Lot 3

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

SITE PLAN REVIEW APPLICATION

RENV T201200259

Applications must be submitted in person. Appointments are required to submit three or more applications. Please call (213) 974-6438 for an appointment. Incomplete applications will not be accepted.

FOR STAFF USE ONLY

Permit No.: RPP T201200971
Project No.: R2012-02437
Zone: A-1-1 Plan Category: 5
CSD/TOD: None Sup. Dist.: 3rd
RFS: None CHW: Y (N)
Previous/Pending cases: PP 49948

Checklist Summary (Refer to No. 14)

1. Completed application with original signature(s).
2. Three sets of folded plans (site plan, floor plans and elevations). For Coastal Zone, five sets of plans.
3. Minimum six (6) different color photos (no aerials).
4. Fees (cash, check or money order only). Make checks payable to "Los Angeles County".

1. La aplicación completa con la firma original.
2. Tres juegos de planos doblados (planos del sitio, piso y elevaciones). Cinco juegos de planos para costales.
3. Seis diferente fotografías a color (no fotos aéreas).
4. Costo (efectivo, cheques, o giros solamente). Haga los cheques pagados a "Los Angeles County".

1. Subject Property *(Sujeto Propiedad)*

Assessor's Parcel Number: **4456-038-003**

Property Address: **25677 Piuma Road, Calabasas, CA 91302**

Legal Description: **See attached Exhibit "A"**

2. Project Description and Proposed Use *(Descripción del Proyecto y El Uso Propuesto)*

New 2-story single family dwelling, landscaping and septic system.

3. Project and Property Data *(Datos de la Propiedad y Proyecto)*

Existing Use(s) and Structure(s) (square feet):

Vacant land

Total number of existing residential buildings/units: 0

Existing structure(s) to be demolished (if applicable):

N/A

Proposed New Use(s) and Structure(s) (square feet):

2-story single family dwelling, 4,119 sq. ft.

Total number of proposed residential buildings/units: 1

4. Record Owner *(Dueño/a Registrado)*

Name (print): **Matt Osgood**
Address: **18401 Von Karman Ave., Suite 350**
City/State: **Irvine, CA** 949-253-7110
Zip: **92612** Tel/Fax: 949-253-7139
E-mail: **mattosgood@mac.com**

Applicant/Agent *(Solicitante/Agente)*

Name (print): **Imad Aboujawdah**
Address: **3791 Prairie Ridge Ct.**
City/State: **Simi Valley, CA** 805-522-2622
Zip: **93063** Tel/Fax: **805-426-8016**
E-mail: **imad@civildesignanddrafting.com**

5. Project Data Continued *(Datos de el Proyecto continuado)*

Is grading proposed? ☒ Yes ☐ No

If yes, cubic yards Cut: 0 Fill: 75 C.Y.

Total grading (cut plus fill): 75 C.Y.

Will grading be balanced on-site? ☐ Yes ☒ No

If no, indicate quantities to be transported off-site.

Export _____ Import: 75 C.Y.

Natural and finished grade and finished floor must be Depicted on the elevations.

Are there slopes of 25% or more on the subject property? ☒ Yes ☐ No

If yes, a slope map is required. The topographic lines must be depicted on the site plan./

Proposed maximum height of structure(s) from natural and finished grade: **26'-6"**

Are retaining walls proposed? ☒ Yes ☐ No

If yes, submit wall cross-sections and elevations.

INCLUDED ON SITE PLAN

Does the proposal meet all required setbacks? ☒ Yes ☐ No

If no, a yard modification is required. Specify what setback is to be modified and the proposed setback:

Water source: ☒ Public Water ☐ Private Well ☐ Shared well

Sewer System: ☒ Private Sewer ☐ Public Sewer

If a shared well is proposed, a Shared Water Well application is required.

Applying for a second unit? ☐ Yes ☒ No

If yes, all supplemental information must be attached.

Applying for a density bonus? ☐ Yes ☒ No

If yes, all supplemental information must be attached.

5. Residential Parking Data *(Datos de Estacionamiento Residencial)*

Number of covered on-site spaces provided: 4

Number of uncovered on-site parking spaces provided: 1

6. Commercial/Industrial Parking Data *(Datos de Estacionamiento Comercial/Industrial)*

Gross building area square footage (include all buildings)	Existing: _____	Proposed: _____
Landscaping area (sq ft)	Existing: _____	Proposed: _____

Existing or Proposed Use	Square Feet or Occupancy Load	Spaces/Square Footage	Required Parking	Proposed Parking
Retail		1/250		
Medical Office		1/250		
Professional Office		1/400		
Industrial		1/500		
Warehouse[1]		1/1,000[1]		
Restaurant[2]		1/3 occupants[2]		
Churches[3]		1/5 occupants[3]		
Other				
		Total Spaces:		
		Standard Spaces:		
		Disabled Spaces:		
		Compact Spaces[4]:		

[1] A minimum of 80% of the floor area must be dedicated to warehouse use to apply the parking ratio of 1/1,000.

[2] Parking for entertainment, assembly and dining are based on the occupancy load determined by Building & Safety (a minimum of 10 spaces are required). Occupancy load determination "Form A" from Building & Safety must be attached.

[3] Parking for churches is based on the occupancy load of the largest assembly area determined by Building & Safety.

[4] A maximum of 40% compact parking is allowed.

