 4462 005 022 and 4462 005 023. My family and I live on Crags Drive, a very short distance from the proposed development. As you presumably know, this is a rural community with relatively small houses, no sidewalks nor any street lighting. The night sky here is therefore starlit and the area is extraordinarily quiet except from the noises of wild and domesticated animals. This community is truly a retreat from the norms of the surrounding residential tracts.

Our home is approximately 2300 ft.² and it is a large home relative to others on Crags Drive. The proposal to build two 7000+ square-foot houses on this particular road, and in this community seems incongruous. Having read the proposals for the properties, I believe that they are not suited to their environment and will actually cause damage to both the community and the physical integrity of the site.

The proposed construction would be detrimental on the basis of fire and other emergency evacuation risks, impact on animal habitat, impact on night light, disproportionate size, the land's apparent inability to absorb winter water, the fact that the lots are viewed as a beautiful wooded environment in our rural community and the negative impact that these two home properties could possibly have on relative home prices in Malibou Lake.

I respectfully request that the permits to build these homes as proposed be denied.

With gratitude for your consideration,

Cantor Ron Li-Paz
Valley Outreach Synagogue
818-879-8087
Dear Mr Nygren,

I respectfully request for you to reject the Adoption of Mitigated Negative Declaration for project location 29153 Crags Drive in Agoura Hills. My name is Mrs Renate Damhuis and I am a resident on 28954 Crags Drive.

My objections for the project plans are as follow:

1. The size of the proposed homes are too large for this community. The largest home within 500ft is only 3000 sq ft. The proposed homes are more then twice the size, which would be totally out of line with the Santa Mountains North Area Plan, taking away the unique culture quality and character of our beautiful neighborhood.

2. The sight is an beautiful wild life corridor which would be destroyed and changes the character of our neighborhood and negatively impacts our quality of life. We regularly see kyotes, bob cats, birds of prey on the sight

3. Fire Safety: we live in a fire danger zone and construction will block the only exit road that we have in case of fire. This poses a severe danger to the many residents that live on the many roads off Crags Drive and all have to take the same exit route in case of fire emergency.

4. Flooding & Septic System: there is seasonal flooding on Crags Drive every year that goes onto the project location. The site is the lowest in the neighborhood and has a high water table. I have doubts about the perc reports and believe septic systems will spill to Malibu Lake. If the perc tests where done on the highest point of the site and during construction this 'perc' site will be leveled, surely that will cause a negative impact?

5. Completion & Restoration Bond
In light of the current economy I request for this to be put on place to insure the community on completion of this development.

In light of points 2 and 4 I would to request an Environment Impact Report from the developer, which has not been produced to date and absolutely necessary before such a mega construction project would get the go ahead in our beautiful neighborhood.

Thank you for your time and consideration.

Sincerely,

Renate Damhuis
Sent from: 29118 Crags Drive, Malibou Lake

As a homeowner of the above address, I have serious concerns regarding the Notice of Intent to Adopt a Mitigate Negative Declaration for Project: R2010-01071-(3) located at subject address. I have been a homeowner at 29118 Crags Drive for 35 years.

The issues that are troubling and could have a devastating impact on this area are:

1. I am requesting that an Environmental Impact Report be prepared on this project location. Too many issues are unresolved as I will state below.

2. The driveway placement on Crags could be a serious driving hazard. Anyone attempting to pull in or depart this proposed driveway will face a blind hill for traffic descending down that blind hill.

3. There are issues on Crags Drive at the creek, which already puddles seriously every winter with the rains. The addition of more runoff from a driveway could cause the stream to overflow and worsen the pools of water. This is a traffic hazard and with the addition of driveway entrances - the hazard could be huge. With a decent rainy season - this could be disastrous. Runoff from this property would also be likely to drain into the stream which ultimately drains into Malibou Lake which then drains in the Pacific Ocean. Concerns need to be addressed regarding the runoff from this building process and plan, as well as proposed septic systems.

4. The area in question for building could cause major issues to the wildlife that exists and has for decades or more. The many endangered species, i.e., herons, bobcats, etc. is not properly addressed in the Environmental checklist.

