



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 5, 2012

Richard J. Bruckner
Director

Mountains Recreation & Conservation Authority
5810 Ramirez Canyon Road
Malibu, CA 90256
Attn: Environmental Review

Notice of Consultation

SUBJECT: TWO SINGLE-FAMILY RESIDENCES ON TWO CONTIGUOUS LOTS IN THE CALABASAS AREA OF UNINCORPORATED LOS ANGELES COUNTY (25066 & 25080 MULHOLLAND HIGHWAY, APN 4455-018-028 & 4455-018-027)
Project No. R2012-00803, R2012-00800, R2012-00802
Case No. RENV201200099; RPP201200332, RPP201200333

The staff of the Department of Regional Planning is reviewing environmental information for the project identified above. A preliminary determination indicates that the following environmental document is required:

- Environmental Impact Report
- Negative Declaration (see Initial Study)
- Mitigated Negative Declaration

The above determination will not be finalized until comments are received from responsible agencies. It is requested that your department review the attached Initial Study and plans. Additional project information and plans for this proposal is posted on our website at the following link:

http://planning.lacounty.gov/view/environmental_review_board_2012-05-21/.

The project information is posted under both items 1 and 2 on the ERB agenda for May 21, 2012. Please provide comments on any potential environmental effects of the project relating to your agency's area of expertise.

If your agency feels a Negative Declaration or EIR is necessary, we would appreciate information on the scope and content of the environmental information related to your statutory responsibilities. Please be specific and concise in order to avoid confusion and delays, and include any suggestions for project changes in your reply.

In order for our department to comply with state mandated time limits, it is requested that your office respond within thirty days from the date of this letter. If no response is received by August 6, 2011, it will be assumed that you have no comments.

If you have any questions regarding this matter, please contact Richard Claghorn of the Land Development Coordinating Center Section at (213) 974-6278 or by e-mail at rclaghorn@planning.lacounty.gov, between the hours of 7:30 a.m. to 5:30 p.m. on Mondays, Tuesdays or Thursdays or 8:30 a.m. to 5:30 p.m. on Wednesdays. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Land Development Coordinating Center

RB:MH:rcw

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: "25066 & 25080 Mulholland Highway residences" / Project No. R2012-00803, R2012-00800 & R2012-00802 / Case No(s). (RENV 201200099, RPP 201200332 & RPP 201200333

Lead agency name and address: Los Angeles County, 320 West Temple Street, Room 1360, Los Angeles, CA 90012

Contact Person and phone number: Richard Claghorn, (213) 974-6278

Project sponsor's name and address: John Anthony Lewis, Architect, 6621 Smoke Tree Avenue, Oak Park, CA 91377

Project location: 25066 & 25080 Mulholland Highway, Calabasas, CA 91302
APN: 4455-018-028 & 4455-018-027 USGS Quad: Malibu Beach

Gross Acreage: 4.44 acres (2.74 acres for the east parcel and 1.7 acres for the west parcel)

General plan designation: See Community/Area wide Plan designation

Community/Area wide Plan designation: Malibu Local Coastal Plan, Rural Land III (one dwelling unit per two acres), Mountain Land (one dwelling unit per twenty acres)

Zoning: A-1-1 (Light Agriculture, one acre minimum lot size)

Description of project: Two new single-family residences on contiguous parcels, including a two-story, 6,919 square foot single-family residence with attached 629 square foot three car garage and 390 square foot basement on the east parcel (25066 Mulholland Highway) and a two-story, 5,005 square foot single-family residence with attached 640 square foot three-car garage on the west parcel (25080 Mulholland Highway). The east parcel is owned by Dr. Edward Betz and the west parcel is owned by Gayle L. Pepper. Proposed grading includes 980 cubic yards of cut and 980 cubic yards of fill for the east parcel. Estimated import is 100 cubic yards for the east parcel. Proposed grading for the west parcel includes 1,050 cubic yards of cut and 950 cubic yards of fill, plus 400 cubic yards of overexcavation / alluvial removal and compaction.

Surrounding land uses and setting: Both parcels are vacant hillside land fronting Mulholland Highway, which is classified as a Parkway on the County Highway Plan. The property immediately to the east is vacant, but most of the other parcels in the vicinity along Mulholland Highway are developed with single-family residences on large lots of similar size to the subject parcels. Many homes are located nearby to the east, west and north. The properties to the south are vacant and extend to Cold Creek, which is classified as an Environmentally Sensitive Habitat Area (ESHA). The nearest ESHA is approximately 420 feet southwest of the subject parcels. The majority of the property is located within a Significant Watershed, a Sensitive Environmental Resource Area (SERA). The north part of the properties, extending approximately 100 feet south from Mulholland Highway, is not in a SERA. The properties are also within the Cold Creek Significant Ecological Area (SEA).