7. Green Building Program (Programa de Edificación Verde)

Green Building Requirements

- A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to **January 1, 2009** is exempt. For construction of a single family residence, or homes on lots created by a parcel map, the deadline is extended to **April 1, 2009**.
- Tree planting required. Number of trees required/provided: 1 / 4 existing oak trees
  If there are existing mature trees measuring at least six inches in diameter on the property, identify the trees on the plans and they may be used to satisfy the tree planting requirement.
  Location of trees per green building requirements shall be approved as depicted on the plans unless waived or modified by DPW.
- Unless waived/modified by DPW, the project shall comply with the energy efficiency, resource and water conservation provisions of the Green Building ordinance per DPW review.

Drought-Tolerant Landscaping Requirements

- A project where a complete building permit application was filed with the County Department of Public Works (DPW) prior to **January 1, 2009** is exempt. For construction of a single family residence, or homes on lots created by a parcel map, the deadline is extended to **April 1, 2009**.
- Is landscaping required? ☐ Yes ☒ No
  Is landscaping proposed? ☒ Yes ☐ No
  If you check yes for either question, complete the landscaping information below.
  If you check no for both questions, skip to the next section. Please be aware that if landscaping is proposed in the future, a new site plan review and applicable fees must be filed to ensure compliance with the Drought – Tolerant Landscaping Ordinance, Chapter 22.52, Part 21
- Required landscaping (sq. ft.) (if applicable): N/A
- Existing landscaping (sq. ft.) (if applicable): 29,798 sq. ft.
- Proposed landscaping (sq. ft.) (if applicable): 3,814 sq. ft.
- Total landscaping (existing and proposed) (sq. ft.): 33,612 sq. ft.
- Drought-tolerant landscaping (sq ft): 2,006 sq. ft. (front only)
- Percent of total landscaping to be drought tolerant: 75% (of front only)
- Total grass/turf area (sq. ft): 800 sq. ft.
  Percent of total landscaping to be grass/turf: 2.38%
  Grass/turf width must be minimum 5 feet and grass/turf must be water efficient.
- Plants shall be grouped in hydrozones (with similar water and sun needs)
- Drought-tolerant landscaping requirements may be modified with a yard modification application.

Low Impact Development (LID) Requirements

- Development where a complete application was filed with the County Departments of Regional Planning, Public Works (DPW), or Beaches and Harbors prior to **January 1, 2009** are exempt from the requirement.
- EXISTING impervious surface areas (sq. ft.):
- NEW impervious surface areas (sq. ft):
- For residential projects ≤ 4 units, install at least two of the following (check at least two):
  - ☒ Downspout routing- Cistern/rain barrel/raingarden/planter box (minimum 200 gallon capacity)
  - ☒ Plant two 15-gallon trees a maximum of 10 feet from impervious surfaces
  - ☐ Porous pavement (minimum 50% of all paving)
  - ☐ Dry well (minimum 200 gallon capacity)
  - ☐ Green roof (minimum 50% of total roof area)
  - ☐ Disconnect impervious surfaces- Slope impervious surfaces to drain toward pervious surfaces
- For projects other than the above, please contact DPW for information regarding LID requirements.
- Unless waived/modified by DPW, the development shall comply with LID per DPW review.

8. Owner's Consent* *(Consentimiento del Dueño/a)*

I, the owner of the subject property, have read, understand and consent to the submission of this application. If the applicant signs for the owner, please submit a letter of authorization from the owner with original signature(s):

Signature: _____ Date: 10/9/2012

(ORIGINAL SIGNATURE SIGNED IN BLUE INK)

*If the record owner is a company, corporation, or association, include a copy of Statement by Domestic Corporation.
* It is the responsibility of the owner to notify the Department of any changes in ownership during processing.

9. Applicant or Owner Certification *(Certificación del Solicitante o Dueño/a)*

I hereby certify that:

1. ***The information provided in this application, including all attachments, are accurate and correct,***
2. ***I have carefully reviewed and signed with initials all items under Section No. 14 (pages 5-8) and included all applicable required information, and***
3. ***I understand that the submittal of inaccurate or incomplete information and plans may result in processing delays and/or denial of my application.***

Signature: _____ Date: 10.9.2012

(ORIGINAL SIGNATURE SIGNED IN BLUE INK)

10. Oak Tree Certification (*Certificación de Áboles Robles*) (Pursuant to Chapter 22.56, Part 16)

Are there any oak trees on the subject property or next to the subject property?

☒ Yes ☐ No

If yes, please check **one** of the following boxes:

☒ I certify that no activity will occur within five feet of any oak tree dripline (canopy) or within 15 feet of any oak tree trunk, whichever distance is greater. This applies to both oak trees located on the subject property AND oak trees next to the subject property. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to scale for verification.

☐ Activity will occur within five feet of any oak tree canopy or within 15 feet of any oak tree trunk and I have concurrently filed for an oak tree permit. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the site plan and are drawn to scale.

Signature: _____ Date: 10.9.2012

(ORIGINAL SIGNATURE SIGNED IN BLUE INK)

11. Lobbyist Statement (*Declaración de un Grupo de Presión*)

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements or Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process.

I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031. I further understand that the making of such a certification, and compliance with this ordinance, shall be conditions precedent to the granting of the requested permit, license, contract or franchise.

