



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 8, 2015

TO: Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Stephanie Pincetl, Commissioner
Curt Pedersen, Commissioner

FROM: Rudy Silvas *RS.*
Principal Regional Planning Assistant
Land Development Coordinating Center

SUPPLEMENTAL INFORMATION – PROJECT NUMBERS R2012-02436 TO 02440 AND R2013-03620 to 03630-(3) – ENVIRONMENTAL ASSESSMENT CASE NO. 201200258 – APRIL 8, 2015 REGIONAL PLANNING COMMISSION MEETING – AGENDA ITEM #9

ADDITIONAL CORRESPONDENCE

Staff has received additional correspondence, which is attached for your review.

REVISED STAFF RECOMMENDATION

Staff recommends that the appeal of Environmental Assessment Case No. 201200258 be denied and that the Mitigated Negative Declaration be upheld. However, staff no longer recommends that the associated Director's Review approvals "in concept" be invalidated and that the project proponent be directed to redesign the single-family residences as necessary to comply with the newly certified Local Coastal Program (LCP) and to submit a Coastal Development Permit (CDP) application for each single-family residence to Regional Planning.

As mentioned in the staff analysis provided to your Commission on March 26, the project proponent did not have the opportunity to submit CDP applications consistent with the County's approvals "in concept" to the California Coastal Commission (Coastal Commission) prior to the effective date of the new LCP. Therefore, under County Code Sections 22.44.910 E. and G. of the new Local Implementation Program (LIP) of the LCP, the project proponent must submit CDP applications for the proposed residential developments to the County pursuant to the requirements of the certified LCP. The LIP states that "no applications for development within the County's permit jurisdiction shall be accepted by the Coastal Commission for development within the Coastal Zone."

As also mentioned in the staff analysis provided to your Commission on March 26, the proposed residential development plot plans approved "in concept" by the Director are not in compliance with the new requirements set forth under the policies and ordinance requirements of the certified LCP. For example, some of the proposed single-family homes must be redesigned to meet new gross structural area requirements for some of the lots, and all of the proposed single-family homes must be redesigned to meet new height requirements unless the project proponent successfully obtains approval of a variance.

In conclusion, it is not necessary for your Commission to invalidate the Director's Review approvals "in concept" and to direct the project proponent to redesign the single-family residences as necessary to comply with the newly certified LCP and to submit a CDP application for each single-family residence to Regional Planning. It is already necessary for the project proponent to redesign the single-family residences as necessary to comply with the newly certified LCP and to submit a CDP application for each single-family residence to Regional Planning. In reviewing those CDP applications, the prior "approvals in concept" based on the prior coastal land use plan, will not be relevant.

REVISED SUGGESTED MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE APPEAL HEARING, DENY THE APPEAL, AND UPHOLD THE ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (ENVIRONMENTAL ASSESSMENT NO. 201200258) BY THE DIRECTOR, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Should you have any questions on this project please feel free to contact me at (213) 974-6438.

MG:RS



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Stanley W. Lamport
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File No. 043089

April 6, 2015

VIA EMAIL AND MESSENGER

Regional Planning Commission
Los Angeles County
Department of Regional Planning
320 W. Temple Street
Room 150
Los Angeles, CA 90012
c/o Ms. Rosie Ruiz
Regional Planning Commission Secretary

Re: Environmental Case No. 201200258: Monte Nido - Appeal of MND and MMRP

Hearing Date: April 8, 2015

Dear Members of the Regional Planning Commission:

This office represents Vintage Pacific at Monte Nido, LLC ("Vintage"), the owner of twenty separate parcels of land comprising Los Angeles County Tract No. 38931, located on the 25600 and 25700 blocks of Piuma Road (the "Property"). On September 24, 2014, after extensive environmental analysis and multiple Environmental Review Board hearings, the Director, pursuant to Los Angeles County Code section 22.56.1660, approved in concept plans for 13 homes on separate lots on the Property (the "Project"), and adopted a mitigated negative declaration ("MND") and a mitigation monitoring and reporting program ("MMRP").

The MND and MMRP were subsequently appealed by the Monte Nido Valley Community Association (the "MNVCA") (the "Appeal"). The Appeal is nothing more than conjecture regarding alleged insufficiency of the MND and MMRP and should be denied. County Code requires that an appellant "state specifically" how a determination "is not in accord with the purposes of" the Planning Code or how a determination was in error or is not supported by evidence in the record. County Code § 22.60.230. The appellant has clearly failed to meet this burden, as the Appeal does not address the substantial evidence in the record supporting the Director's determination, nor does it point to any countervailing evidence. As detailed below, in contrast to the Appeal's unsupported accusations, the conclusions of the Project's environmental review are the result of careful analysis and study, and must be upheld.

I. SUBSTANTIAL EVIDENCE SUPPORTS THE MND'S CONCLUSIONS, AND THE RECORD CONTAINS NO SUBSTANTIAL EVIDENCE OF ADVERSE IMPACTS

The Appeal, without pointing to any study, analysis or other information that would constitute substantial evidence, briefly asserts that the Project's MND and Initial Study (i) do not mitigate an "expected" aesthetic impact to the Backbone and Saddle Peak trails and scenic vistas along Piuma Road; (ii) fail to disclose impacts to water quality in the Malibu Creek watershed; and (iii) are deficient in surveying rare and sensitive species. The Appeal also states that because the Project's underlying decades old tract map, which is not before the Commission, was approved with an EIR, the current Project must necessarily undertake an EIR. None of the contentions have any merit.

A. The Initial Study Contains Analysis of Potential Aesthetic Impacts, and the Project Must Implement Detailed, Defined Mitigations to Ensure No Impacts Occur

The Appeal simply states that the MNVCA "raised concerns about aesthetic impacts" but does not define what these potential impacts are or the basis for the statement of concern. Rather, it states, absent any evidence, that the Project has an "expected impact" to the Backbone and Saddle Peak trails and scenic vistas along Piuma Road without explaining why an impact will occur, or why Project mitigations are insufficient.¹ Such statements do not constitute substantial evidence of an aesthetic impact. Substantial evidence is not mere argument, speculation, or unsubstantiated opinion. Pub. Res. Code §§ 21080(e)(2), 21082.2(c), CEQA Guidelines § 15064(f)(5).

The Project's Initial Study, in conformance with the thresholds of significance outlined in CEQA Guidelines Appendix G, analyzes whether the Project would cause a substantial adverse effect on aesthetics such as scenic vistas and views from trails. The record contains a visual assessment of Project visibility from the Backbone Trail, which demonstrates that the trail is heavily covered by oaks or tall chaparral, and that only very limited portions of the Project are visible from the trail. Nonetheless, the Initial Study acknowledges that the Property is visible from a scenic vista along Piuma Road and from the Backbone Trail. The Project must therefore implement specific, defined mitigations and comply with relevant County ordinances. Specifically, the Project must (i) comply with the County's Dark Skies ordinance, which substantially limits the intensity and direction of exterior lighting; (ii) utilize only earth-tone colors and avoid large reflective surfaces; and (iii) design and implement a landscape and fuel modification plan that utilizes locally indigenous native plants in defined areas.

Contrary to the Appeal's statement that the landscape plan is without standards, the mitigation measure provides specific details regarding the types of plants that can and cannot be

¹ The Appeal seems to suggest that any visibility of the Project residences from the Backbone Trail is by definition an aesthetic impact, without mentioning that the reason the Backbone Trail runs adjacent to the Project is that the land for the trail was dedicated as a condition of the Project's tract map. Thus, rather ironically, the appellant would have a trail dedication condition defeat the development of the very subdivision without which the trail would not exist.

used, including avoidance of plants listed on the DRP and Cal-IPC invasive plant list. Further, the mitigation measure requires the use of landscaping to screen the residences from the trail and Piuma Road viewpoints.²

The Appeal also claims, again without citation to any evidence or authority, that there are unmitigated “negative impacts” due to the setbacks between the proposed residences. However, the Appeal notes that these setbacks are consistent with the Project’s underlying tract map, which is not before the Commission, and in any event was subject to CEQA review at the time of its approval.

B. The Initial Study Analyzes Potential Water Quality Impacts in Detail and the Project Must Implement Defined, Feasible Mitigation Measures

The Appeal devotes all of two sentences to assertions that the Initial Study does not disclose potentially significant impacts to the Malibu Creek watershed, and that Project mitigation is subject to “partially unspecified water quality standards.” The Appeal is factually incorrect. First, the Initial Study explicitly states that the Project is part of the Malibu Creek watershed. In order to ensure the Project does not impact the watershed, the Project must comply with MS4 permit requirements regarding water runoff. Further, the Project has already been granted conceptual approval for onsite wastewater treatments systems.³ The Appeal does not mention these requirements and approvals, let alone provide evidence they are insufficient. Second, the Project is subject to clearly defined standards and mitigations, including all Regional Water Quality Control Board requirements, California Fish and Wildlife and US Army Corps of Engineers permit requirements, and County Low-Impact Development standards.

C. Project Environmental Review Includes an Extensive Biological Resources Assessment and Numerous Detailed Mitigation Measures

While the Appeal provides no independent assertions or evidence regarding a deficiency in the Initial Study’s analysis of biological resources, it does attempt to use a letter written by the California Department of Fish and Wildlife (“CDFW”) to criticize the Initial Study. Incredibly, however, the Appeal neglects to mention that (i) the County’s biologist analyzed and responded to the CDFW letter, and (ii) the County required additional biological analysis as a result of the CDFW letter, which the applicant completed (~~see August 15, 2014 “Revisions to Plant Community Discussion for the Monte Nido Estates Project” by PCR Services Corporation~~). This additional analysis, coupled with the County Biologist’s response, directly addressed the alleged deficiencies in the Initial Study raised by CDFW.

² It is notable that unlike the other homes in the developed neighborhood along Piuma Road, many of which contain little to no landscaping or screening, the Project must implement substantial screening.

³ As a further example of the County’s diligence, an onsite wastewater treatment system was not approved for Lot 7, because the lot is not far enough removed from a blue line stream. The County’s review is therefore quite detailed and specific.

The other issues raised by the CDFW letter, such as a request for “a range of feasible alternatives” to the Project, are of no legal significance. Analysis of project alternatives is only required within the context of an EIR where an alternative eliminates a significant unmitigable impact or lessens the severity of such an impact. By definition, a project approved with an MND has no unmitigable impacts, and thus an alternatives analysis is not required.