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No special status, sensitive or candidate species were identified on the properties in the Biological Resources Assessment (BRA) prepared in January, 2012 by Steven G. Nelson, the consulting biologist. No federal or state-listed threatened or endangered wildlife species were observed, reported or expected to occur on the site by the consulting biologist. There were no state or federal rare, endangered or threatened species observed or expected to occur on the properties. Neither of the properties are known to have had any occurrences of sensitive species based on the California Natural Diversity Database (CNDDDB) maps for the area as mapped in the GIS-Net3 maps maintained by the Department of Regional Planning (DRP). The nearest area with known sensitive species mapped in the CNDDDB is approximately 1,700 feet northwest of the west parcel. However, several species of concern to resource agencies are expected. The locations of the residences relatively close to Mulholland Highway and away from Cold Creek helps to minimize potential impacts to biological resources to the extent practicable. Recommendations regarding the siting and design of the residences and landscaping were made by the consulting biologist to help protect biological resources. The Environmental Review Board (ERB) also made recommendations regarding the fuel modification zones, landscaping, and erosion control. Implementation of these recommendations will help to keep any potential impacts to a minimum and reduce potential impacts to a less than significant level. These recommendations shall be made conditions of approval for each residence.

<p>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The area being developed is classified as disturbed/ruderal chaparral and mixed chaparral, which are not generally considered sensitive habitats. However, the property is within in a Significant Watershed, which is classified as a Sensitive Environmental Resource Area (SERA), except for approximately the north 100 feet near Mulholland Highway, which is not in any SERA, but which is in the Cold Creek Significant Ecological Area (SEA), along with the rest of the subject properties. The SERA requirements supersede the SEA requirements for areas that are in both areas. The properties drain to Cold Creek, which is located approximately 380 feet south of the southern tip of parcel 28. No blue line drainages exist within the subject properties. No oak trees are located on these properties, except for scrub oaks (*Quercus berberidifolia*).

<p>c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

No wetlands are located on the properties. The nearest mapped wetlands according to the United States Fish and Wildlife Service (USFWS) Wetlands Mapper GIS program is Cold Creek. Cold Creek is approximately 380 to the south of parcel 28. The applicants will need to submit a drainage plan to the Department of Public Works (DPW) prior to beginning work related to the proposed residences, and erosion control requirements shall be determined by DPW at the time of building permit and grading permit plan check. Erosion control measures required by DPW shall be followed to ensure that any potential adverse impacts to Cold Creek will be avoided.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Wildlife Migration Corridor, Significant Ridgeline, Blue Line Stream or other areas identified as significant fish or wildlife migration routes exist on the subject properties. The development of the homes will not impede fish or wildlife movement in any significant way. No fencing around the properties is currently proposed, and a condition of site plan approval will be that fencing shall be restricted to security fencing immediately around the proposed residences. Perimeter fencing shall not be allowed on the properties so that wildlife can continue to move freely about the area.