Signature: _____ Date: 10/9/2012

(ORIGINAL SIGNATURE SIGNED IN BLUE INK)

LOBBYIST PERMIT NO(S) IF APPLICABLE: _____

12. Plan Distribution *(Distribución de Planos)* (check one box only)

Mail approved plans to: ☐ Record Owner ☒ Applicant/Agent **OR**

Call for pick up: ☐ Record Owner ☒ Applicant/Agent

13. Yard Modification Burden of Proof (only required for a yard modification)* *(Carga de la Prueba para una Modificación de Yarda)*

Los Angeles County Zoning Ordinance Section 22.48.180 authorizes the Director of Planning without notice or hearing to grant a modification to specified setback regulations of the Zoning Ordinance where topographic features, subdivision plans and other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the setback requirements. (See page 10 for additional requirements that must be submitted along with this application)

A. What topographic features, lot design or other conditions justify the setback modification? (If necessary attach additional pages)

N/A

B. Are other adjacent or neighboring properties enjoying setbacks similar to what you propose? If so, please list addresses, relevant setback, height and description of structure involved. Include photos and a vicinity map showing the location of all listed properties. (If necessary attach additional pages)

N/A

14. Application and Plan Certification *(Certificación de Aplicación y Planos)*

Please review carefully and sign your initials next to all sections to certify that you understand and have addressed all requirements. The application and plans must comply with all applicable regulations.

Revise cuidadosamente y escribe su iniciales para reconocer que usted entiende y se ha cumplido con todos los requisitos. La aplicación y los planos deben de cumplir con todas las regulaciones aplicables.

General Information (Información General)

Approval ***(Aprobaciones)***
Approval only verifies that the project is consistent with the Zoning Ordinance. Review and approval by the Department of Public Works and any other regulatory agencies shall be required, as applicable.

Aprobaciones solamente verifica que el proyecto esta consecuentes con la reglamentación de zonificacion. El desarrolló actual requiere la aprobación del Departamento de Obras Publicas y cualquier otras agencias regulador, como pertinente.

Zoning Violations ***(Violaciones de Zonificación)***
If there is a zoning violation on the property, plan review may be delayed and additional permits may be required. Any unpermitted structures or uses must either be removed or legalized at part of this application.

Si hay una violación de zonificacion en la propiedad, revisión del plano se va a demorar y permisos adicionales pueden ser requeridos. Cualquier uso o estructuras sin permisos deben de ser quitados o legalizados como parte de esta aplicación.

Certificate of Compliance ***(Certificado de Conformidad)***
If a Certificate of Compliance is required, the application must be submitted prior to or concurrently with the site plan application. An unconditional Certificate of Compliance or clearance of conditions for a conditional Certificate of Compliance must be recorded prior to site plan approval.

Si un Certificado en Conformidad es requerido, la aplicación debe de someterse antes de o concurrente con la aplicación del plano del sitio. Un incondicional Certificado en Conformidad o un despeje de condiciones para un Certificado en Conformidad condicional deben de ser registrado antes de la aprobación del plano del sitio.

Changes ***(Cambios)***
It is the responsibility of the owner to notify the Department in writing of any changes to the project. Any changes subsequent to planning approval will require additional planning review and payment of fees.

Es la responsabilidad del dueño de notificar el Departamento por escrito de cualquier cambios al propuesto proyectó. Cualquier cambio de los planos subsiguientes a la aprobación de planificación va a requerir una revisión adicional y un pago de cuotas.

Application (Aplicación)

Record Owner ***(Dueño Registrado)***
The current property owner must sign the application or submit a letter of authorization with original signature in blue ink (photocopies or faxes will not be accepted). If the record owner is a Corporation, a copy of the Statement by Domestic Corporation is required verifying the signatory is authorized to sign.

El dueño de propiedad debe de firmar la aplicación o entregar una carta de autorización con la firma original en tinta azul (fotocopias o faxes no son aceptados). Si el dueño registrado es una corporación, se requiere una copia de la acta constitutiva de la empresa confirmando que el signatario esta autorizado a firmar.

Photographs ***(Fotografías)***
Provide at least six different printed color photographs of the property. Do not submit aerial photos. Photographs must be labeled or numbered and referenced on a copy of the site plan in a photo key.

Proporcione por lo menos seis fotografías impresas diferentes de color del sujeto propiedad. No entregué aero-fotos. Fotografías deben de ser clasificados o numerados y referenciados en una copia del plano del sitio en una clave fotostática.

Building Permits and Assessor's Building Description Blank ***(Permiso de Construcción y Permisos del Asesor)***
Submit building permits and Assessor's building description slip blanks for all existing buildings on the subject property. Visit your local Building and Safety office and regional Assessor's office for copies.

Somete los permisos de construcción y documentos del Asesor para todos los edificios existentes en la propiedad. Para obtener copias, visite su oficina local de Obras Publicas y oficina regional del Asesor.

Second Units ***(Segundas Residencias)***
Second units must meet all requirements pursuant to Chapter 22.52, Part 16.

Segunda residencias deben de cumplir con todos los requisitos según el Capitulo 22.52, Parte 16.

Infill for Residential Projects ***(Estudio de densidad para proyectos residenciales)***
For projects that exceed the maximum residential density allowed by the General Plan land use category up to one General Plan category, an Infill Burden of Proof is required. Also submit a 500-foot radius map showing the subject property and the gross density of all residential parcels within the radius. There is no guarantee of approval for infill requests.

