

county of ventura

December 4, 2015

Santa Monica Mountains Conservancy
Attn: Paul Eldelman
5750 Ramirez Canyon Road
Malibu, CA 90265

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Agenda Item 11(d) SMMC 1/11/16

Subject: Request for Review of New Project Application **MALIBU**
Major Modification of Planned Development Permit No. LU08-0133
Case No. PL15-0197
2701 White Stallion Road, Hidden Valley
Assessor's Parcel Number 668-0-080-160

Dear Mr. Eldelman:

The Planning Division has received the following new land use project application:

The applicant requests that a Major Modification to Planned Development Permit No. LU08-0133 be granted that would authorize the construction of accessory structures and grading within the Scenic Resource Protection Overlay Zone per Section 8109-4.1.2(a),(b)- Scenic Resource Protection Overlay Zone. Specifically, the structures include the installation of a 1200 sq. ft. second dwelling unit; a 2,600 sq. ft. barn; a 264 sq. ft. 1-car garage; and a 120 sq. ft. pump house. A horse riding arena is also proposed. These structures and the associated grading are proposed to be located adjacent to a driveway along Potrero Road on the lower/southern portion of the parcel. The request includes modifying the conditions of the underlying parcel map no. 3559 which restricted the removal of native vegetation in certain areas on the subject property (Parcel 10). The following amount of grading is proposed 1,149 cubic yards of cut, 1,525 cubic yards of fill, and 376 cubic yards of import. The development will require the removal of two non-heritage oak trees (15 inch diameter and 14 inch diameter) and encroaching on 5 other oak trees. Water to the property is provided by California American Water and waste water will be handled by an on-site septic

Enclosed for your review are the following documents:

- Plans
- Location Map

Please review the project application materials included with this request, and provide information regarding concerns you may have about the proposed project.

Provide any comments or questions to me no later than December 21, 2015. If you have questions or need additional time to review the project, please contact me at (805) 654-2467 or kristina.boero@ventura.org prior to the requested response date. The