5. I question how a putting green is environmentally all right for native plants and drought tolerant landscaping.

6. The applicant has limited the parking on the perimeter of this parcel by placing telephone poles, rocks, tree stumps and rounds. However, the placement of these miscellaneous items does not allow for a sufficient setback from the road for parking and certainly in case of fire a fire truck will have issues accessing the roads surrounding the property. And further regarding fire issues, this is a community with one way in and one way out. I was evacuated in 1978 and 1980 (and the traffic was backed up then) - and if there is construction, etc. in the center of the evacuation route - this could be deadly. And certainly fire trucks will have a hassle getting in and out as well.
7. The study I read indicated one oak tree removal - which I understand isn't true, that the number is three. And further states that tree would be replaced with (2) 15-gallon trees - that isn't acceptable - these oaks trees are probably 100 years old or more. How long would it take for a 15 gallon tree to become a "mighty oak".

In summary, this is a peaceful, quiet neighborhood. We do not have gutters, street lights, etc.

I also question that various agencies will be monitoring/reviewing the potential building construction i.e., Santa Monica Conservancy, National Parks, Santa Monica Mountains Area, State Department of Fish and Game, Fire/Health/Sheriff.

I look forward to a response to my questions and issues.

Kathleen Thomas  
29118 Crags Drive  
Malibou Lake  
818-991-5574
I am a property owner at 29144 Crags Drive. I am opposed to the massive buildings that these developers want to build across the street from my house. The project is not in character and keeping with the rural nature of my neighborhood. I enjoy all the wildlife in that woodland and do not want a CUP to be granted on that R-R zoned lot. My house's 650 square foot footprint takes up only 4% of my property. If you allow those houses then the view from my bedroom would be of large buildings instead of the natural beauty I so love. I bought my home here for the peace and harmony which would be seriously negatively impacted by the 20,000 sf of construction. During the rainy season we have serious flooding on Crags which can only be made worse by more concreted areas emptying onto the road. As of now there is no parking on either side of the street and more traffic cannot make this a safer situation. Please respect the SMM North Area Plan. Thank you, Cindy L. Sweem
My address is 1904 Olivera Drive, Malibou Lake, CA. 91301

Please deny the conditional use permit on the above project as the development has no relationship to our rural neighborhoods' size and character. Also, there are significant traffic, fire, environmental, and natural habitat concerns.

Thank you

Dan Greco.
Dear Mr. Nygren,

I am very sad to hear that permission is being considered to build large houses on the empty space on Crags Drive, Malibou Lake. Please will you consider the following points before granting approval for the "Conditional Use Permit" ("Mitigated Negative Declaration") on 29153 Crags Drive, Assessor’s Parcel Numbers: 4462-005-022 and 4462-005-023.

18 months ago my family and I moved from a beautiful home in the traditional suburb community of Oak Park and came to what we consider to be the pearl of the Conejo Valley, Malibou Lake. It is the only remaining rural community that looks like Agoura Hills did 30 years ago when my husband grew up here. We reside at 28951 Crags Drive and have the thrill of driving past the above lots to and from work and taking our children to school each day. We walk our two dogs past that land twice a day and never know what we will see. Apart from the squirrels and rabbits, we have had the privilege of seeing a bob cat, coyotes, a stork, skunks, raccoons and most recently, a nearly full grown male deer crossing from the land and up the Crags Drive to Circle Drive. When we walk at night we love to watch members of the local owl population swooping out of the trees and in the mornings there is a chorus of bird song. I consider it would be a tragedy not only for the human residents but for all of the above if the land were razed for such huge houses. And what about the trees — including Oak trees?

Please consider the character of this unique area and the size of the houses in the area when considering this construction. We are a close community, and although my family is one of the newest residents, we were welcomed with open arms by our neighbors. We are not people of closed doors and high walls, but of sharing produce, eggs, news or at least a smile and a wave when we pass each other. It is a simple neighborhood with professional, hard working residents who all came to this area for the character of the houses and surrounding countryside and the people that attracts.

I urge you to at least have an environmental impact report made before this can continue.

Thank you for considering this request.

Respectfully,

Bronwen Li-Paz
Dear Jarod Nygren,

I am writing to you in regards to the following project located at 29153 Crags Drive, Assessor's Parcel Numbers: 4462-005-022 and 4462-005-023, project # R2010-01071, CUP 201100012 EVN 2011000191.

