Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

September 24, 2014

Vintage Pacific at Monte Nido, LLC
16530 Bake Parkway, suite 200
Irvine, CA 92618

Dear Applicant:

**RE: DIRECTOR'S REVIEW CASE NO. RPP 201200970 (PROJECT R2012-02436)**
**ENVIRONMENTAL ASSESSMENT CASE NO. RENV 201200258**
**25645 PIUMA ROAD, MONTE NIDO, CA 91302 (APN 4456-038-006)**

The Director, on September 24, 2014, has approved in concept Director's Review Case No. RPP 201200970, and Environmental Assessment Case No. RENV 201200258 with mitigation measures, for a new two-story 4,119 square foot single-family residence, with pool, retaining walls, septic system, hardscape and landscaping.

Pursuant to Part 5 of Chapter 22.60 of the Los Angeles County Zoning Code (Title 22), the applicant or any other interested person may appeal the Director's decision to the Los Angeles County Regional Planning Commission (Commission) at the office of the Commission Secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission Secretary for the appeal procedures and fee at (213) 974-6409.

**The appeal period for this project will end at 5:00 p.m. on October 8, 2014 (end of 14th calendar day/next business day after weekend/holiday).** Any appeal must be delivered in person to the Commission Secretary by this time. If no appeal is filed during the specified period, the Director's action is final.

For any other questions or information regarding this approval, please contact Rudy Silvas at (213) 974-6470, or by email at rsilvas@planning.lacounty.gov .

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Rudy Silvas

Rudy Silvas, Principal Planning Assistant
Land Development Coordinating Center Section

Enclosures: Findings, Conditions of Approval, Mitigation Measures, Affidavit of Acceptance (Permittee's Completion)

c: Zoning Enforcement