



# Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301



The **voice** and conscience of the Santa Monica Mountains since 1968

Monday, October 19, 2015

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

**Honorable Supervisors:**

**RE: AGENDA ITEM #43**

**SUPPORT STAFF RECOMMENDATION TO DENY VINTAGE PACIFIC AT MONTE NIDO PROJECT APPEAL. PROJECT MUST COMPLY WITH THE LCP.**

RE: PROJECTS NO. R2012-02436 TO 02440 AND R2013-03620 TO 03630 (3)  
ENVIRONMENTAL ASSESSMENT CASE NO. 201200258 ASSOCIATED WITH CASES  
NO. RPP 201200970 TO 201200974 AND RPP 201301334 TO 201301344

The Las Virgenes Homeowners Federation (LVHF), representing more than 10,000 homeowners and property owners in the Santa Monica Mountains and environs, strongly supports your staff's recommendation to DENY *Vintage Pacific at Monte Nido's* appeal of the Regional Planning Commission's decision. We respectfully urge you to require the developer to re-submit a lawful project that is compliant and consistent with the Santa Monica Mountains Local Coastal Program (LCP) – and require new environmental assessment for a newly designed project under the LCP.

Make no mistake about it – this is a major challenge to our LCP – and to your authority as the new enforcers of the coastal act. As you know, it took an enormous amount of time - decades of coalition building and stakeholder outreach and input to support a Santa Monica Mountains LCP that was balanced, equitable, and that the California

Coastal Commission would approve. This appeal by *Vintage Pacific* now to try and circumvent those efforts and the newly certified LCP is for a massive 16 home subdivision in the heart of our most sensitive coastal habitat areas and adjacent to state parkland. This project would wreak irrevocable damage to our scenic, recreational, and ecological resources that are of national and regional significance.

Imagine a towering concrete tract of development inconsistent with the LCP, flanking both sides of the wild and winding Piuma road as it ascends, crisscrossed by the renowned and spectacular Backbone trail? The public is heavily vested in the preservation of its pristine *natural* resources in the Santa Monica Mountains coastal zone. This solid block of concrete blight would forever change our spectacular viewsheds – and the character and nature of our designated and LCP protected rural village of Monte Nido.

As your planning staff's letter of September 22, 2015 indicates, the *Vintage Pacific* proposed suburban housing tract development is in conflict with and in violation of many of the new housing regulations in the LCP, and thus cannot be approved.

Any landowner who had not completed an application to the Coastal Commission for a Coastal Development Permit (CDP) by the certification date of Oct. 10, 2014 knew that the new rules and regulations of the LCP would apply to any proposed development. *Vintage Pacific* never completed the CDP applications for its development in Monte Nido, so the new LCP applies.

Moreover, this developer and his representatives are not new to the Santa Monica Mountains – he was also well aware of what he bought, and where. The LCP does not take away a developer's or land speculator's right to reasonable economic use of his property, but it is not the burden of the public or its elected officials to help bail-out or permit anyone to usurp laws (in this case, the LCP), to magnify profit.

Furthermore, CEQA requires an adequate Project Description as the foundation of the environmental analysis. If the project is invalidated, then by definition the environmental analysis accompanying the project becomes moot. A newly designed project triggers a new and appropriate environmental analysis.

The bottom line is - assumptions made in the mid 80's are no longer relevant. There is no project. What was proposed is no longer feasible so there is no reason to certify an environmental document for a project that doesn't exist.

The County must demonstrate its commitment to the enforcement and implementation of these important protections in the LCP.

We strongly urge you to follow your staff's recommendation - deny *Vintage Pacific's* appeal, and uphold the Santa Monica Mountains Local Coastal Program.

Sincerely,

Kim Lamorie

President

Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains

[www.lvhf.org](http://www.lvhf.org)