I am concerned that the proposed project will be detrimental to the look and character of the immediate surrounding Malibou Lakeside community. This area, as you know, is rural and quaint.

Please take a look at the attached visuals. As you can see, the proposed project's residential house size is extremely out of proportion to the small to moderate cabin-like homes.

Thank you in advance for your consideration of the denial of the Conditional Use Permit.

Debbie Larson
28930 Crags Drive
Agoura, CA 91301
$327,000

Average value of properties surrounding the lot:  
$503,000

Average value of homes:

$2.0 to $2.5 million each

Likely value of two

Proposed development is highly out of character with the community.
Typical cul-de-sac: 4-12 homes

Malibu Lakeside cul-de-sac: 140 homes

Proposed development increases the already high fire evacuation risk
And RE: Project Location: 29153 Crags Drive, Agoura (Malibou Lake), Assessor’s Parcel Number 4462-005-022

Dear Jarod Nygren,

My name is Jerlyn Priest and I have lived at 1922 N. Seminole Drive, just across the road from this project location since April of 1972. I have been through many fires and floods here at Malibou Lake over these 40 plus years, and this proposed project will be a threat to the safety of this community and will devastate the unique character and the cultural and wildlife environment we live in. Because of the high fire risk and narrow road which surrounds the 29153 Crags Drive project and which is the only way to get out, we have recently been charged a fire service fee for this high fire risk community. I have been through fires where we have been unable to get out when evacuation was called for because it was impossible or blocked because of the number of persons, cars and homes in this small community and the one narrow road access. During floods, the road in front of my house (across road from project) and the roads surrounding the project location have been raging with rivers of water flowing down from the surrounding mountains and I have been trapped in my home and also been unable to get my car home through these flooded roads. The land on the project location is the lowest point in the neighborhood and rivers of water flow above and below the project’s ground. The project property becomes a swamp during rains and long afterward and is not fit for a healthy and safe septic/sewage system. The magnitude of the proposed homes will destroy the environment, view, the character and the wildlife corridor of this small Malibou Lake community, which is the reason we chose to live here 40+ years ago. The size of these proposed homes far exceeds the largest home here, which is across the road on Crags from the project location. These proposed homes would make a horrendous negative impact on life here and I strongly object!

Jerlyn Priest
1922 N. Seminole Drive
Agoura (Malibou Lake), CA 91301
jerlynpriest@yahoo.com
From: Kathleen Thomas [sassykt3@yahoo.com]
Sent: Sunday, October 07, 2012 2:01 PM
To: Jarod Nygren
Subject: Fw: Project Location 29153 Crags Drive, Malibou Lake

From 29118 Crags Drive.

I would first like to stress that generally TWO SINGLE FAMILY DWELLINGS are not 7,885 square feet and 7,503 square feet. This area is rustic and most homes are maximum 2,500 square feet, most are smaller than that. The proposed dwellings triple what is typical.

After reviewing the Burden of Proof for the above property I have the following comments:

1. Re: adversely affecting peace, comfort in residing surrounding area:
   - Peace - noise construction will definitely affect peace and quiet for an unpredictable amount of time - based on the size of these houses.
   - Health - the location of driveways are definitely a traffic hazard. I have lived here 35 years and have seen two horrific accidents exactly where driveway is planned, due to the blind hill where the driveway entrance is suggested.
   - Comfort - this area is a peaceful, rustic area with no sidewalks, street lights, gated homes, putting greens, etc. This proposed plan is so out of the realm of this area.

2. Re: detrimental
   - by building the open space that has been a home to birds, coyotes, bats, bobcats and other wildlife will be destroyed.
   - I repeat the driveway is a menace based on its location - disastrous accidents waiting to happen
   - health could be an issue with the drainage of septic - there already exists a natural pooling at the creek on Crags Drive and that creek drains into Malibou Lake, then to the ocean. If there is any septic seepage health issues become enormous draining into the lake and ocean.