Further, the Appeal does not mention, let alone question, the Project’s detailed biological resources mitigation measures, which include requirements for pre-construction surveys, roosting bat protections, minimally invasive vegetation clearance, compliance with federal and state migratory bird statutes, and the presence of a biological monitor, among other mitigations. All of these mitigations are detailed, conform to defined standards, and are feasible. Given that the Appeal calls none of them into question, there is no evidence that they will not achieve necessary mitigation of potential impacts.

D. The Environmental Review Undertaken for the Project’s Tract Map Does Not Mandate an EIR for the Project

The Appeal further contends that simply because, decades ago, the County certified an EIR for the Project’s tract map, it necessarily follows that all subsequent discretionary approvals related to the tract map also require an EIR. The Appeal cites no authority for this proposition, and there is none. The County retains full discretion, pursuant to evidence in the record, to determine the appropriate level of environmental review for discretionary actions, regardless of a determination made decades ago for a separate approval. Indeed, if, as is the case here, the record discloses that a project will not cause a significant adverse environmental impact, a lead agency must adopt a negative declaration or an MND, and cannot require an EIR. Pub. Res. Code § 21080(c), Guidelines §§ 15063(b)(2), 15064(f)(3).

Additionally, the appealed MND is not the first subsequent environmental review approved by the County since certification of the EIR for the Project’s tract map. In 2013 the County approved a modification to the tract map concerning dedication of open space lots and elimination of certain improvement requirements and did not require a new EIR, finding that the modification caused no significant environmental impacts. Just as with the 2013 tract map modification, an EIR is not required if a project will not cause a significant, unmitigable environmental impact.

II. THE COMMISSION MAY NOT INVALIDATE THE IN CONCEPT PLOT PLANS

On April 1st, Regional Planning staff posted a “Suggested Action Motion” for the Commission to adopt that would “invalidate the Director’s Approval “in concept” plot plans[.]” The Commission has no authority to undertake such an action, as the in concept plot plans are not before the Commission. The only items before the Commission are the Project’s MND and related MMRP, as those are the only items appealed. County Code section 22.60.230 is clear that the appellant defines the scope and reason for an appeal. The County Code provides no authority for the Commission to go beyond the appeal before it and render a determination on other matters.

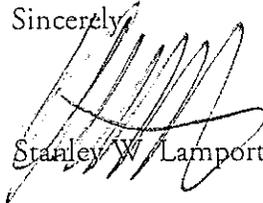
Further, such an action by the Commission would violate state law. The Brown Act, in Government Code section 54954.2(a), mandates that local agencies post an agenda of all items to be discussed at a public meeting at least 72 hours before the meeting takes place. A public body such as the Commission is prohibited from acting upon matters not duly agendized. The posted agenda for the April 8th meeting, item No. 9, states that the instant matter is "An appeal of a Mitigated Negative Declaration adopted by the Director[.]" Nowhere does the agenda state or indicate that the Commission will consider invalidating the Director's approval of the in concept plot plans, and the Commission therefore cannot vote or discuss such invalidation.

Finally, any such action by the Commission would also breach a March 12, 2013 agreement (the "2013 agreement") between Vintage and the County, in which the County agreed to exercise its discretion and review "as expeditiously as reasonably practical" Vintage's plans for the Project, provided the Project plans were in substantial conformance with those submitted as exhibits to the 2013 agreement.

Pursuant to the 2013 agreement, the County exercised its discretion and approved the in concept plot plans. The County cannot now unilaterally invalidate such an approval on the basis that the approval is no longer valid by virtue of the recently certified 2014 local coastal program without breaching the 2013 agreement. Such an action would be tantamount to the County refusing to exercise its discretion and simply ignoring Vintage's application submitted pursuant to the 2013 agreement. "Every contract imposes upon each party a duty of good faith and fair dealing in its performance and its enforcement." *Foley v. Interactive Data Corp.* (1988) 47 Cal.3d 654, 683. Vintage has thus far performed under the 2013 agreement, and the County must continue to do so as well.

As demonstrated above, the Appeal is wholly without merit. The Project's environmental review was detailed, thorough, and imposes achievable, well-defined mitigation measures. The Appeal provides no evidence to contradict this substantial evidence in the record, and must therefore be denied.

Sincerely,



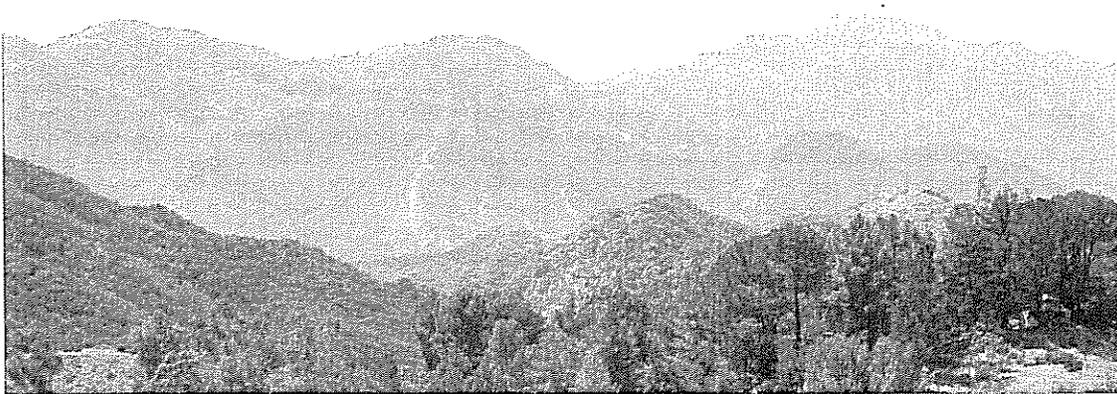
Stanley W. Lampport

SWL/amd
Attachment
043089\6824855v2

cc: Rudy Silvas, Principal Regional Planning Assistant

Rudy Silvas

From: Kim Lamorie [defendlcp@gmail.com]
Sent: Monday, April 06, 2015 12:01 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - LVHF SUPPORTS COMPLIANCE W/LCP - OPPOSES INADEQUATE MND
Attachments: LVHF-#9-SUPPORT LCP COMPLIANCE-OPPOSE INADEQUATE MND.pdf



The Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains

Dear Ms. Ruiz -

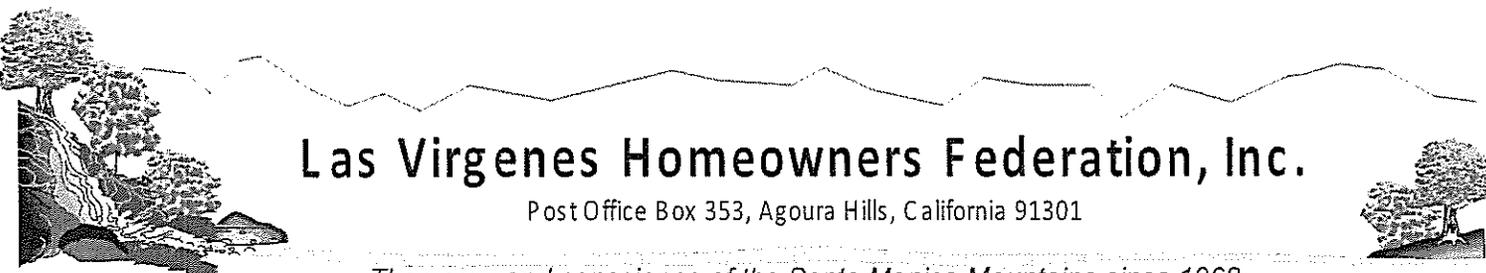
Attached, please find a copy of the Las Virgenes Homeowners Federation comments in reference to Agenda Item 9 - for the Regional Planning Commission hearing on April 8, 2015.

Thank you in advance for forwarding them to all of our Los Angeles County Regional Planning Commissioners.

Sincerely and with best regards,

Kim Lamorie
President

Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains
www.lvhf.org



Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301

The voice and conscience of the Santa Monica Mountains since 1968

Monday, April 6, 2015

Los Angeles County Regional Planning Commission
Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

RE: AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Dear Regional Planning Commissioners,

On behalf of the Las Virgenes Homeowners Federation of the Santa Monica Mountains, and our nearly 10,000 stakeholders, please invalidate the Approvals in Concept for the Vintage Pacific 16 home development tract project proposed for Monte Nido - our designated rural village, in the heart of the Santa Monica Mountains Local Coastal Program (LCP).

The proposed suburban housing tract is in direct conflict with many of the provisions of the new LCP. When the Planning Director issued the Approvals in Concept, the LCP had not yet been certified, but now that it has been certified, the County must invalidate these approvals and require the developer to re-design the residences in full compliance with the LCP.

For almost a decade, the Las Virgenes Homeowners Federation worked closely with your Regional Planning Staff to ensure the LCP contained clear regulations to protect the homeowners, property owners, and the Santa Monica Mountains most sensitive habitat areas – a scenic, recreational, and ecological resource of national and regional significance – for generations to come.

Your Commission now has the local control that we fought so long and hard for – and is in the position to enact the detailed rules and implementation mechanisms of the LIP to ensure the full intent of the LUP policies are faithfully and consistently executed.

The County must demonstrate its commitment to the enforcement of these important protections in the LCP.

Furthermore, the invalidation of those Approvals in Concept should also invalidate the Mitigated Negative Declaration (MND). CEQA requires an adequate Project Description as the foundation of the environmental analysis. If the project is invalidated, then by definition the environmental analysis accompanying the project becomes moot.

The Commission must await a newly designed project before deciding what level of environmental analysis is appropriate. It cannot simply assume that the new project will have less significant impacts.

Moreover, this MND is inadequate - CEQA requires the County to fully analyze the impacts. The development would allow structures to be built as close as 35-50 feet from the most sensitive habitat areas and yet the MND was silent as to the negative impacts to our biological and scenic resources. The new LCP clearly stipulates that anything closer than 200 feet from either State Parkland or H1 habitat areas will negatively impact the coastal resources. The MND should have analyzed exactly what those impacts are and then either proved that various mitigation measures would lessen the impacts to an insignificant level or conclude that they could not be mitigated, thus triggering the requirement of a full EIR.

We respectfully urge you to invalidate both the Approvals in Concept and the Mitigated Negative Declaration.

Therefore, we support the staff recommendation to invalidate the Approvals in Concept and we ask that you deny the staff's recommendation to validate the inadequate MND – and instead require new environmental review for the new project consistent with the LCP.