Para los proyectos que excedan el máximo densidad residencial permitido por el Plan General de uso de la tierra hasta la categoría uno del Plan General, un estudio de densidad residencial es requerido. También se requiere un mapa de radio de 500 pies que demuestra la propiedad en cuestión y la densidad de todas las parcelas residenciales dentro del radio. No hay ninguna garantía de aprobación para este tipo de petición.

Shared Water Wells ***(Posos de Agua Compartidos)***
A separate application must be filed for a shared water well. Approval of this project does not constitute an approval for a shared water well.

Una aplicación separada debe de ser presentado para los posos de agua compartidos. La aprobación de este proyecto no constituye una aprobación por un poso de agua compartido.

Site Plan / Elevation Plan / Floor Plan (Planos del sitio/elevacion/del piso)

Site Plan ***(Planos del Sitio)***
Three (3) sets of plans (five for projects within the Malibu Coastal Zone): each set must include a site plan, floor plan, and elevations drawn to scale (for example 1/8"=1') on paper approximately 2' x 4' in size. Each set must be stapled together and folded to fit into an 8 ½" X 14" folder. Fold each set separately. Depict all onsite and offsite oak trees on the plans (see oak tree diagram attachment for instructions). Depict all property lines, and location, height and size of all existing and proposed buildings, structures, fences, walls, and driveways.

Tres (3) juegos de planos (cinco para proyectos en la zona costal de Malibu): cada juego debe incluir un plano del sitio, del piso y elevaciones a escala indicado (por ejemplo 1/8" = 1') en papel de aproximadamente 2' por 4' de tamaño. Cado juego debe ser grapado y doblado a un tamaño de 8" x 14". Dobla cada juego separado. Describe en los planos todos los arboles de roble localizados en la propiedad y fuera del sitio (vea el diagrama de arboles robles adjunto para las instrucciones). Describe todas las líneas de propiedad y la ubicación, altura y el tamaño de todos los edificios existentes y propuestas, estructuras, cercas, paredes y caminos de entrada.

Drawing Size ***(Tamaño del Dibujo)***
Drawings will be rejected if the paper size is too small to show all required information. The common size is about 2 feet by 4 feet. If subject property is very large, provide a detailed site plan of only the development area, and include a dimensioned inset map of the entire property.

Los dibujos van hacer rechazados si el tamaño del papel esta muy pequeño en mostrar todo la información requerido. El tamaño común es de 2 pies por 4 pies. Si el sujeto propiedad esta muy grande, proporcione un plano del sitio detallado de la parte del desarrollo, y inserta una mapa dimensionada de toda la propiedad.

Scale ***(Escala)***
Plans must be drawn to a scale of at least one inch equals twenty feet or 1/8 inch equals one foot. The scale must be included on the plans. Unusual, non-standard, immeasurable or distorted scales will not be accepted.

Los Planos deben de ser dibujados a una escala de por lo menos de una pulgada equivalente a veinte pies o 1/8 pulgada equivalente a un pie. La escala debe de ser incluida en los planos. Insólito, no estándar, inconmensurable o escalas retrocedidas no van hacer aceptados.

Dimensions ***(Dimensiones)***
Plan must be fully dimensioned and oriented with a North arrow clearly indicated on the plans. Do not use the edge of the paper as a property line. All plans should have a borderline and title block.

Los planos deben de ser dimensionados completamente y orientados con una flecha punta hacia el Norte claramente indicado en los planos. No use el borde del papel como la línea de la propiedad. Todos los planos deben de tener una línea divisoria y un titulo.

Structures ***(Estructuras)***
Identify and provide floor plans and elevations of all existing and proposed structures on the property.

En la propiedad, identifique todas las estructuras existentes y el propuesto. Proporcione planos de piso y elevaciones de todas las estructuras.

Height ***(Altura)***
Clearly depict the height and number of stories of all structures. For properties with sloping terrain, include building cross-sections and depict the natural, finished grade and finished floor. For projects with structure height at or near the maximum height allowed, an architect/engineer certification may be required to verify compliance with the maximum height.

Claramente represente la altura y el número de pisos de todas las estructuras. En las elevaciones, represente el nivel natural y el nuevo nivel y el nuevo piso. A las propiedades con el terreno inclinado incluye una sección transversa del edificio. Proyectos con estructuras legando casi al la altura máxima permitido, una certificación de un arquitecto/ingeniero va hacer requerido para verificar conformidad a la altura máxima.

Yards and Setbacks ***(Yardas y Atrasos)***
The project must meet all required setbacks unless a yard modification is approved. A survey prepared by a licensed surveyor may be required to verify the accuracy of any dimensions depicted on the plans.

El proyecto debe de cumplir con todos los requeridos atrasos a menos que se aprueba una modificación de jardín. Un agrimension preparado por un agrimensor licenciado va hacer requerido para verificar la exactitud de cualquier dimensión representada en los planos.

Fences and Walls ***(Cercas y Muros)***
Show the location, height, and materials of all existing and proposed fences and walls on the subject property. Wall cross-sections are required for all retaining walls.

Demuestre la ubicación, altura y materiales de todo lo existente y las propuestas cercas y muros en la propiedad. Se requiere una sección transversa a todos los muros de contención.

Features ***(Caracteristicas)***
Indicate landscaping, topography and other development features applicable to the request.