3. Re: size and shape
   - bottom line these homes are not consistent with surrounding homes.

Oak Tree issues:
1. - the removal of any oak tree is horrendous. Replacement with 2 (15 gal.) oak trees is a joke - the oak trees in this space are hundreds of years old.
   - it also appears that "someone" is purposely poisoning an oak tree on the property. One that interestingly would be in the way of the proposed building.

Please please review these issues, as well as the many neighbors that are imploring your assistance in this matter.

Previously sent:

As a homeowner of the above address, I have serious concerns regarding the Notice of Intent to Adopt a Mitigate Negative Declaration for Project: R2010-01071-(3) located at subject address. I have been a homeowner at 29118 Crags Drive for 35 years.
The issues that are troubling and could have a devastating impact on this area are:

I would like to point out that the study that I read continues to refer to these enormous monster homes as 2 single family residences. Well, in this area, 2 single family residences are not 7,885 sf and 7,053 sf. Which begs you to realize that these potential homes are not consistent with the homes in the area.

1. I am requesting that an Environmental Impact Report be prepared on this project location. Too many issues are unresolved as I will state below.

2. The driveway placement on Crags could be a serious driving hazard. Anyone attempting to pull in or depart this proposed driveway will face a blind hill for traffic descending down that blind hill.

3. There are issues on Crags Drive at the creek, which already puddles seriously every winter with the rains. The addition of more runoff from a driveway could cause the stream to overflow and worsen the pools of water. This is a traffic hazard and with the addition of driveway entrances - the hazard could be huge. With a decent rainy season - this could be disastrous. Runoff from this property would also be likely to drain into the stream which ultimately drains into Malibou Lake which then drains in the Pacific Ocean. Concerns need to be addressed regarding the runoff from this building process and plan, as well as proposed septic systems.

4. The area in question for building could cause major issues to the wildlife that exists and has for decades or more. The many endangered species, i.e., herons, bobcats, etc. is not properly addressed in the Environmental checklist.

5. I question how a putting green is environmentally all right for native plants and drought tolerant landscaping.

6. The applicant has limited the parking on the perimeter of this parcel by placing telephone poles, rocks, tree stumps and rounds. However, the placement of these miscellaneous items does not allow for a sufficient setback from the road for parking and certainly in case of fire a fire truck will have issues accessing the roads surrounding the property. And further regarding fire issues, this is a community with one way in and one way out. I was evacuated in 1978 and 1980 (and the traffic was backed up then) - and if there is construction, etc. in the center of the evacuation route - this could be deadly. And certainly fire trucks will have a hassle getting in and out as well.

7. The study I read indicated one oak tree removal - which I understand isn't true, that the number is three. And further states that tree would be replaced with (2) 15-gallon trees - that isn't acceptable - these oaks trees are probably 100 years old or more. How long would it take for a 15 gallon tree to become a "mighty oak".

In summary, this is a peaceful, quiet neighborhood. We do not have gutters, street lights, etc.

I also question that various agencies will be monitoring/reviewing the potential building construction i.e., Santa Monica Conservancy, National Parks, Santa Monica Mountains Area, State Department of Fish and Game, Fire/Health/Sheriff.

I look forward to a response to my questions and issues.

Kathleen Thomas
Jared,

I am writing this letter in response to the above subject. I have lived in this Malibu lake Neighborhood for the last 9 years and the thought of these large homes being built is very disturbing. I have been riding my horses through this area, walking my dogs and enjoying the open space with my neighbors and friends. The roads are very tight up here, and the thought of the Fire season ahead and possibly being blocked by the Construction is very scary. There is only one road in and one road out. The sight is a important wild life corridor.

The size of the homes that are planned to be built do not go with the existing homes in the neighborhood.

Dina Lasky
Travel Specialist
FROSCH CLASSIC AND CRUISE TRAVEL
5850 Canoga Avenue, #550
Woodland Hills, Ca 91367
C: 310-748-6041
O:818-936-2000
dina.lasky@frosch.com
www.froschclassic.com
Mr. Nygren,

On behalf of our Malibou Lake community, please do not issue building permits for the extremely large, out of place proposed development of 20,000 sf homes on Crags Drive in ... View more Malibou Lake.