Sincerely,

Kim Lamorie
President

Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains
www.lvhf.org

Rudy Silvas

From: Carol LaCorte [zingomom3@gmail.com]
Sent: Tuesday, April 07, 2015 1:25 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

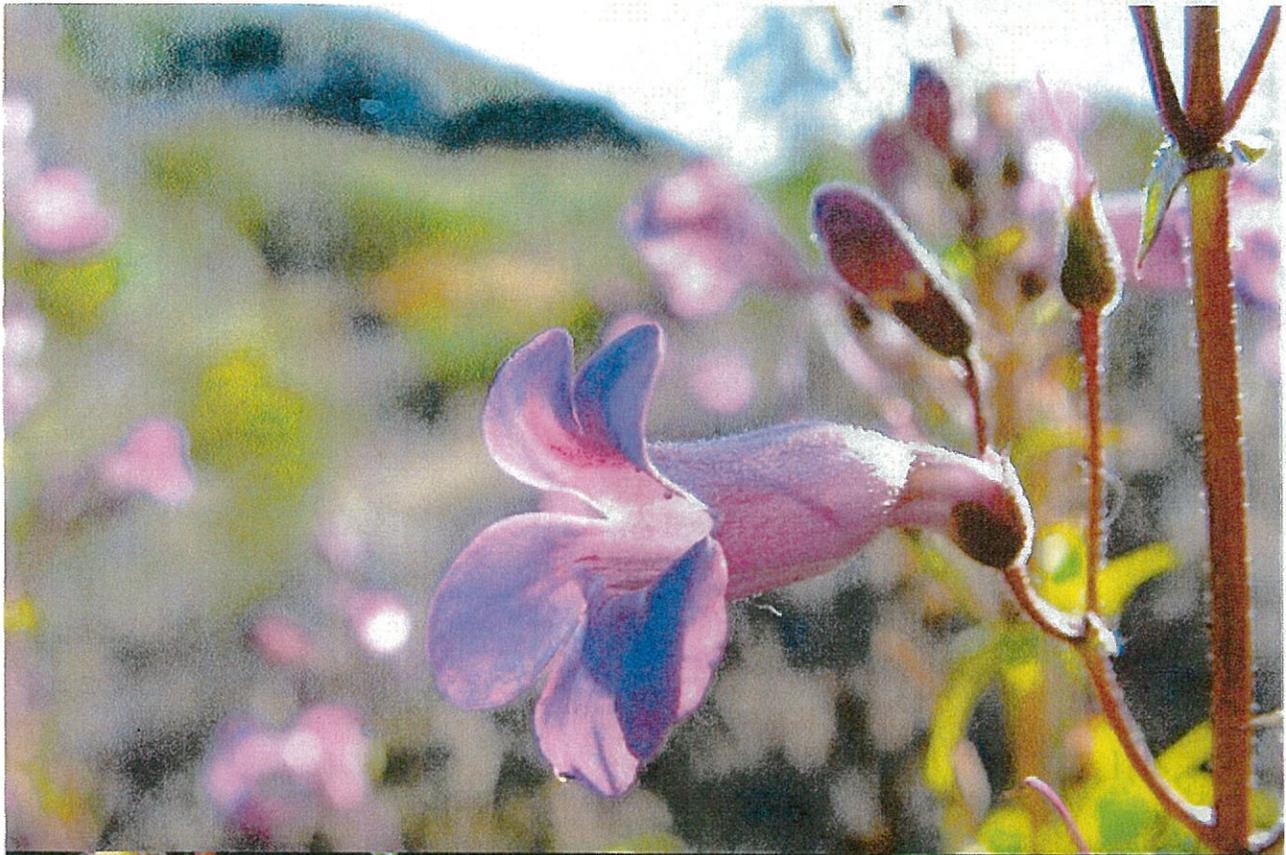
A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it will forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail. Rural areas such as ours are few and far between and simply must be protected, not destroyed.

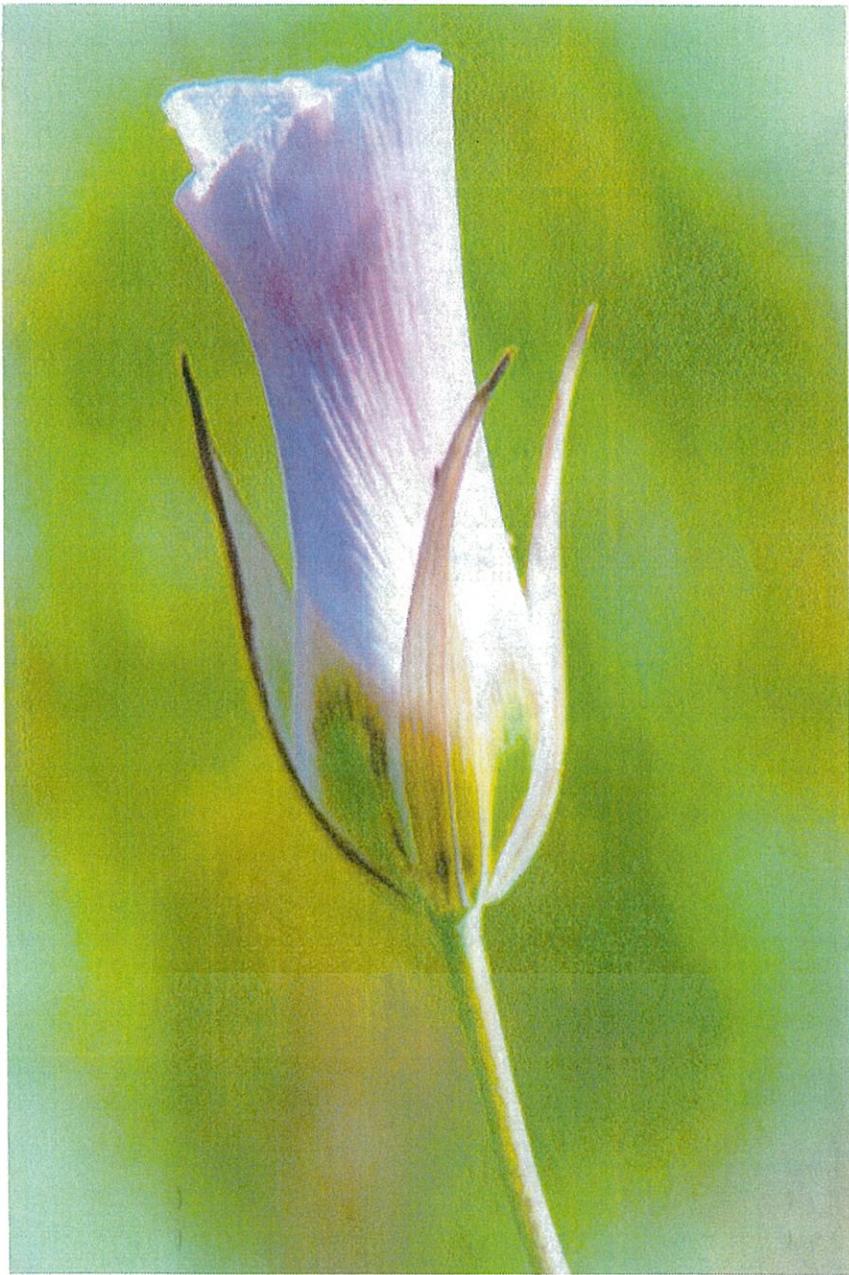
I am a nature photographer, blessed to live in such a pristine environment. The following are shots I've taken from the Backbone Trail or directly from the pads

themselves. Please do what you can to preserve this glorious parcel for future generations to enjoy.

Sincerely, Carol LaCorte - 14 year Monte Nido resident
886 Camino Colibri
Monte Nido, CA. 91302



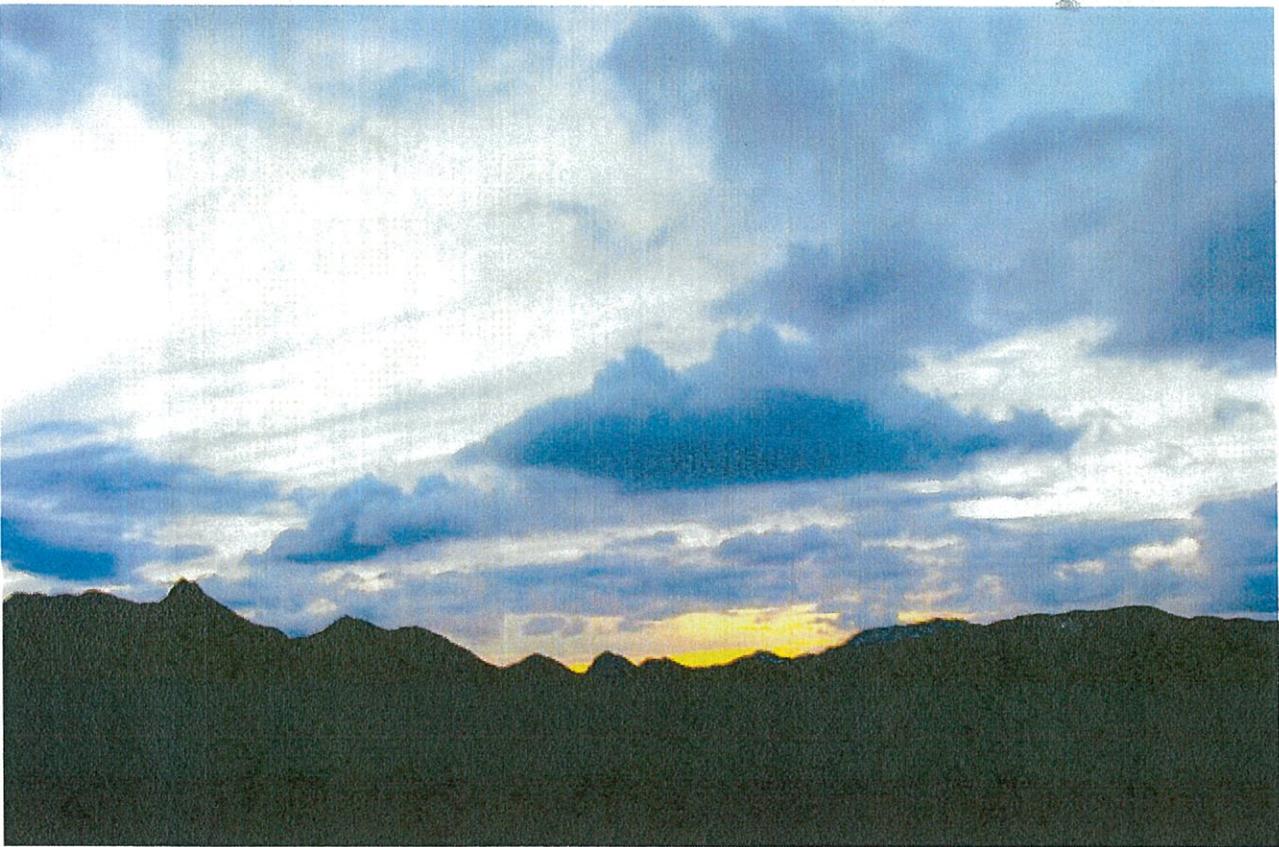
















Rudy Silvas

From: Gary Wooller [gary@sos.to]
Sent: Monday, April 06, 2015 3:30 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND
Attachments: Exhibit A. .pdf; EXHIBIT B, C, D.pdf

Dear Rosie,

Please forward a copy of my comments below and attachments to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

Re: Project No. R2012-02436 to 02440 and R2013-03620 to 03620-(3)
Environmental Assessment Case No. 201200258
Item 9 on the April 8, 2015 Agenda

Dear Planning Commissioners,

This development is in a very High Fire Hazard Severity Zone, and therefore requires fuel modification up to 200 feet from all structures.

