

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



**Project title:** The Canyon at Triunfo/ Project No. R2012-00482-(3) / Case No RCUP-T201200041, OAK 201200024, and RENV-T201200066.

**Lead agency name and address:** Department of Regional Planning. 320 West Temple St., Los Angeles, CA 90012-3225

**Contact Person and phone number:** Travis Seawards (213-974-6462)

**Project sponsor's name and address:**

**Project location:** 3324 and 3272 Triunfo Canyon Rd., Cornell, CA 91301  
**APN:** 2063-001-021 & 2063-001-025 **USGS Quad:** Thousand Oaks

**Gross Acreage:** 46.97

**General plan designation:** County of Los Angeles General Plan, Santa Monica Mountains North Area Plan – N20 Mountain Lands 20 (1du/20 ac)

**Community/Area wide Plan designation:** Santa Monica Mountains North Area CSD

**Zoning:** Resort and Recreation (R-R-20)

**Description of project:** The proposed project site is located in the Santa Monica Mountains within the unincorporated area of Los Angeles County. The property is 46.97 acres in an R-R-20 (Resort and Recreation – 20 Acre Minimum Required Area). The lot is developed with 7 one-story residential structures (containing a total of 23 bedrooms and 26 bathrooms) and 5 residential trailers with a gross structural area of 21,327 square feet. The lot is also improved with a pool, a maintenance building, a carport, 2 detached garages, a stage, a storage structure, a guard shack and a tennis court. The property is currently vacant and was previously utilized as a private recreational club. The proposed project is for a conditional use permit (“CUP”) to authorize the establishment, maintenance and use of a State-licensed adult residential facility (for drug and alcohol rehabilitation) to accommodate 67 patients.

The Project would renovate/remodel building interiors with minor repair/restoration of exterior building surfaces and would not expand existing building footprints. The Project also would restore, renovate and bring to current safety standards the existing swimming pool, tennis court, stage, fire lane and parking lot areas. This would include repair, resurfacing, restriping and/or re-plumbing of existing facilities. The project has proposed the installation of a permeable surface (gravelpave2) as an alternative to asphalt to repave sections of parking lot and fire lane areas. Gravelpave2 is a permeable geo-textile paving system that allows water infiltration. No grading or use of mechanized construction equipment would be required for installation. There would be no increase of impervious areas. All existing enclosure fencing surrounding swimming pool and tennis court would be upgraded or replaced. Existing exterior lighting and/or required electrical wiring would be upgraded and/ or replaced to current building and safety standards. All exterior lighting would be positioned downward to at least 45 degrees to limit light pollution. In areas that require

new or replacement of existing landscaping, drought-tolerant landscaping would be planted. All existing on-site walking trails would be utilized and maintained as is; no new trails are proposed.

The project also requires an Oak Tree Permit. The Los Angeles County Fire Department is requiring that three new private, on-site fire hydrants be installed for the project, and they will connect to the Las Virgenes Municipal Water District. The installation of the fire hydrants will require the digging of a 44-inch long, 18-inch wide channel, and each fire hydrant will be placed on a 1-foot deep, 9-square-foot concrete pad. This work will result in the encroachment into the protected zone of 63 oak trees. No oak tree removals are required, and all work in the protective zone of the oak trees will be done by hand tools and will be supervised by a certified arborist.

The proposed adult residential facility is an approved use in the R-R zoning designation subject to an approved CUP. Potable water service is provided by the Las Virgenes Municipal Water District, and the two existing water wells on the site would be used exclusively for landscape irrigation purposes.

**Surrounding land uses and setting:** The subject property is located in the Santa Monica Mountains in a rural area, developed with single family residences and resort-recreational commercial uses (equestrian centers and private recreational camps) on large parcels. Access to the property is provided by Triunfo Canyon Road on the south-western side of the property. The closest major intersection is Kanan Road located to the south. Triunfo Creek traverses the subject property.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
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