The character and rural beauty of our neighborhood would be destroyed. The peaceful nature of our surroundings would be squashed with such a grotesque building right smack in the middle of our community. Currently, the area is serene and the birds and local creatures roam through the neighborhood, and the proposed development would destroy the nature that lives on Crags.

We URGE you to conduct an Environment Impact Study on the development. We have ENOUGH GIGANTIC homes on Mulholland Drive down from Lake Vista in the Vintage at Hidden Park development. We DO NOT want these MANSIONS in the middle of our unique, quaint, rustic neighborhood.

We are counting on you to DO THE RIGHT THING!! Thank you

Best Regards,

Nicolas FAURE
Director, Technical Sales CATIA NAM

Office: +1 81 8673 2113
Mobile: +1 81 8312 8556
nicolas.faure@3ds.com
3DS.COM/CATIA

Dassault Systemes Americas Corp. | 6320 Canoga avenue, 3rd floor, Trillium East Tower Building | Woodland Hills, CA 91367-2526 | United States

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Dear Mr. Nygren:

With this message, I wanted to express my deep concern for the planned development of large houses in the Malibu Lakeside community.

My neighbors and I are not opposed to houses being built, it’s their size that alarms us as they will essentially be mansions surrounded by small cabins. Among the problems that this development holds is the very real fear that these homes will sit unsold for years. Malibu Lakeside is a rustic neighborhood where homes average $600,000. Those with the money to buy a $2 million home (like those proposed here), won’t spend that for a house in this neighborhood. They want to be in an upper class neighborhood and that is not Malibu Lakeside. Please see attachment here.

Because of the financial risk of this development and the unproven track record of the developers, it is imperative that the Completion and Restoration Bond has enough money to complete the project.

These houses will sit only a few hundred feet from Malibou Lake on land that was not been compatible with septic systems for decades. We fear that the septic approval was done on a piece of the property where the septic system cannot be placed, thus canceling out a valid septic approval. With the area a known flood zone, any septic issues can cause major health problems for those living around this proposed development.

This proposed development will be in the heart of the Santa Monica Mountains, a heavy wildlife zone that is protected by the North Area Plan and one that is a dangerous wildfire area. The Malibu Lakeside tract is 140 homes with only one small road in and out. Already dangerous in a fire, it will be made worse with the addition of these large homes.

For all of these reasons, I implore you to deny the Conditional Use Permit as part of the Mitigated Negative Declaration.

Thank you.

Brian Rooney
(310) 280-0200
elroon@earthlink.net
Likely value proposed

$2.0 to $2

Average value surrounding

$603,000

Average value surrounding undeveloped

$327,000
cul-de-sac: 4-12 homes

Malibu Lakeside cul-de-sac: 140 homes
In my opinion, in this hearing, there may be a number of demands made by the opposition. They may be:

1. HOUSES LARGER THAN OTHERS IN THE NEIGHBORHOOD.
2. BAD VISUAL IMPACT
3. TOO MUCH GRADING
4. DO NOT OPEN DRIVEWAYS TO CRAGS DRIVE
5. POSSIBLE PUBLIC USE OF A PART OF CRAGS DRIVE
6. L.A. COUNTY WANTS THIS LAND FOR A PARK
7. REMOVAL OF PONDING

1. I have previously sent you an exhibit that shows that our houses are consistent with others in the vicinity that are built on larger lots.

2. I am attaching a list of yards and setbacks that shows many setbacks of 100 to over 200 ft. These combined with the required careful protection of the Oak Trees on the site will guarantee that the outward appearance of the land will hardly be affected.

3. On the yards and setback list, it shows that only a very small amount of cut and fill will occur at the higher elevations of each parcel.

4. On the attached photos of driveways opposite the property, you will note that all of the houses across Crags Drive exit onto that street and must have to back out. With the huge driveways and turnarounds required by the fire department, these houses will not have to back out and can enter Crags Drive at a leisurely pace with plenty of unobstructed visibility.

5. Public Works has imposed a condition that a street widening dedication be recorded of 20 ft. from the center line of Crags Drive. This will create a corridor from 5 to 7 ½ ft. wide by over 800 ft. long for whatever Public Works decides is necessary.

7. Both Crags and Paiute Drives on either side of the subject property, have a history of “ponding”, as the streets were built with a low area without any drainage.