The development backs up to public land and the required fuel modification encroaches well into that public space. Sensitive environmental habitat will be seriously impacted. The mitigated negative declaration that the County planning director approved did not take into account the fuel modification required, as it was not adequately indicated on the plans submitted by the developer. The plans only showed the impact only to the property line, and not beyond, and since most of these houses were designed to sit close to the property line, only a fraction of the true impact of brush clearance is shown.

The actual impact is approximately 900 x 1,800 feet of required clearance/modification.

Three zones are indicated in the county fuel modification guidelines.

Zone A: 20 feet, and up to 50 feet from the structures, properly maintained and irrigated.

Zone B: From Zone A, up to 100 feet from structures. This area may have some native vegetation if spaced and thinned according to the guidelines.

Zone C: Is the native brush thinning zone and extends 200 feet from structures.

It consists of native plants with proper thinning and spacing, and the removal and thinning of species constituting a high fire risk. (Laurel Sumac, Chamise, Ceanothus, Sage, Sagebrush, Buckwheat and California Juniper) then removing the lower third of all remaining shrubs and removal of all deadwood and cutting off the lower branches from trees up to 6 feet above bare earth.

The spacing for existing trees is 30 feet between the edges of the canopies, and existing shrubs, and shrubs removed to give 15 feet between the canopies. It appears that this will require removal of approximately three quarters of the plant material.

So what we have here is a natural resource, and the most famous trail in the Santa Monica Mountains being severely impacted by a subdivision. Vegetation degradation, habitat loss and the impact of erosion and soil runoff from the cleared slopes beyond the property lines of the development. The future homeowners will be required to constantly clear and maintain the defensible space under instruction from annual inspection from the Fire Department and often as a requirement to get insurance on their houses.

I've included some pictures from the fuel modification plan guidelines showing the type of impact that this clearance will have.

Exhibit A: Site map showing the development.

Exhibit B, C and D: Images taken from the County of Los Angeles Fuel Modification Plan Guidelines Hand book.

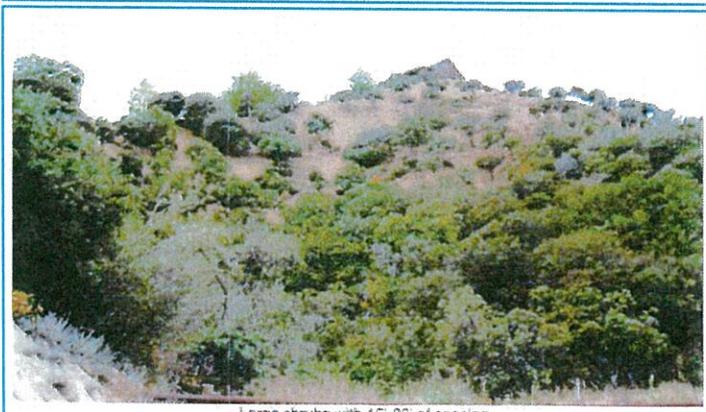
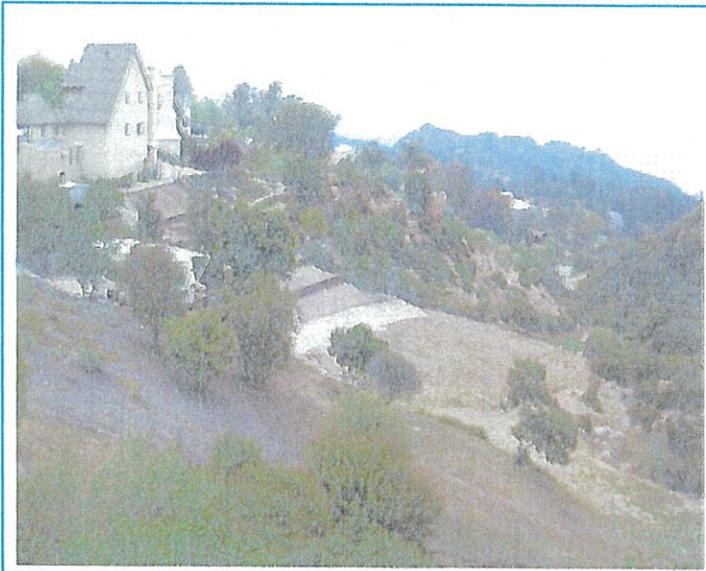
The full environmental impact needs to be looked at PRIOR to approval, NOT to be figured out after the project has begun.

Without full disclosure of the fire clearance zones, determination of the damage to the resource and the mitigation required cannot be made. A final fuel modification plan must be approved before approval of the plan "in concept". Apparently the 200 foot native brush thinning zone was not indicated on the plans and therefore not addressed. Due to the high flammability and sensitivity of the surrounding habitat and the significant negative effect on the use of the public land and trails the fuel modification needs to be analyzed and appropriate mitigation measures required before approving the Mitigated Negative Declaration. If that analysis shows that the impacts of that much brush clearance cannot be mitigated to level of insignificance, the county should have required a full EIR. For this reason, the MNVCA appeal should be granted.

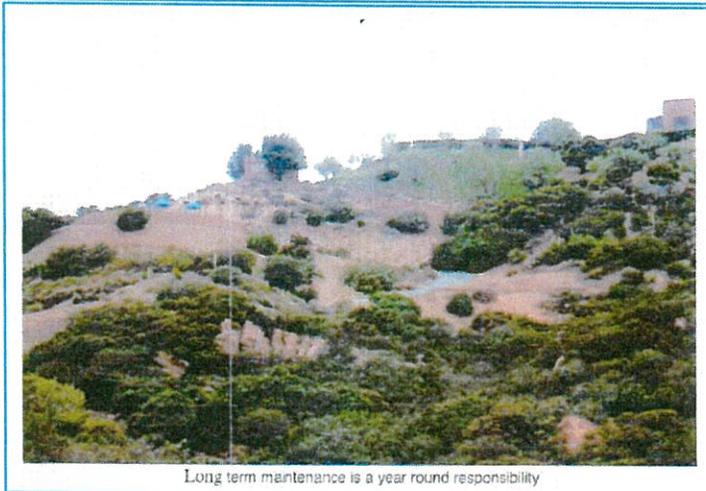
Sincerely,

Gary Wooller
Monte Nido Resident
949 Crater Oak Drive,
Calabasas, CA 91302

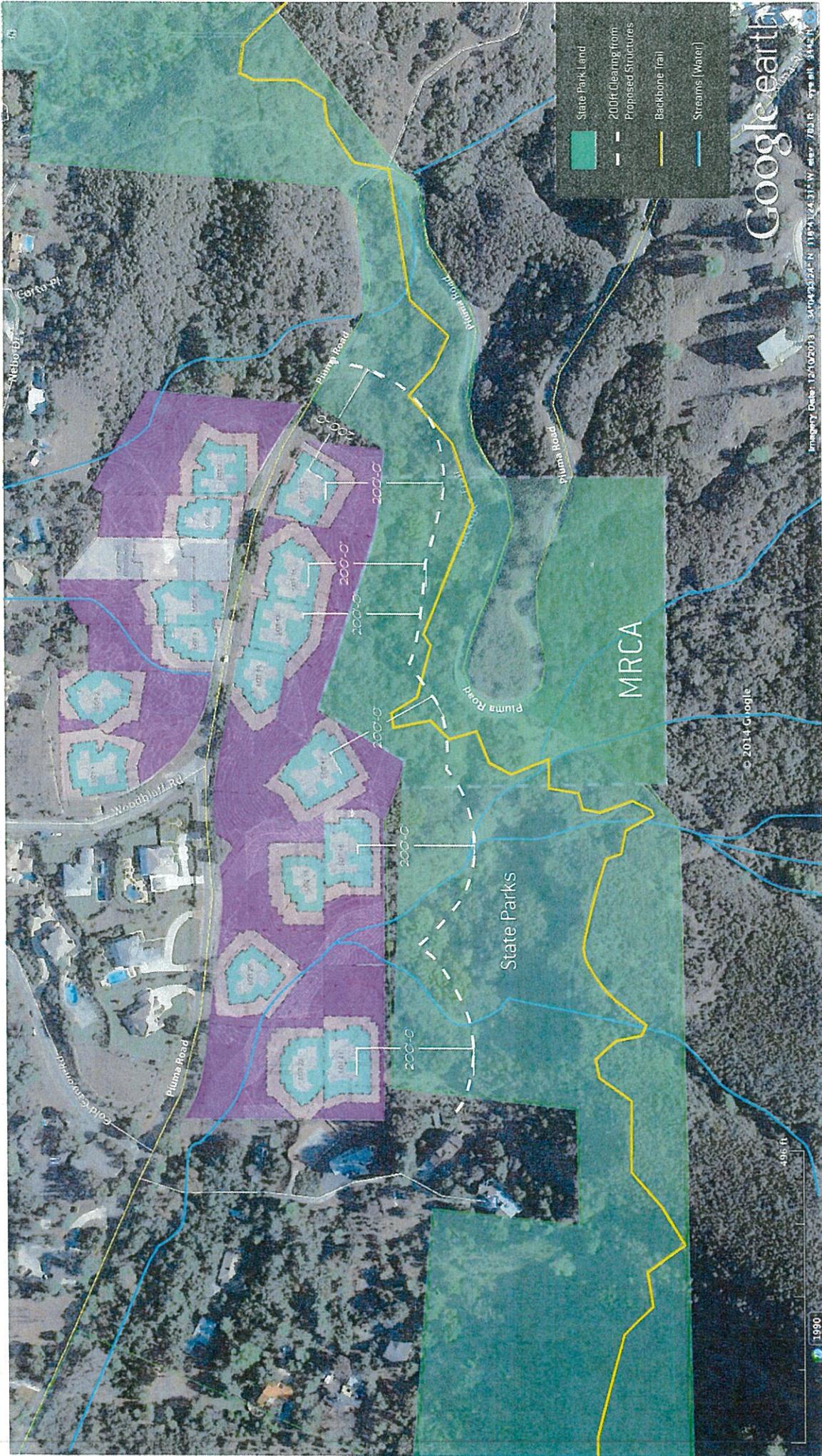
EXHIBIT B,C,D. Images taken from the Fuel Modification Plan Guidelines (County of Los Angeles fire Department)



