



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 30, 2012

John Anthony Lewis, Architect
6621 Smoke Tree Avenue
Oak Park, CA 91377

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project No: R2012-00803, R2012-00800, R2012-00802
Case: RENV201200099, RPP201200332, RPP 201200333

Dear Mr. Lewis:

On October 30, 2012, staff of the Department of Regional Planning (DRP) completed its review of the Environmental Questionnaire and data regarding your project and made the following determination as to the type of environmental document required:

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other:
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Richard Claghorn of the Land Development Coordinating Center Section at (213) 974-6278, Monday to Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Herwick, Supervising Regional Planner
Land Development Coordinating Center Section

RJB:MH:RC

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER No. R2012-00803, R2012-00800, R2012-00802
CASE No. RENV201200099 / RPP201200332, RPP201200333

1. DESCRIPTION:

The proposed project includes two new single-family residences on contiguous parcels, including a two-story, 6,918 square foot single-family residence with attached 629 square foot three car garage and 390 square foot basement on the east parcel (25066 Mulholland Highway, APN 4455-018-028) and a two-story, 5,005 square foot single-family residence with attached 640 square foot three-car garage on the west parcel (25080 Mulholland Highway, APN 4455-018-027). The east parcel is owned by Dr. Edward Betz and the west parcel is owned by Gayle L. Pepper. Proposed grading includes 980 cubic yards of cut and 980 cubic yards of fill for the east parcel. Estimated import is 100 cubic yards for the east parcel. Proposed grading for the west parcel includes 1,050 cubic yards of cut and 950 cubic yards of fill, plus 400 cubic yards of overexcavation / alluvial removal and compaction. The total project area is 4.44 acres on two parcels located within an unincorporated area near Calabasas in the coastal zone ("Project"). A septic system is proposed for sewage disposal on each parcel and water will be from the Las Virgenes Municipal Water District. The Project requires approval in concept by Los Angeles County ("County"), as the Lead Agency for the Project, of an application for Director's Review.

2. LOCATION:

25066 & 25080 Mulholland Highway (Unincorporated Calabasas area of Los Angeles County)

3. PROPONENT:

John Anthony Lewis, Architect
6621 Smoke Tree Ave.
Oak Park, CA 91377

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Richard Claghorn, Land Development Coordinating Center Section, Department of Regional Planning

DATE: October 30, 2012