Indica paisajes, topografías y otros desarrollos características aplicable a la solicitud.

Community Standards District ***(Reglas del Distrito de la Comunidad)***
Verify if the property is located in a Community Standards District prior to submittal. Plans must include any additional information required to verify compliance with all applicable CSD regulations.

Verifique si la propiedad esta localizada en una Reglas del Distrito del la Comunidad antes de someter. Los planos deben de incluir información adicional requerida para verificar conformidad con las regulaciones.

Access ***(Acceso)***
Driveway access, vehicular back-up, and parking must be depicted and fully dimensioned. Depict street names, centerlines and widths of all highways, streets and alleys adjacent to the subject property.

Acceso al camino de entrada, área de reversa vehicular, y estacionamiento deben de ser representados y completamente dimensionados. Represente las nombres de las calles, las líneas del centro y lo ancho de todas las carreteras, calles y callejones contiguo a la propiedad sujetó.

Topography ***(Topografía)***
Topographic lines must be depicted on plans where grading is proposed or there are slopes of 25% or more.

Líneas topográficas deben de ser representados en los planes donde se propone escarbarmiento o donde hay un inclinado de 25% o más.

Grading ***(Escarbarmiento)***
Plans must note the total cubic yards of cut and/or fill grading proposed. Also include the grading quantities to be imported or exported. Depict natural and finished grade on the elevations. Please be aware that grading of ≥ 100,000 cubic yards, or import of ≥ 1,000 cubic requires a Conditional Use Permit.

Planos deben de notar las yardas cúbicas totales de escarbarmiento si se propone un corte y/o relleno. También incluye las cantidades de escarbarmiento que se van hacer importados o exportados. Representa los niveles naturales y el nuevo nivel en las elevaciones. Por favor sea consciente que el escarbarmiento de ≥ 100,000 yardas cúbicas, o la importación de ≥ 100,000 yardas cúbicas requiere un Permiso de Uso Condicional.

Haul Route ***(Ruta de Transporte)***
The off-site transport of 10,000 cubic yards of dirt requires a haul route. Include a map depicting the proposed haul route, the property owner and address of the receiving site and letter of authorization.

La transportación de 10,000 yardas cúbicas de tierra fuera del sito requiere una ruta de transporte. Incluye una mapa representando el propuesto ruta de transporte, el dueño de propiedad y dirección del sito quien lo recibe y una carta de autorización.

Green Program (Edifacación Verde)

Green Building Requirements, Chapter 22.52, Part 20 (as applicable)

Tree Planting
Depict on the site plan the location of the required trees to be planted (Section 22.52.2130.C.5). If the property currently has mature trees, as defined in Section 22.52.2110.M, these trees must be depicted on the site plan and shall constitute compliance with this requirement.

Smart Irrigation Controller (Section 22.52..2130.C.2.a)
Note on the plans that a smart irrigation controller shall be installed for all landscaping.

Energy Conservation
Note on the plans that the project shall be designed to achieve at least 15% more energy efficiency than the 2005 California Energy Efficiency Standards, Title 24, Part 6 (Section 22.52.2130.C.1).

Resource Conservation
Note on the plans that the project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris (Section 22.52.2130.C.4) and in compliance with requirements set forth by the Department of Public Works, Environmental Programs Division.

Indoor Water Conservation (Non-residential with floor area > 10,000 sq. ft. or residential ≥ 5 units)
Note on the plans that the project shall comply with the requirement that tank-type toilets be high-efficiency toilets (maximum 1.28 gallons/flush) (Section 22.52.2130.C.3).

Drought-Tolerant Landscaping Requirements, Chapter 22.52, Part 21 (as applicable)

Landscaping (Section 22.52.2230.A, B)
Depict all landscaping (existing and proposed) on the site plan. Include a table with the total landscaped area and percent of drought-tolerant landscaping to verify compliance with minimum 75% drought-tolerant landscaping (for single-family residences, minimum 75% in front of residence only). Plants must be selected from the County's "Drought-tolerant plant list." Also, group plants with similar watering needs.

Grass/Turf (Section 22.52.2230.A, B)
Depict all grass/turf (existing and proposed) on the site plan. Include a table with the area and percent of grass/turf to verify compliance with the maximum 25% of total landscaping and maximum 5000 square feet area. Grass/turf must be at least five feet in width and must be water-efficient.

Covenant (Section 22.52.2250)
The property owner must sign, notarize and record a covenant requiring compliance with the Drought-Tolerant Landscaping ordinance.

Low Impact Development (LID) Requirements, Chapter 22.52, Part 22 (as applicable)

Impervious Surface Areas
Depict on the site plan any alteration of existing impervious surface area and/or creation of new impervious surface area. This includes any paving, solid roofed structures, swimming pools, etc.

Best Management Practices (BMPs)
Note on the plans that LID BMPs shall be installed as required by the Department of Public Works (DPW) pursuant to the County's "Low Impact Development Standards Manual," unless modified or waived by DPW.

Yard Modifications (if applicable) / *Modificacion de Yarda (si es aplicable)*

Burden of Proof (No. 13) ***(Carga de la Prueba)***
Respond to the questions in section 13 of this application. Submit photographs, with the address noted, of any properties that have similar setbacks to those requested (question B. in Section 13). There is no guarantee of approval for yard modifications.