Large shrubs with 15'-30' of spacing



Long term maintenance is a year round responsibility



- State Park Land
- 200ft. Clearing from Proposed Structures
- Backbone Trail
- Streams (Water)

Google earth

Imagery Date: 12/10/2013 34°04'35.24" N 118°11'24.51" W elev: 783 ft. Street View

MRCA

State Parks

© 2014 Google

495 ft

1990

Nebo Dr
Cora Pl

Pluma Road

Pluma Road

Woodhill Rd

Pluma Road

Gold Canyon Rd

200'-0'

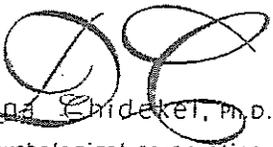
200'-0'

200'-0'

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Dana Hidekeli, Ph.D.
A psychological corporation

DIPLOMATE OF THE AMERICAN BOARD OF PEDIATRIC NEUROPSYCHOLOGY
DIPLOMATE OF THE AMERICAN BOARD OF PROFESSIONAL NEUROPSYCHOLOGY

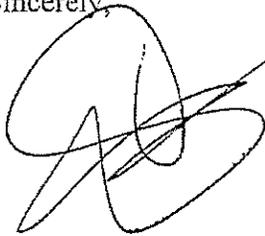
April 2, 2105

Re: Project No. R2012-02436 to 02440 and R2013-03620 to 03620-(3).
Environmental Assessment Case No. 201200258
Item 9 on the April 8, 2015 Agenda

I am a resident of Monte Nido and I strongly endorse your staff's recommendation to invalidate the earlier Approvals in Concept for this project. Those earlier Approvals in Concept were given prior to the California Coastal Commission's certification of the Santa Monica Mountains Local Coastal Program (LCP) and were not Coastal Development Permits. Now that the Coastal Commission has certified the new LCP for this area, it is the County's obligation to issue Coastal Development Permits and those permits can only be granted after the County has made sure that the proposed development complies with all of the requirements of the LCP.

As you know, the process of getting an LCP certified for the unincorporated County area of the Santa Monica Mountains took decades, and even after the County of Los Angeles approved the Land Use Plan and Local Implementation Plan components of the LCP, it took months before the Coastal Commission officially certified the full LCP. The property along Piuma Road that is the subject of Vintage Pacific's development proposal has also had a long history with different developers attempting different developments. Vintage Pacific was well aware of the pending LCP and had plenty of opportunity to complete Coastal Development Permit applications and submit them to the Coastal Commission to ensure that the project would be evaluated on the basis of the old rules found in the 1986 Land Use Plan. Vintage Pacific chose not to do that. Therefore, your staff is correct that the developer now needs to submit plans to the County that are consistent with the new LCP rules.

Sincerely,



Rudy Silvas

From: Angelique Pitney [alp22@me.com]
Sent: Monday, April 06, 2015 8:10 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-
(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific.
Comply with LCP.**

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Angelique Pitney
25731 Dark Creek Rd
Monte Nido, Ca 91302

Rudy Silvas

From: Peta Goldsmith [petawgoldsmith@gmail.com]
Sent: Monday, April 06, 2015 8:09 PM
To: Rosie Ruiz; Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz,

Please forward a copy of my comments below to all LA County Regional Planning Commissioners. Thank you.

TO WHOM IT MAY CONCERN:

As a 23 year resident of Monte Nido, I urge you to adopt your staff's recommendation to invalidate the Regional Planning Director's Approvals in Concept of 13 plot plans for large residences along Piuma Road.

These proposed houses are in clear violation of many of the provisions of the new LCP that was approved by the County and then certified by the California Coastal Commission. Furthermore, this type of development is completely antithetical to the protection of resources in the Santa Monica Mountains and is completely incompatible with the rural character of the community of Monte Nido. I have raised four children in this community in a 1700 square foot home and I am fully aware of the value of protecting this area for future generations to enjoy. There are many places in Southern California where these kinds of houses would be very welcome and would be entirely consistent with the nature of the surrounding community. Monte Nido and the surrounding Santa Monica Mountains are not such places.

Monte Nido is a rural community with houses tucked into the natural topography. The plot plans that received approvals in concept are very large homes in comparison to the majority of homes in Monte Nido. They average over 4500 square feet with additional large garages. Some of them are as high as three story structures. Many of these houses are sited with the minimal setbacks between the houses. These suburban-style McMansions are incompatible with Monte Nido and the Malibu Creek watershed of the Santa Monica Mountains.

Again, please accept your staff's recommendation to invalidate the Regional Planning Director's Approvals in Concept of the 13 plot plans on Piuma.

Thank you.

Sincerely,

Peta Goldsmith

Peta Goldsmith
Educational Consultant
25620 Loree Way
Calabasas, CA 91302
T: 818 222 1983

Rudy Silvas

From: Susan Bischoff [montenido@aol.com]
Sent: Monday, April 06, 2015 7:34 PM
To: Rosie Ruiz; Rudy Silvas
Subject: CORRECTED NUMBERING

1. **CUT AND PASTE** the copy below (or write your own) and put in a separate email

SUBJECT: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz:

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,
We SUPPORT the LCP and the staff's recommendation that the Vintage Pacific 16 home development tract proposed project be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16-home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the publics' resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail, which I personally hike on every weekend.

Sincerely,

Susan Bischoff
975 Crater Camp Drive

Calabasas, CA 91302

--

Jill Reiss

mnvcnewsletter.com

Rudy Silvas

From: Doug Dilg [dougdilg@gmail.com]
Sent: Monday, April 06, 2015 6:46 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

To the Honorable Los Angeles County Planning Commissioners,

We strongly SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also strongly OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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We do not understand how a project like this could even be considered. So much effort was put in to create the Backbone Trail, a truly unique creation in a city the size of LA. To have this development butt directly up against the trail completely degrades the entire concept of the trail. A "jewel" of the Santa Monica Mountains should not skirt along McMansions more in keeping with the gated communities of Calabasas.

Sincerely,

Doug & Sookie Dilg
25681 Monte Nido Drive
Monte Nido, CA 91302

Rudy Silvas

From: Kimberly Byron [kbgingi@aol.com]
Sent: Monday, April 06, 2015 6:44 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

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Sincerely,

Kimberly A. Byron
601 Crater Camp Dr
Calabasas, CA 91302



Kimberly A. Byron
Headed For College

www.headedforcollege.com
kbyron@headedforcollege.com
kbgingi@gmail.com
(310) 503-7997 cell
(818) 996-9640 - office messages
5535 Balboa Blvd., Suite 217
Encino, CA 91316



Rudy Silvas

From: Kirossage® Chiropractic Center [wellness@kirossage.com]
Sent: Monday, April 06, 2015 6:41 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: Oppose: PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

Dear Ms. Ruiz - <?xml:namespace prefix = "o" ns = "urn:schemas-microsoft-com:office:office" />

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable <?xml:namespace prefix = "st1" ns = "urn:schemas-microsoft-com:office:smarts" /> Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

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Sincerely,

Maria Ioan

25659 Whittemore Dr

Calabasas, CA91302

Rudy Silvas

From: Deborah Capogrosso-Roth [capoprod@earthlink.net]
Sent: Monday, April 06, 2015 6:26 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: Agenda ITEM 9 Project No R 2012-02436 To 02440 and R 2013-03620 To 03630- (3) Environmental Assessment Case No. 201200258

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

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sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the views, particularly from the renowned Backbone Trail.

Sincerely,

Deborah Capogrosso-Roth

Roth & Associates

Commercial Real Estate Services

Deborah Capogrosso-Roth

Brokers Lic. 00489289

888 Crater Oak Drive

Malibu Canyon, CA 91302

Direct Dial: 818-222-5705

Mobile: 310- 871-5658

Fax: 818-222-5835

E-Mail: capoprod@earthlink.net

DAVID AND SHARON PEVSNER

823 THORNHILL ROAD
MONTE NIDO, CALIFORNIA 91302-2161

April 6, 2015

Los Angeles County Regional Planning Commission
26600 Agoura Road
Calabasas, California, 91302

RE: Project No. R2012-02436 to 02440 and R2013-03620 to 03620-(3)
Environmental Assessment Case No. 201200258
Item 9 on the April 8, 2015 Agenda "Vintage Pacific"

Dear Commissioners:

We are residents of Monte Nido and strongly endorse your staff's recommendation to invalidate the County Planning Director's Approvals in Concept for the above captioned project. We also strongly disagree with your staff's recommendation to deny the appeal of the Planning Director's approval of the Mitigated Negative Declaration that accompanied the Approvals in Concept.

As the staff has noted, the County's earlier actions regarding this project were based on the 1986 Land Use Plan, which has been superseded by the new Santa Monica Mountains Local Coastal Program (LCP). The new LCP was certified by the California Coastal Commission on October 10, 2014 and now governs the area. Prior to the LCP certification, the County had jurisdiction to grant only approvals in concept while the Coastal Commission had the sole authority to grant Coastal Development Permits. Now that the LCP is in place it is the County's obligation to consider applications for Coastal Development Permits, which may be granted only if the proposed development is consistent with the specific provisions of the Local Coastal Program currently in force.

As you know, the process of getting an LCP certified for the unincorporated County area of the Santa Monica Mountains took decades. Even after the County of Los Angeles approved the Land Use Plan and Local Implementation Plan components of the LCP, it took months before the Coastal Commission officially certified the full LCP. The property along Piuma Road that is the subject of Vintage Pacific's development proposal has also had a long history with different developers attempting different developments. Vintage Pacific was well aware of the pending LCP and had ample opportunity to complete Coastal Development Permit applications and submit them to the Coastal Commission to ensure that the project would be evaluated on the basis of the old rules found in the 1986 Land Use Plan. Vintage Pacific chose not to do that. Therefore, your staff is correct that the developer now needs to submit plans to the County that are consistent with the new LCP rules.

