

STAFF USE ONLY

Agenda Item 9(a)

SMMC

11/23/09

PROJECT NUMBER: R2008-00493

CASES: RENV200800039



*** INITIAL STUDY ***

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

DRAFT

GENERAL INFORMATION

I.A. Map Date: 6/6/07 Staff Member: Steve Mar
Thomas Guide: 589, C2 USGS Quad: Malibu Beach
Location: 2745 Beacontree Lane, Calabasas

Description of Project: Application for the construction of a 2-story 8,493 sq. ft. single family home with a built footprint area of 7,143 sq. ft. including a garage, pool & pool house, and a gazebo. A variance is requested for the Ridgeline Ordinance. The site is currently vacant and graded flat. Retaining walls are proposed on the eastern and western portions of the property with a proposed max height of 8 ft. (partially sunken behind an earth berm). Grading proposed will be 350 cu. yd. Water will be provided by public water (La Virgenes Municipal Water District) and sewage disposal by private septic system. Access to the site will be through a driveway connecting to Beacontree Lane. Project proposes an entry gate and fencing of 6 ft. in height.

Gross Acres: 3.38 acres

Environmental Setting: Site is located in a semi-rural suburban location in the Santa Monica Mountains and is immediately surrounded by single-family homes to the north, south, and east. Site is located on a ridgeline that has previously been graded flat. The western slope of the site contains native vegetation and shrubbery.

Zoning: A-1-10 (Light Agricultural)

General Plan: R (Non-urban)

Community/Area wide Plan: N10 - Mountain Lands 10 / Santa Monica Mountains North Area CSD