Conteste las preguntas en la sección 13 de esta aplicación. Somete fotografías, con la dirección anotada, de todas las propiedades notadas quienes tienen atrasos similares a los que se solicitan.

Vicinity Map ***(Mapa de la Vecindad)***
Show the location and dimension of all structures on adjacent lots that have similar setbacks to those being requested on a separate 500-feet radius map (linked to question B in section 13).

Demuestre la ubicación y la dimensiones de todas las estructuras en los lotes contiguos quienes tienen atrasos similares a los quienes se solicitan en una mapa separada de hasta 500 pies (en conexión a la pregunta B en la sección 13)

Ownership Map, List and Gum Labels ***(Mapa de la Propiedad, Lista y Etiqueta de Goma)***
Provide a 100-feet radius map to show the location of the subject property and neighboring parcels within a 100-feet radius. Provide an address list and gum labels of all property owners' addresses. Property owners will have 15 days to comment on the request prior to final action.

Proporcione una mapa a un radio de 100-pies para indicar la ubicación de la propiedad sujetó y las parcelas vecindarios dentro de un radio de 100-pies. Proporcione una lista de direcciones y etiquetas de goma de todas las direcciones de los dueños/as de propiedad. Los dueños/as de propiedad van a tener 15 días para comentar a la petición antes de la acción final.

Reduced Copy of Site Plan ***(Una Copia del Plano del Sitio Reducido)***
Provide a copy of the site plan on an 8 ½" x 11" size paper for mailing.

Proporcione una copia del plano del sitio en un papel del tamaño 8 ½"x11" para enviar por coreo.

I hereby certify that:

1. ***I have carefully reviewed and initialed all items above and prepared the application and plans in accordance with the instructions, and***
2. ***I understand that the submittal of inaccurate or incomplete information or plans, or failure to comply with the instructions may result in processing delays and/or denial of my application.***

Signature: _____ **Date:** 10/20/2

SUBJECT PROPERTY - **APN: 4456-038-003**

Contiguous Parcels:

APN: 4456-038-002 – Vintage Pacific At Monte Nido, LLC

APN: 4456-038-004 – Vintage Pacific At Monte Nido, LLC

APN: 4456-013-014 – John Stevens IV and Savannah Stevens

Lot 3

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

PLEASE READ CAREFULLY

- Consult with planning staff to determine if your project is subject to CEQA.
- This questionnaire will assist the county in conducting an Initial Study, for projects subject to the California Environmental Quality Act (CEQA).
- Call 213-974-6438 to schedule a submittal appointment.
- Must be submitted in person.

STAFF USE ONLY

PROJECT NO: R2012-02437
PERMIT NO: RPP T201200971
ENV: 201200259 CE? Y N CLASS#:
ZONE: A-1-1 PLAN: 5
ESHA/SEA? (Y) N ESHA/SEA: within SERA
CSD/TOD? Y (N) CSD/TOD: None
SUPV DIST: 1 2 (3) 4 5 ZONED DIST: Malibu
COASTAL? (Y) N HSG PERMIT? Y (N)
RFS? Y (N) RFS NO: None

1. Subject Property (Sujeto Propiedad)

ASSESSOR'S PARCEL NUMBER(S):

4456-038-003

SUBJECT PROPERTY ADDRESS OR SITE LOCATION:

25677 Piuma Road, Calabasas, CA 91302

2. Project Description (Descripción del Proyecto) Attach additional sheets if necessary.

2-story single family dwelling, landscaping and septic system.

THIS PROJECT IS LOCATED WITHIN AN "SERA"

3. Owner(s) (Dueño/a Registrado)

NAME: Matt Osgood		PHONE: 949-253-7110
ADDRESS: 18401 Von Karman Ave., Suite 350		FAX: 949-253-7139
CITY / STATE: Irvine, CA	ZIP: 92612	E-MAIL: mattosgood@mac.com

4. Applicant (Solicitante) If different from owner

NAME: Imad Aboujawdah		PHONE: 805-522-2622
ADDRESS: 3791 Prairie Ridge Ct.		FAX: 805-426-8016
CITY / STATE: Simi Valley, CA	ZIP: 93063	E-MAIL: imad@civildesignanddrafting.co

5. Agent (Agente) If different from owner / applicant

NAME:		PHONE:
ADDRESS:		FAX:
CITY / STATE:	ZIP:	E-MAIL:

Primary contact regarding this questionnaire? Check one: ☐ Owner ☒ Applicant ☐ Agent

1. Describe each item as it relates to the PROJECT SITE:

a. Existing land uses / structures: Vacant land with no structures

b. Topography / slope: Primarily flat with graded building pad.

c. Vegetation: Disturbed chaparral vegetation with five oak trees outside of graded pad.
See accompanying "Biological Resources Assessment October 2012" by PCR.

d. Wildlife: Variety of reptiles, birds and mammals typical of Santa Monica Mtns
See accompanying "Biological Resources Assessment October 2012" by PCR.

e. Surface waters: There are no surface waters on this property.

f. Cultural / historical resources: None known on property; addressed in EIR for VTTM 38931.

g. Other:

2. Describe each item as it relates to the SURROUNDING AREA:

a. Existing land uses / structures: Existing residences to the east, west and north. State-owned land to the south.

b. Topography / slope: Gentle to steep hillside slopes.

c. Vegetation: Oak woodlands and chaparral similar to project site.

d. Wildlife: Wildlife common to the Santa Monica Mountains.

e. Surface waters: Malibu Creek

f. Cultural / historical resources: Scattered Cultural Resources found within the Santa Monica Mountains.

g. Other:

3. Will the proposed project change the pattern, scale or character of the surrounding general area?

☐ Yes ☒ No If yes, *describe*:

4. What steps can be taken to mitigate any adverse effects that may result from this project? List the adverse effect first, then the mitigation measure(s) to reduce that effect.