As your staff has reported, the plot plans approved by the Planning Director do not comply with some of the rules of the new LCP. Therefore, the developer needs to re-design the project to comply with those new rules. The Director's approval of the Mitigated Negative Declaration must be invalidated for the same reason. The California Environmental Quality Act (CEQA) requires an accurate Project Description. If all interested parties are to have detailed information about the effects a proposed is likely to have on the environment, as required under CEQA, then such evaluations must be based on a project as it is currently proposed, not how it might have been at one point. Since the staff has correctly identified that that the project description has to change to comply with the new LCP rules, then by definition any environmental impact document must be revised to accurately reflect the new project.

While it may be tempting to assume that the new LCP requirements will mean fewer or largely insignificant impacts, CEQA doesn't allow for such speculation. Nor are changes required to conform with the LCP likely to be trivial. For example, the developer previously entered into a contingent agreement with the County that would have required the developer to donate 5 of the lots in the subdivision as permanent open space if the developer was given the development rights he sought. Now that the developer has to redesign his project he has no obligation to donate those lots. It is likely that he will submit applications for development of those lots along with the other lots. Clearly the development of those ungraded lots will have different (and more intense) impacts than the impacts associated with a project that was going to keep those lots undeveloped. Since this project is likely to change significantly in order to comply with the LCP, the approval of the Mitigated Negative Declaration must be set aside so that the reworked project can be properly considered.

This project is precisely why all of the various stakeholders worked so hard for so many years to craft a precise, workable, and effective Local Coastal Program that removed jurisdiction over the fate of the Santa Monicas from Sacramento, and restored local control. We believe that these mountains should be protected for all of the residents of the County by requiring development consistent with the Santa Monica Mountains Local Coastal Program. We strongly urge you to invalidate both the Approvals in Concept and the approval of the Mitigated Negative Declaration, and require the developer to comply with regulations currently in force.

Sincerely yours,



DAVID N. PEVSNER



SHARON E. PEVSNER

Josephine Powe
801 Malibu Meadows Drive
Calabasas, CA 91302
(818) 591-6749

April 7, 2015

**RE: APRIL 8, 2015 HEARING, AGENDA ITEM 9
PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

Dear Regional Planning Commissioners:

I am a long-time resident of Monte Nido and for years worked closely with former Supervisor Zev Yaroslavsky's Office and the Planning staff to ensure that the LCP for the Santa Monica Mountains would protect the most sensitive habitat areas for generations to come. The above-referenced Project is in direct conflict with many of the important protections in that LCP. Therefore, I urge you to invalidate the Approvals in Concept for that development.

I also urge you to invalidate the MND that accompanied those Approvals in Concept.

The Approvals in Concept Should be Invalidated

As you know, the Regional Planning Director issued 13 Approvals in Concept prior to the California Coastal Commission's certification of the new LCP. Now that the Coastal Commission has certified the LCP and transferred Coastal Development Permitting jurisdiction to the County, those Approvals in Concept are invalid. Your staff is correct that Vintage Pacific must now submit new plans that are consistent with the LCP.

The developer disagrees and insists that the new LCP does not apply to his project. Apparently he believes that a combination of the 1983 Coastal Development Permit (CDP) for the subdivision of the property and the May 1, 2013 County Board of Supervisors approval of a contingent agreement regarding the development, shields him from applicability of the new LCP. He is wrong.

The 1983 CDP gave the previous developer approval to divide the property into 22 approximately one-acre lots. But no plans were submitted for the individual lots and the Coastal Commission made very clear that the developer would have to return to the Commission for CDPs for each individual lot. Since 1983, the

developer sold one of the lots to a private party who in turn applied for and received a CDP for a single-family residence. That house has been built. Vintage Pacific bought the remaining 21 lots.

In 2013, Vintage Pacific negotiated with the County to get out of certain obligations of the 1983 CDP that Vintage Pacific felt were too onerous with regard to the development of 5 of the lots. These 5 lots have never been graded, are in the middle of the most sensitive habitat area, and are very close to the Backbone Trail. Those negotiations resulted in a contingent agreement between the County and Vintage Pacific whereby Vintage Pacific would donate the 5 lots to Mountains Recreation & Conservation Authority (MRCA) or State Parks but only if Vintage Pacific received the requested level of development rights for the remaining 16 lots.

Although this agreement is labeled a "Development Agreement" it is not a valid Development Agreement since it was only between the County and the developer. A Development Agreement in the Coastal Zone where there is not a certified LCP is invalid unless the Coastal Commission approves the development by formal commission action. [Government Code Section 65869.5.] In May 2013 there was no certified LCP for the Santa Monica Mountains and Vintage Pacific never received Coastal Commission approval of the development.

So neither the 1983 CDP for a tract map subdivision nor the 2013 agreement with the County gave Vintage Pacific a right to develop this property in any particular manner. Only the Coastal Commission could have given him that right prior to the certification of the LCP. Now that the LCP is certified, he, like other property owners in this part of the Coastal Zone who had not completed a Coastal Development Permit application, must comply with the new requirements of the LCP.

The Mitigated Negative Declaration Should Also be Invalidated

Once you invalidate the Approvals in Concept you must invalidate the MND. Every project subject to the California Environmental Quality Act (CEQA) must start with an adequate Project Description. If you invalidate Vintage Pacific's Project, then by definition the environmental document accompanying that Project is void.

It may be tempting to assume that a newly designed Project that complies with the new LCP would have no greater environmental impacts than the old Project but that is not a valid assumption under CEQA. And it is particularly not likely in this case because of the 5 ungraded lots. Any re-design of this development is likely to include development on those five lots. As I stated earlier, the County's May 1, 2013 Agreement with Vintage Pacific was a contingent agreement. Once you invalidate the Approvals in Concept and direct Vintage Pacific to submit plans that are consistent with the LCP, Vintage Pacific has no obligation to

donate those 5 lots to permanent open space. The MND of course never analyzed any impacts associated with any development on those lots because the Project did not include any development on those lots. Clearly any development on those pristine lots would require environmental review. In addition, you have no idea what Vintage Pacific might propose for its re-design. It is conceivable that there could be new designs that have different environmental impacts than the ones that were analyzed in the MND.

Moreover, the MND failed to adequately describe the impacts of the development Vintage Pacific proposed and failed to adequately mitigate the impacts it did disclose. As detailed in the June 24, 2014 comment letter from the State Department of Fish & Wildlife and the July 24, 2014 comment letter from the Monte Nido Valley Community Association, there were many inadequacies in the MND. Two of the most glaring problems relate to the MND's inadequate discussion of fuel modification impacts and the MND's silence on the impacts associated with the development's proximity to sensitive environmental habitat areas.

The Initial Study failed to even discuss impacts of any fuel modification that might be required beyond the property lines of each lot. The County Fire Department's Fuel Modification Guidelines state very clearly that each property owner in the high fire risk zones must clear brush up to 200 feet from every structure. If your house is less than 200 feet from your property line (as many houses are) you must coordinate with the adjacent property owner to make sure that an adequate brush clearance has been accomplished. For some reason, the Initial Study ignored this requirement and only looked at the impacts of fuel modification to the property line. In many cases that meant that more than 75-100 feet of brush clearance was ignored. And this brush clearance for most of the lots in this development would actually encroach heavily into State Parkland or MRCA land. For at least 3 of the 16 lots, a 200-foot brush clearance would actually cross the Backbone Trail. The MND did not even discuss these potential impacts, much less offer any mitigation measures that could lessen the severe negative impacts to scenic and biological resources.

Similarly, the Initial Study failed to adequately disclose the clear negative impacts associated with building houses as close as 50 feet from sensitive habitat areas. The Initial Study acknowledges that these houses will be closer to sensitive habitat area than was allowed under the 1986 Land Use Plan (the LCP is even stricter). It justifies allowing for the smaller setbacks on the basis of the 1983 CDP which specifically allowed the lots to be created in such a way that grading would be allowed as close as 50 feet from sensitive habitat areas. That prior CDP, however, does not obviate the need for the Initial Study to analyze the impacts of building these structures as shown in the plot plans that close to sensitive resource areas. If those impacts cannot be mitigated to a level of insignificance, then a full EIR is required.

Whether you agree that the invalidation of the approvals in concept voids the MND or you reach the merits of the MND, the result should be the same: the MND should be invalidated.

I respectfully urge you to invalidate the Approvals In Concept and invalidate the MND.

Sincerely,

Josephine Powe

Rudy Silvas

From: Gaelle Wizenberg [gaelle@charliebanana.com]
Sent: Tuesday, April 07, 2015 6:55 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-
(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific.
Comply with LCP.**

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,



Click here to Reply or Forward

Jill Reiss

Best Regards,

Gaëlle Wizenberg
876 Crater oak Drive
Calabasas, Ca, 91302

| Charlie Banana | M. USA. | 415.771.2214 | www.charliebanana.com | [Facebook.com/lovecharliebanana](https://www.facebook.com/lovecharliebanana) | SKYPE: Gallou88

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Rudy Silvas

From: Doug Rosen [dougrosen@charter.net]
Sent: Tuesday, April 07, 2015 10:54 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

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**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific.
Comply with LCP.**

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I, Douglas Rosen a long time resident of Monte Nido SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,

Douglas Rosen

479 Cold Canyon Rd

MonteNido CA 91302

The Compound @ Pheasant Hill

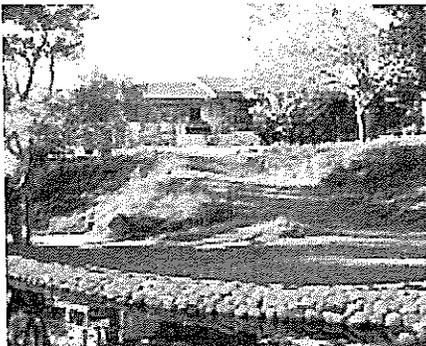
A Place for Provocative Thought & Creative Action

Douglas Rosen
Host

Tel: 310 600-6893

dougrosen@charter.net

479 Cold Canyon Rd Monte Nido, CA 91302



Rudy Silvas

From: Chris Kelly [ckelly1100@gmail.com]
Sent: Tuesday, April 07, 2015 8:47 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: Agenda Item 9 - Vintage Pacific 16 development

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
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Sincerely,

Chris Kelly

25607 Buckhorn Dr.
Monte Nido, CA 91302

Rudy Silvas

From: david coronella [davidcoronella@gmail.com]
Sent: Tuesday, April 07, 2015 2:39 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-
(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific.
Comply with LCP.**

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

David Coronella
25768 Piuma Road
Monte Nido, CA 91302

Rudy Silvas

From: shannon ggem [shannonggem@gmail.com]
Sent: Tuesday, April 07, 2015 2:29 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

Monte Nido's rural character is its draw and its identity. A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and

finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Shannon Ggem
2060 E Lakeshore Dr
Agoura, CA 91301

Rudy Silvas

From: Mary Ellen Strote [mestrote@gmail.com]
Sent: Tuesday, April 07, 2015 12:55 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: Agenda Item 9 - Support compliance with LCP/Oppose inadequate NMD

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

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OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

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I OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16-home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources; it could forever change the rural character of the Monte Nido community nestled in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Mary Ellen Strote, board member, Cold Creek Community Council; board member,
Resource Conservation District of the Santa Monica Mountains

475 Stunt Road

Calabasas, CA 91302

Rudy Silvas

From: Basil Beshkov [basilbeshkov@gmail.com]
Sent: Tuesday, April 07, 2015 3:05 PM
To: Rosie Ruiz; Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and

spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Basil Beshkov

Rudy Silvas

From: Mark Marshall [mark@mlxv.com]
Sent: Tuesday, April 07, 2015 4:21 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Mark Marshall
707 Crater Oak Dr.
Monte Nido, CA 91302

Rudy Silvas

From: kenneth mazur [kenmazur@earthlink.net]
Sent: Monday, April 06, 2015 11:33 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: Agenda Item 9

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the publics' resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Ken Mazur
Topanga Citizen and Santa Monica Mts resident.