We gave the Road Maintenance Department authorization to build a drainage swale on both streets to conduct the water across our land to the existing water course. Both swales were finished in February of 2012 and apparently have stopped the ponding.

6. In May 2011, I offered the property to Supervisor Zev Yaroslavsky’s Office for a Public Park. In the letter from Susan Nissman, his Senior Deputy, it was stated that they were NOT interested in purchasing what was deemed a “Pocket Park”. In addition, the County was not in a position to increase their maintenance and operations expenditures.
If anyone wants to make an offer to purchase this land for a Public Park or other usage, we would be happy to receive their offer; however, we will not delay the hearing date, that represents a 3 year process, leading to this C.U.P. approval.

DONALD F. HASKIN
Applicant
YARDS AND SETBACKS

PARCEL 1

WEST - 234.7 feet
EAST - 95.8 feet
SOUTH - 61.4 feet
NORTH - 37.3 feet

PARCEL 2

NORTH - 227.6 feet
EAST - 104.3 feet
SOUTH - 76.6 feet
WEST - 19.0 feet

GRADING

PARCEL 1  892 cubic yards cut and fill
           1.784 cubic yards total

PARCEL 2  675 cubic yards cut and fill
           1,350 cubic yards total

ITEMS #2 & #3
Jarod, attached is a map and photo showing where large houses have been built on large lots in the area. In addition is a copy of a letter from an adjoining property owner – stating the value/purchase price of his house.

Would you please forward those items on to the hearing officer? I would like to know the hearing officer’s name.

Also, I intend to build a file of exhibits to use in “rebuttal” if necessary. Do you think I should send this information to you and to the hearing officer in advance of the hearing day?

Please confirm that you have received this information and that it has been forwarded.

I will be arriving in Ca. late on the 28th of August. I assume your office will be closed on Monday the 3rd of September – Labor Day?

Buen dia, Don

The message is ready to be sent with the following file or link attachments:
- img171.jpg
- img172.jpg
- img173.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.
3 LARGER HOUSES ON OCEAN DRIVE
Karen and/or Don Haskin

From: "Karen Haskin" <donhaskin@yahoo.com>
To: "Karen and/or Don Haskin" <karen@macsa.co.or>
Sent: Friday, July 23, 2010 9:10 AM
Subject: Re: Malibu Lakeside Property

because of the topography and the location of the huge beach field the entrances will be off Crags however one will be almost down to the water course

Karen and/or Don Haskin

From: Karen and/or Don Haskin <karen@macsa.co.or>
To: Karen Haskin <donhaskin@yahoo.com>
Sent: Thu, July 22, 2010 1:21:16 AM
Subject: Re: Malibu Lakeside Property

Original Message

To: "Karen and/or Don Haskin" <karen@macsa.co.or>
Co: <pattia@electrical.net>
Sent: Thursday, July 22, 2010 11:01 AM
Subject: Re: Malibu Lakeside Property

TWO MILLION DOLLAR HOUSE ON CRAGS DR 29/36 CRAGS

Karen and/or Don Haskin

From: Karen and/or Don Haskin <karen@macsa.co.or>
To: Karen Haskin <donhaskin@yahoo.com>
Sent: Thursday, July 22, 2010 9:12 AM
Subject: Re: Malibu Lakeside Property

Greetings, and thank you for your communication. Starting last Nov and through June of this year, we have done extensive testing for ground water and percolation. We have now passed all country requirements and have a proven leach field for two large houses. All of these tests were performed by licensed geologists and engineers. In our submission to the country we had to photograph the entire site and it was against the law and would have hurt our application to have cars, trucks and trailers parked on the property. That is why we made the temporary barriers.

Our application to construct two large expensive high quality houses was accepted yesterday by LA County and we are planning on nothing but the
To: lee, Jeffery

Sent: Wednesday, January 31, 2012 9:06 AM

From: karen@fcs.com [mailto:karen@fcs.com]

Subject: Paving on Crag & Palite

Dear Lee and Jeffery,

I hope this finds you well. I wanted to follow up on the progress of the paving project on Crag and Palite Drives. Have you made any progress on building the drainage swale? Please let me know - saving your response.