Off-site fuel modification: minimal impacts on Parcel 4458-038-002 and 4458-038-004.

Existing residences to the north not impacted.

5. Have the water, sewer, fire and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project?

☒ Yes ☐ No If yes, attach response.

GEOLOGY

6. Are there identifiable landslide risk, fault lines or zones, liquefaction hazards, expansive soils, or subsidence risks which that would impact the project? Is the project site located on uncompacted fill?

☐ Yes ☒ No ☐ Unknown If yes, describe:

7. Does the project propose grading or alteration of topography, or contain slopes over 25 percent?

☒ Yes ☐ No If yes, describe:

Project requires final grading for house, garage, parking, pool and landscaping.

Total Grading 75 C.Y. ; Cut 0 C.Y., Fill 75 C.Y.

FLOOD

8. Does the project site contain a drainage course or waterway?

☐ Yes ☒ No ☐ Unknown If yes, describe:

9. Is the project located within or contain a floodway, flood plain or designated 100-year flood hazard zone?

☐ Yes ☒ No ☐ Unknown If yes, describe:

10. Will the project alter the existing drainage pattern of the site or area? Do offsite drainage facilities have capacity to accommodate site runoff?

☒ Yes ☒ No ☐ Unknown If yes, describe:

No - The project will not alter existing drainage patterns. Yes - It is assumed that existing drainage facilities have sufficient capacity as this was evaluated at the time of tract map approval

FIRE

11. Is the property located within a Very High Fire Hazard Severity Zone (VHFHSZ) or hillsides area with moderately-to-very dense vegetation?

☒ Yes ☐ No ☐ Unknown

12. Distance from project site to nearest fire station: 1/4 miles

NOISE

13. Describe existing noise sources and noise levels that now affect the site (aircraft, roadway noise, railroads, industry, etc.) and how they will affect proposed uses:

The project site has noise from traffic on Woodbluff Road and Piuma Road.

14. Describe the type of short-term and long-term noise to be generated, including the source and amount:

Short term construction noise while the house is under construction.

15. Are sensitive receptors, e.g., schools hospitals, residences, located near the project site? How will project noise levels affect adjacent properties and on-site uses?

There are existing residences surrounding the site. There will be minimal impact resulting from short-term construction activities.

16. What methods of soundproofing are proposed?

No sound proofing is required or needed.

WATER QUALITY

17. Does the project propose the use of a private water well?

☐ Yes ☒ No ☐ Unknown

18. Does the project propose private wastewater disposal or on-site septic systems?

☒ Yes ☐ No

19. How much wastewater will the project generate? ☒ Unknown

Typical wastewater generation is about 200 gallons per day.

20. Are there any bodies of water (including domestic water supplies) into which the site drains?

☐ Yes ☒ No ☐ Unknown If yes, describe:

AIR QUALITY

21. Will the project result in increased air emissions or create objectionable odors during or after construction?

☐ Yes ☒ No ☐ Unknown If yes, describe:

GREENHOUSE GASES

22. Will the project generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? The significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

☐ Yes ☒ No ☐ Unknown If yes, describe:

23. Will the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing California AB 32 of 2006, the General Plan policies for implementing actions to reduce greenhouse gas emissions?

☐ Yes ☒ No ☐ Unknown If yes, describe:

BIOTA

24. Is the project located within a Significant Ecological Area (SEA), SEA Buffer, Coastal Zone, coastal Environmentally Sensitive Habitat Resource Area (ESHA), Wildflower Reserve Area, or within a relatively undisturbed natural area?

☒ Yes ☐ No If yes, describe:

The project site is located within the SERA (Malibu-Cold Creek Resource Management Area)

and within the Malibu Coastal Zone. The project is also located within Malibu Cyn SEA Buffer.

25. Will grading, fire clearance or other improvements remove natural habitat or relatively undisturbed area?

☒ Yes ☐ No If yes, describe:

Fuel modification will remove native vegetation.

26. Does the project contain coastal sage scrub, oak woodland, sycamore riparian, oak woodlands, wetlands, or other sensitive natural communities?

☒ Yes ☐ No ☐ Unknown If yes, describe:

The project site contains five oak trees and a portion of oak woodland habitat.

See accompanying "Biological Resources Assessment October 2012" by PCR.

27. Does the project area contain any known suitable habitat for listed endangered or threatened species, other sensitive species, or a wildlife corridor?

☐ Yes ☒ No ☐ Unknown If yes, describe:

The project site does not host suitable habitat for listed endangered or threatened species.

See accompanying "Biological Resources Assessment October 2012" by PCR.