Rudy Silvas

From: Dianne Gubin [dianne@diannegubin.com]
Sent: Monday, April 06, 2015 10:50 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. **Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015.** Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
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OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

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Sincerely,

Dianne Gubin

Dianne Gubin
23703 Summit Drive
Calabasas, CA 91302
818-591-1888

Dianne Gubin
818- 222-0300

Rudy Silvas

From: Toby [toby@finecut.com]
Sent: Monday, April 06, 2015 10:25 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

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ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I **support** the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also **oppose** the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it would forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Respectfully submitted,

Toby Keeler
Old Topanga Homeowners, Inc
Board Member

Rudy Silvas

From: Barry Kaplan [ekginc@earthlink.net]
Sent: Monday, April 06, 2015 9:27 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

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OPPOSE – Validation of MND. Require New Environmental Review.

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Sincerely,

Barry Kaplan

Rudy Silvas

From: Julie Rosendo [julie@travelscope.net]
Sent: Monday, April 06, 2015 9:25 AM
To: Rudy Silvas; Rosie Ruiz
Subject: Agenda Item 9

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
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rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Julie Rosendo

Julie Rosendo | Executive Producer/Producer
Joseph Rosendo's Travelscope | Epic Adventures | Digging Into the Future
Office 310-455-7164 | Cell 310-482-1052
PO Box 519 | Topanga, CA 90290
www.Travelscope.net | www.epic-adventures.tv
Four National Emmys! | 29 Telly Awards!

Rudy Silvas

From: Arlene Bernholtz [arlenebernholtz@yahoo.com]
Sent: Monday, April 06, 2015 4:35 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

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AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT
CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

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/ also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,

Arlene E. Bernholtz

P.O.Box 8008

Calabasas, CA 91372

310-850-8508 (cell)

Rudy Silvas

From: Jody Thomas [jodythomas@gmail.com]
Sent: Sunday, April 05, 2015 11:31 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

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OPPOSE – Validation of MND. Require New Environmental Review.

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I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

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Sincerely,

Jody Thomas
President, Old Topanga Homeowners, Inc.

Sent from my iPad

Rudy Silvas

From: Paul Goldsmith [paulgoldsmithasc@gmail.com]
Sent: Sunday, April 05, 2015 6:35 PM
To: Rudy Silvas
Subject: Re: Project No. R2012-02436 to 02440 and R2013-03620 to 03620-(3). Environmental Assessment Case No. 201200258 Item 9 on the April 8, 2015 Agenda

Biological Resources

The project area in question is an extraordinarily beautiful mountain area set within the National Recreation Area of the Santa Monica Mountains. These mountains are home to bobcats, coyotes, deer red-tailed hawks, Coopers hawks, and mountain lions. The area hosts one of the highest concentrations of rare species in the United States. And that's why it's so important to protect it.

Your staff is telling you that you should deny the appeal of the Director's approval of the Mitigated Negative Declaration. I strongly disagree and urge you to grant the appeal. That MND did not adequately disclose the full impacts of this development on the important biological resources in the area and the consequence of not adequately disclosing those impacts is the potential to destroy more of the critically important habitats we have here.

In particular, the MND only looked at fuel modification up to each property line when it should have looked at the full 200-foot brush clearance from each structure. Once you go out 200 feet from most of these proposed houses, you see that there is significantly more impact to the chaparral and the oak woodlands than the MND disclosed. Fuel modification requires the removal or thinning of vegetation, which in turn has a direct impact on the function of the habitat. By limiting the discussion of the impacts from fuel modification to the confines of each property, the MND failed to even look at the impacts that will be associated with hundreds of additional feet of clearance into State Parkland. In addition, the MND failed to adequately discuss the potential adverse impacts from lighting, noise, human activity, exotic plants, and drainage. All of these will clearly have a large impact on the coastal resources in Monte Nido.

The project area is criss-crossed by streams and tributaries that eventually spill into Malibu Creek. The MND is particularly weak in describing the potential impacts to the critical stream and riparian resources, particularly with regard to the potential for significant increased erosion and sedimentation in streams during construction and the potential for increased polluted runoff from human activity once the residences are inhabited.

The MND didn't even try to analyze the impacts of these enormous houses being set so close to State Parkland. An adequate environmental review is needed.

I urge you to invalidate the MND along with your invalidation of the approvals in concept. Please help us make sure that we do everything we can to protect what's left of this extraordinary resource.

Once these lands are "developed" they will never be returned to nature. On the other hand, if it turns out that someday we must build more houses, then that can always be done at a later date.

We need to save what we can for future generations.

Regards, Paul

Paul Goldsmith ASC
25620 Loree Way
Calabasas, CA 91302
818) 903-0077
paulgoldsmithasc@gmail.com
paulgoldsmithasc.com

Rudy Silvas

From: Jess Thomas [fixequip@yahoo.com]
Sent: Sunday, April 05, 2015 8:27 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,

Jess Thomas

President: Old Agoura Homeowners Association

Chair: Coalition To Save Chesebro Meadow Wildlife Corridor

6064 Chesebro Road, Agoura Hills, CA, 91301

Rudy Silvas

From: Susan Ellis [srellis8@gmail.com]
Sent: Sunday, April 05, 2015 9:00 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

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I OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,

Susan R. Ellis

26329 W Plata Lane

Calabasas, CA 91302

Rudy Silvas

From: Jae Flo [jfloatz@verizon.net]
Sent: Sunday, April 05, 2015 9:12 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Jeff and Jae Katz

23823 PCH
Malibu, CA 90265

Stephanie L. Abronson
Pony Cross Farm
543 Cold Canyon Road
Monte Nido, CA 91302
(818) 222-7669 – stephanie@abronson.com

April 7, 2015

Dear Ms. Ruiz,

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

As a 40 year resident of Monte Nido, please know that I *support* the LCP and the staff's recommendation that the Vintage Pacific 16 home development tract proposed project be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP), as required.

Moreover, I *oppose* the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts, and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources. Without doubt, it will change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and permanently tarnish the view-shed, particularly from the renowned Backbone Trail.

Sincerely,



Stephanie L. Abronson

Rudy Silvas

From: Toke Hoppenbrouwers [hoppenbrou@earthlink.net]
Sent: Monday, April 06, 2015 7:38 PM
To: Rudy Silvas
Cc: Jo Powe; peta goldsmith
Subject: Re: Project No. R2012-02436 to 02440 and R2013-03620 to 03620-(3). Environmental Assessment Case No. 201200258 Item 9 on the April 8, 2015 Agenda

Dear Mr. Silvas,

I am a resident of Monte Nido and I strongly endorse your staff's recommendation to invalidate the earlier Approvals in Concept for this project. Those earlier Approvals in Concept were given prior to the California Coastal Commission's certification of the Santa Monica Mountains Local Coastal Program (LCP) and were not Coastal Development Permits. Now that the Coastal Commission has certified the new LCP for this area, it is the County's obligation to issue Coastal Development Permits and those permits can only be granted after the County has made sure that the proposed development complies with all of the requirements of the LCP.

As you know, the process of getting an LCP certified for the unincorporated County area of the Santa Monica Mountains took decades, and even after the County of Los Angeles approved the Land Use Plan and Local Implementation Plan components of the LCP, it took months before the Coastal Commission officially certified the full LCP. The property along Piuma Road that is the subject of Vintage Pacific's development proposal has also had a long history with different developers attempting different developments. Vintage Pacific was well aware of the pending LCP and had plenty of opportunity to complete Coastal Development Permit applications and submit them to the Coastal Commission to ensure that the project would be evaluated on the basis of the old rules found in the 1986 Land Use Plan. Vintage Pacific chose not to do that. Therefore, your staff is correct that the developer now needs to submit plans to the County that are consistent with the new LCP rules.

Sincerely,

Dr. Toke Hoppenbrouwers

Clinical Professor Emeritus,

USC Keck School of Medicine

Los Angeles

818 222 5376

hoppenbrou@earthlink.net

Rudy Silvas

From: Christian Jacobsen [christian.jacobsen@mistresscreative.com]
Sent: Monday, April 06, 2015 6:57 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,
Christian Jacobsen
25733 Punto De Vista Drive
Monte Nido, CA 91302

Rudy Silvas

From: Lisa Lehman [lisaalehman@yahoo.com]
Sent: Monday, April 06, 2015 7:05 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

We SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the view shed, particularly from the renowned Backbone Trail.

Sincerely,

Chuck & Lisa Lehman, 805 Malibu Meadows Drive, Monte Nido, CA 91302

Rudy Silvas

From: Stanley & Barbara Hee [sandbh@charter.net]
Sent: Monday, April 06, 2015 6:32 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of our comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

We SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Barbara and Stanley Hee
25774 Piuma Road
Calabasas, CA 91302

4-7-2015

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015.

AGENDA ITEM 9 : PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

I am in SUPPORT of the LCP and the staff's recommendation that the Vintage Pacific 16 home development tract project be subject to and implemented under the Santa Monica Mountains Local Coastal Program (LCP) as required.

Additionally, I OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND) because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

My family moved to Monte Nido in 1974. We lived at 25820 Piuma Road, just next to the lots slated for development. I used to hike that mountainside before the Lower Backbone Trail was built. It was rich with life.