Best,
Karen

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To: lee, Jeffery

Sent: Tuesday, February 21, 2012 10:41 AM

From: karen and don hashkin

Subject: RE: Paving on Crag & Palite

We're happy to hear that the drainage problem on Crag Dr. is functioning well during the last little rain.

Hello Don and Karen,

We've already addressed the drainage issue. Let's continue to monitor and ensure everything is functioning properly.

Best,
Lee, Jeffery

---

To: lee, Jeffery

Sent: Tuesday, January 31, 2012 12:33 PM

From: DcLacker@wprlaccount.gov

Cc: Smith, Steve; Stsmith@wprlaccount.gov; Clark@dlraccount.gov

Subject: RE: Paving on Crag & Palite

I'm happy to hear that the drainage is working well. Keep an eye on the area, and let me know if anything needs adjustment.

Best,
Lee, Jeffery
ITEM 6

PARK REFUSAL

I'm sorry we could not give you better news. Good luck.

Maintenance and operations expenditures for a new county park. I'm sorry we could not give you better considerations significant, and it could be purchased. The county is not in a position right now to increase their considerations. While limited when compared to those other properties, even if the resource values were somewhat limited, public access and benefits of small embedded pocket park is this area environmental, trail connections, public access and benefits. The resource values there have been on priority lists for awhile: 1. The resource values there are higher, public resource values. The resource values there have been on priority lists for awhile: 1.

There is very limited funding for acquisitions and there are already other identified properties with few if any factors that make it unlike the county or our public land partners would be interested at this time.

We do appreciate your interest in having the property acquired for public space. There are a few if any factors that make it unlike the county or our public land partners would be interested at this time.

Anyway, we looked into

Sent

Wednesday, May 04, 2011 1:43 PM

Karen Haskin, Karen@races.ca.co

Subject: RE: Mission Peninsula Property
ARCHITECT'S STATEMENT

The County of Los Angeles and the Santa Monica Mountain Conservancy over the last 20+ years has meticulousness reviewed all of the land and properties within their jurisdiction and then designated areas, parcels and formations they consider to be of ecological significance. This property has been reviewed many times over the years and has not been designated as an area of environmental or ecological significance known as either ESHA or a SEA.

In the arena of conservation there are cases where areas are small but used by wildlife as a connection between two areas that are considered as sensitive environmental places. These can be partially labeled as ecological through a term known as "connectivity". Since the complete surrounding area has been developed (with mostly substandard size lots) for human habitat this does not qualify as a connectivity piece of land. This land is now referred to as an "infill" area.

The trees that any aviary might be utilizing are not only being protected but additional foliage is being added for a net gain which will enhance the environment. The areas the trees occupy and therefore the aviary will experience a substantial reduction in human activity and disturbance with only two single families utilizing the 4 1/2+ acres instead of the current trespassing and illegal community activities as described in the Pattiz letter.

Coyotes roam freely and abundantly in all populated areas of the Santa Monica Mountains. They are normally seen wandering up and down the streets of Thousand Oaks, Malibu, Oak Park, Malibou Lake, Agoura, Calabasas, and so on. There is nothing out of the ordinary about seeing Coyotes in any of these areas wandering up and down the streets, in yards and surrounding areas.
karen

From: "Jonathan Stout" <jstoutaia@gmail.com>
To: "karen" <karen@racsa.co.cr>
Sent: Wednesday, September 26, 2012 4:45 PM
Subject: Re: opposition lies

The dimension from the East side of the driveway where it intersects with the property line on Craigs Drive on Parcel 2 and the Easterly property line (across the 30' right-of-way street) of Seminole Drive is 250 feet. From the driveway to "our" side of Seminole Drive is 250'-30'=220 feet.

JHS

On Wed, Sep 26, 2012 at 6:48 AM, karen <karen@racsa.co.cr> wrote:
I need a dimension from the east side of the driveway on parcel 2 to the east side of Seminol Dr--looks like 200 ft or more--please put it on your letterhead & email it to me--I dont know if you have Google earth but opponant is claiming there is a hill that ends at our driveway when in fact that hill ends east of Seminole--Don
SEMÍNACLE - T 200 FT
FROM DRIVEWAY TO
To Drive Way
From Seminole