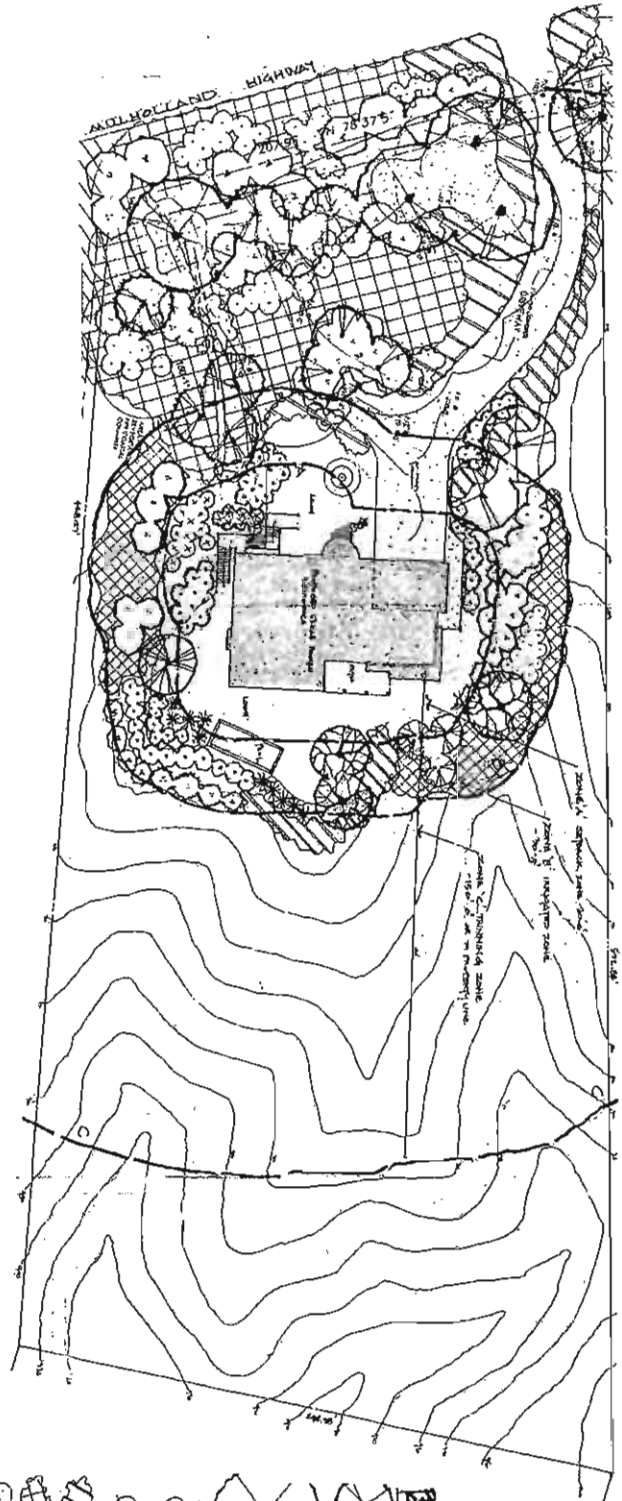
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The oak tree statements for both properties indicate that there are no oak trees on the properties. Scrub oaks are indicated in the BRA reports for both parcels prepared by the consulting biologist, but no ordinance-sized oak trees or oak woodlands have been documented on either property. There are no walnut, juniper or Joshua trees on either parcel according to the consulting biologist's reports.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

SITE PLAN FOR L.A. COUNTY LANDSCAPE REQUIREMENTS
 (DUPLICATION OF APPROVED L.A. COUNTY FUEL MOD PLAN)

SCALE: 1:20

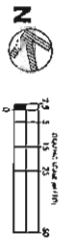


*NOTE: ALL PLANTED AREAS WILL BE IRRIGATED WITH AN AUTOMATED SPRINKLER SYSTEM

IRRIGATION CONCEPT NOTES

- 1. All plantings shall be irrigated by an automated sprinkler system.
- 2. The sprinkler system shall be designed to provide adequate water to all plantings.
- 3. The sprinkler system shall be designed to provide adequate water to all plantings.
- 4. The sprinkler system shall be designed to provide adequate water to all plantings.

- PLANT LIST**
- 1. *Quercus agrifolia* (Oak)
 - 2. *Quercus laevis* (Live Oak)
 - 3. *Quercus engelmannii* (Canyon Live Oak)
 - 4. *Quercus lobata* (Cup Oak)
 - 5. *Quercus agrifolia* (Oak)
 - 6. *Quercus laevis* (Live Oak)
 - 7. *Quercus engelmannii* (Canyon Live Oak)
 - 8. *Quercus lobata* (Cup Oak)
 - 9. *Quercus agrifolia* (Oak)
 - 10. *Quercus laevis* (Live Oak)
 - 11. *Quercus engelmannii* (Canyon Live Oak)
 - 12. *Quercus lobata* (Cup Oak)
 - 13. *Quercus agrifolia* (Oak)
 - 14. *Quercus laevis* (Live Oak)
 - 15. *Quercus engelmannii* (Canyon Live Oak)
 - 16. *Quercus lobata* (Cup Oak)
 - 17. *Quercus agrifolia* (Oak)
 - 18. *Quercus laevis* (Live Oak)
 - 19. *Quercus engelmannii* (Canyon Live Oak)
 - 20. *Quercus lobata* (Cup Oak)



GREEN BUILDING PROGRAM TABLE To be completed by applicant

1. **Green Building Program Table** To be completed by applicant

2. **Green Building Program Table** To be completed by applicant

3. **Green Building Program Table** To be completed by applicant

4. **Green Building Program Table** To be completed by applicant

5. **Green Building Program Table** To be completed by applicant

6. **Green Building Program Table** To be completed by applicant

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12. **Green Building Program Table** To be completed by applicant

13. **Green Building Program Table** To be completed by applicant

14. **Green Building Program Table** To be completed by applicant

15. **Green Building Program Table** To be completed by applicant

16. **Green Building Program Table** To be completed by applicant

17. **Green Building Program Table** To be completed by applicant

18. **Green Building Program Table** To be completed by applicant

19. **Green Building Program Table** To be completed by applicant

20. **Green Building Program Table** To be completed by applicant

Betz Residence

NEW SINGLE FAMILY RESIDENCE FOR:
 EDWARD BETZ
 4555 SHERIDAN OAKS AVE
 BERKELEY, CA 94704

REVISIONS	DATE	BY

TITLE:
 SITE PLAN FOR L.A. COUNTY LANDSCAPE REQUIREMENTS (DUPLICATION OF APPROVED L.A. COUNTY FUEL MOD PLAN)