I used to find pollywogs in pools etched in the volcanic rock, fed by a spring at the heart of the hillside. There was a waterfall, moss-covered, with cliff ferns, maidenhair and dotted with chalk dudleya. Just beautiful. Oh, and the wildflowers – the wild peony, prickly phlox, fairy lanterns, mariposa lilies – and the rare chocolate lily. Have you ever seen one? I would find gopher snakes, gartersnakes, racers, and the beautiful red, white and black California mountain kingsnake. There were swifts and side blotched lizards, even Coast horned lizards, which are now a California Species of Special Concern. I used to find these creatures right where this development is proposed!

But now, the stream doesn't flow, even in Winter. The waterfall is no more. No pools, no pollywogs. The horned lizards are all but gone, as are the harvester ants they depended on. The lilies are scarce, and I haven't seen a mountain king in many, many years. These are indicator species – they all are, that something is not right.

I was lucky enough to grow up in this wonderful mountain nest and it has broken my heart to see this it destroyed over the last 40 years. Ruined because of overdevelopment.

Additional development along Piuma Road, in the buffer zone that shelters the parkland and Lower Backbone Trail from residences, will have a devastating impact on this fragile mountainside ecosystem.

A current study must be conducted, and it must consider impacts of climate change, increased trail use, it must consider recent aggressive trail maintenance – the cutting of century-old canopies of manzanita, buckbrush, and ceanothus. It needs to consider harm caused by homeless encampments and off-trail abusers, along with the impacts this proposed development will have. The study must not look back 10 or 20 years, but 40. This land has been allowed to be ruined. No more.

Sincerely,
Rebecca Dmytryk
Monte Nido Resident/Homeowner 1974 - 2007

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

I/we SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I/we also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,
Richard and Lois Love
25752 Punto De Vista,
Monte Nido, Ca 91302

Rudy Silvas

From: Diane Harrison [birdyharrison1@me.com]
Sent: Tuesday, April 07, 2015 10:01 AM
To: Rosie Ruiz
Cc: Rudy Silvas; Evan Harrison
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

We SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the publics' resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Diane Harrison and Evan Harrison 25715 Vista Verde Drive, Monte Nido, CA 91302

Date 3/6/2015

Brent Baltin
825 Crater Oak Dr.
Calabasas, CA 91302

Dear Honorable Los Angeles County Planning Commissioners

Reference: Vintage Properties Subdivision in Monte Nido

AGENDA ITEM 9

My name is Brent Baltin and I'm a thirty-two year resident of Monte Nido.

I would like to express my dismay with the proposed Vintage Properties venture in Monte Nido. Monte Nido is a small area in Malibu Canyon nestled into the Santa Monica Mountains. Visitors to this unique area come here to be closer to this rural environment of mountains, streams, oaks, and wildlife. We, as a community have worked very hard as being proper stewards of this ecological unique and sensitive area.

The proposed 16 tracts of approximately 4,500 Sq. Ft. of dwelling with garages of an additional 1,600 Sq. Ft. will literally back up to the backbone trail. This proposed tract as designed will be the foremost view on most of the trails in this area and that will impact this area forever.

The New LCP which I and the community at large support will provide for the standards that is suppose to ensure to limit the impact of this ecological sensitive area for now and future generations. Therefore, I urge the Planning Commissioners to support the LCP as written and the recommendation that the proposed Vintage Pacific home development tract as written be rejected until the developer complies with standards set forth in the new LCP.

Sincerely,

Brent Baltin

Rudy Silvas

From: Beatriz Kerti [bkerti@me.com]
Sent: Tuesday, April 07, 2015 3:19 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

We SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

As a resident of Monte Nido, I strongly oppose this development. We moved here to get away from developments like these and to be close to nature and enjoy the hiking trails around us.

Sincerely,
BEatriz Kerti
Resident of Monte Nido
25768 Piuma Road
MOnte Nida, CA 91302

April 6, 2015

Ed Heywood
253 La Vista Grande
Santa Barbara, CA.
93103

Dear Honorable Los Angeles County Planning Commissioners

Re: Vintage Properties Subdivision in Monte Nido

AGENDA ITEM 9

I am 62 and a very frequent visitor for thirty-plus years to the great Monte Nido area between Malibu on the coast, and the city of Calabasas. I have very close friends of 40 years who are long time residents of Monte Nido and I visit and hike with them often in this area.

I have tremendously enjoyed my visits to Monte Nido as the rolling hills and canyons are beyond compare and the community here is beautiful, quiet and void of the daily rush and urban sprawl of the nearby cities. The environment here is beyond compare of any areas in the great state of California.

I am very surprised and disappointed to hear of the proposed 'Vintage Properties' venture in the hills of Monte Nido. The proposed 16 tracts of approximately 4,500 square feet of buildings (not including the expansive 1,600 square foot garages) will forever destroy the look of this great area. As an often hiker of the surrounding hills here I cannot imagine this unique serene area being scared with this huge development. Unfortunately, I can only assume it will be the start of turning this area into a very large bustling bedroom community and forever destroying the current ambiance that we and our children have enjoyed.

I strongly encourage the Planning Commissioners to support the LCP as written and the recommendation that the purposed Vintage Pacific home development tract be rejected.

Respectfully,

Ed Heywood
805-451-0359

Rudy Silvas

From: Rothenberg, Nancy [NRothenberg@ptpn.com]
Sent: Monday, April 06, 2015 2:34 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners:

The Calabasas Highlands Homeowners Association supports staff's recommendation that the proposed Vintage Pacific 16 home development tract project be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

However, we oppose the staff's recommendation to validate the Mitigated Negative Declaration (MND) because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts and therefore requires new environmental review.

A 16 home subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts on the public's resources. It could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive biological and spectacular scenic resources; impair our wildlife corridors and habitat; and permanently tarnish the viewshed, particularly from the Backbone Trail.

Sincerely,

Nancy Rothenberg, President
Calabasas Highlands HOA

From: Darryl Wizenberg [mailto:darryl@wizenberg.com]
Sent: Monday, April 06, 2015 2:10 PM
To: Rosie Ruiz; Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it could forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Darryl Wizenberg
876 Crater Oak Drive
Monte Nido. 91302

r Ruiz@planning.lacounty.gov and **CC:** rsilvas@planning.lacounty.gov

Best Regards,

Darryl Wizenberg

Rudy Silvas

From: Lynn Benjamin [lynnben@charter.net]
Sent: Monday, April 06, 2015 5:21 PM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9: SUPPORT COMPLIANCE W/LCP, OPPOSE INADEQUATE MND

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

A 16 home tract subdivision in the Santa Monica Mountains certified coastal zone will have significant negative impacts to the public's resources: it would forever change the rural character of the Monte Nido community nested in the mountains and protected by our LCP; impact our sensitive and finite biological and spectacular scenic resources; impair our wildlife corridors and habitat; and, permanently tarnish the viewshed, particularly from the renowned Backbone Trail.

Sincerely,

Lynn Benjamin

25607 Buckhorn Drive

Monte Nido, CA 91302

Rudy Silvas

From: Grant [grantv@Wamerica.com]
Sent: Monday, April 06, 2015 10:58 AM
To: Rosie Ruiz
Cc: Rudy Silvas; HOLLY VAN EVERY
Subject: AGENDA ITEM 9

Dear Rosie -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

**PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3)
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258**

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

OPPOSE – Validation of MND. Require New Environmental Review.

Honorable Los Angeles County Planning Commissioners,

We SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

We also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,

Grant & Holly Van Every
25728 Dark Creek Road
Calabasas, CA 91302

Rudy Silvas

From: Clarise Compton [clarisecompton@yahoo.com]
Sent: Monday, April 06, 2015 9:33 AM
To: Rosie Ruiz
Cc: Rudy Silvas
Subject: AGENDA ITEM 9 - SUPPORT COMPLIANCE W/LCP - OPPOSE INADEQUATE MND

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

**SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.
OPPOSE – Validation of MND. Require New Environmental Review.**

Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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*Sincerely,
Clarise Compton, 4135 Cornell Road Agoura Hills CA, 91301*

Rudy Silvas

From: Nona Green [nona4re@gmail.com]
Sent: Monday, April 06, 2015 10:05 AM
To: Rudy Silvas
Subject: Agenda Item #9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

SUPPORT – Invalidate Approvals in Concept for Vintage Pacific. Comply with LCP.

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Honorable Los Angeles County Planning Commissioners,

I SUPPORT the LCP - and the staff's recommendation that the - Vintage Pacific 16 home development tract proposed project - be subject to and implemented under our newly certified Santa Monica Mountains Local Coastal Program (LCP) as required.

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Sincerely,

Nona Green
5699 Kanan Rd. #169
Agoura Hills, CA 91301

PS. We are in a drought and the wildlife is dying due to urban encroachment. Stop this nonsense.

Rudy Silvas

From: Steve Hess [stevehess10@gmail.com]
Sent: Sunday, April 05, 2015 11:51 PM
To: Rosie Ruiz
Cc: Rudy Silvas; Patricia Hess
Subject: Longtime residents support the LCP, baffled by Vintage Pacific MND

Dear Honorable Los Angeles County Planning Commissioners,

My wife and I have lived in the Santa Monica Mountains all our lives and in Cornell for 20+ years. We love living in the mountains, have raised our kids here, and stay informed about what is going on here.

We wholeheartedly believe in the LCP and, in fact, spent many hours working in support of the plan. That is why we are so baffled by the staff's recent recommendation that the submitted Mitigated Negative Declaration is sufficient in the Vintage Pacific 16 home plan for Monte Nido. Nothing could be more incongruent with the LCP!

We agree that the development, and all development in the mountains, should be governed by the LCP and urge you to reject the staff recommendation regarding the Mitigated Negative Declaration on the basis that this project WILL have unmitigable and permanent impacts to wildlife and visitors in the region.

Sincerely,
Steve & Patricia Hess
Cornell, Ca
818/652-4429

Rudy Silvas

From: mallinger@aol.com
Sent: Sunday, April 05, 2015 10:56 PM
To: Rudy Silvas
Cc: Rudy Silvas
Subject: agenda Item 9

Dear Ms. Ruiz -

Please forward a copy of my comments below to all Los Angeles County Regional Planning Commissioners. Comments are in reference to Agenda Item 9 - for the hearing on April 8, 2015. Thank you.

AGENDA ITEM 9

PROJECT NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630-(3) ENVIRONMENTAL ASSESSMENT CASE NO. 201200258

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Honorable Los Angeles County Planning Commissioners,

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I also OPPOSE the staff's recommendation to validate the Mitigated Negative Declaration (MND), because it is insufficient for a newly re-designed project under the LCP. It has not adequately addressed the impacts - and therefore requires new environmental review.

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Sincerely,
Mollie Helfand
resident of 3rd district la county