OAK TREES

28. Are protected oak trees present? *(Oak Tree Permit may be required.)*

☒ Yes ☐ No. If yes, indicate :

Total number of protected oak trees to be encroached: 0

Total number of protected oak trees to be removed : 0

29. Would the project, including project buildout, require removal of protected oak trees?

☐ Yes ☒ No

CULTURAL RESOURCES

30. Does the project site contain rock formations indicating potential paleontological resources?

☐ Yes ☒ No ☐ Unknown If yes, describe:

31. Does the project site contain known archeological resources, or historic structures or sites?

☐ Yes ☒ No ☐ Unknown If yes, describe:

_____

_____

_____

AGRICULTURE AND FORESTSRY

32. Does the project conflict with existing agricultural zoning or convert existing farmland to a non-agricultural use?

☐ Yes ☒ No ☐ Unknown If yes, describe:

_____

_____

_____

AESTHETICS

33. Is the project visible from a scenic highway or is it located within a scenic corridor?

☐ Yes ☒ No ☐ Unknown If yes, describe:

_____

_____

_____

34. Will the project impact a riding or hiking trail, ridgeline, shoreline view, significant natural feature or previously undisturbed area?

☐ Yes ☒ No ☐ Unknown If yes, describe

_____

_____

_____

35. Is the proposed use out-of-character in comparison to adjacent uses due to height, bulk or other features?

☐ Yes ☒ No ☐ Unknown If yes, describe:

_____

_____

_____

36. Will the project create sun shadow, light or glare problems?

☐ Yes ☒ No ☐ Unknown If yes, describe:

_____

_____

TRAFFIC / ACCESS

37. Estimate the post-construction vehicular traffic generated by the proposed project:

☒ 0 – 50 trips per day ☐ 51 – 250 trips per day ☐ 251 – 500 trips per day ☐ 500 + trips per day

38. Explain what effects the project may have on parking, vehicular traffic circulation, and potential traffic safety hazards in the area:

The project will have little to minimal impact on traffic circulation or parking areas.

39. Explain what effect, if any, the project may have on pedestrian or other non-motorized circulation in the area:

The project will have no effect on pedestrian circulation.

40. Will the project conflict with public transit facilities (bus and rail) or bicycle facilities and bicycle lanes?

☐ Yes ☒ No ☐ Unknown If yes, describe:

SCHOOLS (Residential Projects Only)

41. Indicate school district(s) serving the project:

Las Virgenes Unified School District.

42. Estimate the number of school children who will reside in the proposed project: One

43. Do existing school facilities adequately accommodate the proposed project?

☒ Yes ☐ No ☐ Unknown

Verified by school administration? ☐ Yes ☒ No If yes, attach verification. If no, describe provisions for additional classroom capacity:

ENERGY CONSERVATION

44. Describe energy sources for the proposed project, and proposed designs, materials or features of the project that promote

energy conservation or use of non-fossil-fuel energy sources.

The project complies with the Green Building Ordinance.

HAZARDOUS MATERIALS

45. In the known history of the property, has there been any use, storage, or discharge of hazardous or toxic materials? Examples of hazardous or toxic materials include, but are not limited to, PCB's; radioactive substances; and herbicides, pesticides; paints; fuels, oils, solvents, or other flammable liquids or gases.

☐ Yes ☒ No ☐ Unknown

If yes, please list the materials and describe their use, storage, or discharge on the property, including the dates of use, if known. Also note underground storage of the above:

46. Will the proposed project involve the temporary or long-term use, storage, discharge, or disposal of hazardous and/or toxic materials, including but not limited to those examples listed above?

☐ Yes ☒ No If yes, provide an inventory of all such materials to be used and method of disposal:

NON-RESIDENTIAL PROJECTS

47. Workforce:

a) Number of daily work shifts: _____
b) Operating days and hours: _____
c) Maximum number of employees: _____
d) Maximum number of employees per shift: _____

48. Describe end products:

49. Describe waste products, including nonhazardous and hazardous waste:

50. Method of nonhazardous and hazardous waste disposal:

51. Do operations require any pressurized tanks?

☐ Yes ☐ No If yes, describe

52. Will delivery or shipment trucks travel through residential areas to reach the nearest highway?

☐ Yes ☐ No. If yes, describe.

53. Other project or site condition information:

Owner / Applicant / Agent Application Certification (Certificación del Solicitante, Agente o Dueño/a)

By my signature below, I hereby understand and certify the following:

1. I understand that the environmental review associated with the submittal of this form is preliminary, and that after further evaluation, additional information, reports, studies, applications or fees may be required.
2. I understand that, whether or not my application is approved or denied, there may be a partial or no refund of fees paid, and;
3. I understand that submitting inaccurate or incomplete information may result in delays or the denial of my application, and;
4. I certify that the information provided in this form, including attachments, is accurate and correct to the best of my knowledge.

SIGNATURE: _____ DATE: 10 9 2012

PRINT NAME: Matt Osgood CHECK ONE: ☒ Owner ☐ Applicant ☐ Agent

Archaeological Statement (Declaración Arqueológico)

Under the discretion of the Dept. of Regional Planning, proposed projects may be forwarded to the Archeological Information Center for consultation regarding potential impacts to historical and cultural resources, in order to assure the protection and preservation of Los Angeles County's historic and archeological resources. This review requires a nominal processing fee which will be billed directly to the applicant by Cal-State University. By my signature below, I understand this process and possible additional fees.

SIGNATURE (BLUE INK): _____ DATE: 10.9.2012

PRINT NAME: Matt Osgood CHECK ONE: ☒ Owner ☐ Applicant ☐ Agent