DRAWN BY: JAL - BRW
 SCALE: 1/2" = 1'-0"
 DATE: 1-18-2012

STUDIO:
 6621 SMOKE TREE AVENUE
 OAK PARK, CA 91377

STUDIO: (818) 501-8878
 FAX: (818) 501-0816

JOHN ANTHONY LEWIS ARCHITECT

A-0.1

SITE PLAN



SITE SURFACE AREA CALCULATIONS			
SQUARE FT.	PERCENTAGE	TOTAL	
3,487	13.6%	25,482	
13,418	51.1%	25,482	
8,577	33.3%	25,482	

PROPOSED DRIVEWAY SECTION
1" = 20'-0"



25080 MULHOLLAND HWY

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS AND STRUCTURES.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF ROADS AND HIGHWAYS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF UTILITIES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF LANDSCAPE ARCHITECTURE.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF MECHANICAL, ELECTRICAL AND PLUMBING.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF FIRE PROTECTION.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF ENVIRONMENTAL ENGINEERING.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF TRANSPORTATION ENGINEERING.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF WATER RESOURCES ENGINEERING.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF AEROSPACE ENGINEERING.
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VICINITY MAP



SCALE: 1/8" = 1'-0"

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 - A-0.2 TITLE SHEET
 - A-0.3 SITE SURVEYING PLAN
 - A-0.4 FIRST FLOOR PLAN WITH SCHEDULES
 - A-0.5 SECOND FLOOR PLAN WITH SCHEDULES
 - A-0.6 ROOF PLAN
 - A-0.7 FIRST FLOOR REFLECTED CEILING PLAN
 - A-0.8 SECOND FLOOR REFLECTED CEILING PLAN
 - A-0.9 CROSS SECTIONS
 - A-1.0 EXTENSION ELEVATIONS (EAST & NORTH)
 - A-1.1 EXTENSION ELEVATIONS (WEST & SOUTH)
 - A-1.2 INTERIOR ELEVATIONS
 - A-1.3 INTERIOR ELEVATIONS
 - A-1.4 INTERIOR ELEVATIONS
 - A-1.5 INTERIOR ELEVATIONS
- ELECTRICAL**
- E-1.0 FIRST FLOOR LIGHTING PLAN
 - E-1.1 SECOND FLOOR LIGHTING PLAN
 - E-1.2 FIRST FLOOR ELECTRICAL POWER PLAN
 - E-1.3 SECOND FLOOR ELECTRICAL POWER PLAN

PROJECT DATA

PROJECT DATA

PROJECT NO.: 25080 MULHOLLAND HWY
 PROJECT NAME: 25080 MULHOLLAND HWY
 PROJECT ADDRESS: 25080 MULHOLLAND HWY, CALABASAS, CA 91302
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT EMAIL: [REDACTED]
 PROJECT START DATE: [REDACTED]
 PROJECT END DATE: [REDACTED]

PROJECT DIRECTORY

ARCHITECTURAL DESIGNER	OWNER
JOHN ANTHONY LEWIS ARCHITECT	25080 MULHOLLAND HWY CALABASAS, CA 91302
ARCHITECTURAL ENGINEER <th>OWNER</th>	OWNER
25080 MULHOLLAND HWY CALABASAS, CA 91302	25080 MULHOLLAND HWY CALABASAS, CA 91302

LEGAL DESCRIPTION

LEGAL DESCRIPTION

25080 MULHOLLAND HWY, CALABASAS, CA 91302



JOHN ANTHONY LEWIS ARCHITECT
 11111
 6201 SMOKE TREE AVENUE
 CALABASAS, CA 91302
 STUDIO PHONE: (415) 521-9470
 FAX: (415) 450-8110

REVISIONS	TITLE	PROJECT
1. 11/15/2012	INDEX OF DRAWINGS, PROJECT DATA & SITE PLAN	25080 MULHOLLAND HWY

DATE	SCALE	DRAWN BY
11-15-2012	1/20	MDG - BRJ

HOW SINGLE FAMILY RESIDENCE FOR:
 EDA DEVELOPMENT, INC.
 ATTN: SALES REPRESENTATIVE
 2 RANCHERO RD.
 BOLL CANYON, CA 91307

Residence 25080 MULHOLLAND HIGHWAY, CALABASAS, CALIFORNIA

