



SARES·REGIS Group
Market-proven performance

Agenda Item V
MRCA
2/15/12

December 7, 2012

Paul Edelman
Santa Monica Mountain Conservancy
5810 Ramirez Canyon Rd
Malibu, CA 90265
(310) 589-3200

RE: 20600 W. Ventura Blvd, Woodland Hills – Slope Stabilization

Dear Sir:

Sares Regis Group currently owns the hill-side parcel of land located at 20600 W. Ventura Blvd, Woodland Hills (see exhibit A), and has begun developing plans to improve the land by building a 340 unit apartment community. During development we have become aware that to meet City of LA and State building standards, improvements must be made to further stabilize the hillside of this property. The best method to use to achieve the required slope stabilization is to create a soil buttress combined with a slope storm water drainage system.

Making these improvements requires grading and landscape operations to be conducted on Santa Monica Mountain Conservancy (SMMC) land. We request permission to extend the necessary slope stabilization improvements onto Conservancy land (see attached exhibit #1 for boundaries of grading operations). The work proposed consists of using soils grading equipment to create a soils buttress (see attached exhibit #2) and re-grade the hillside to include a flat area every 25' in order to install concrete drainage swales to control future storm water runoff. We further propose to re-plant the slopes within the proposed grading area with traditional native, drought tolerant plants and trees (per attached exhibit #3 – which is consistent with the previous landscape plan agreed to by the prior developer and SMMC).

Thus in exchange for the desired temporary land use permission we seek, and at no cost to SMMC, Conservancy land will be brought into compliance with current slope stabilization safety requirements and have the current over-grown, non-native plant material (see exhibit #4) removed and replaced with a new, native planting scheme.

Please let us know if the above parameters are sufficiently agreeable to move forward towards an executable agreement.

Thanks,


Dan Hull

Sr. Project Manager, SRG

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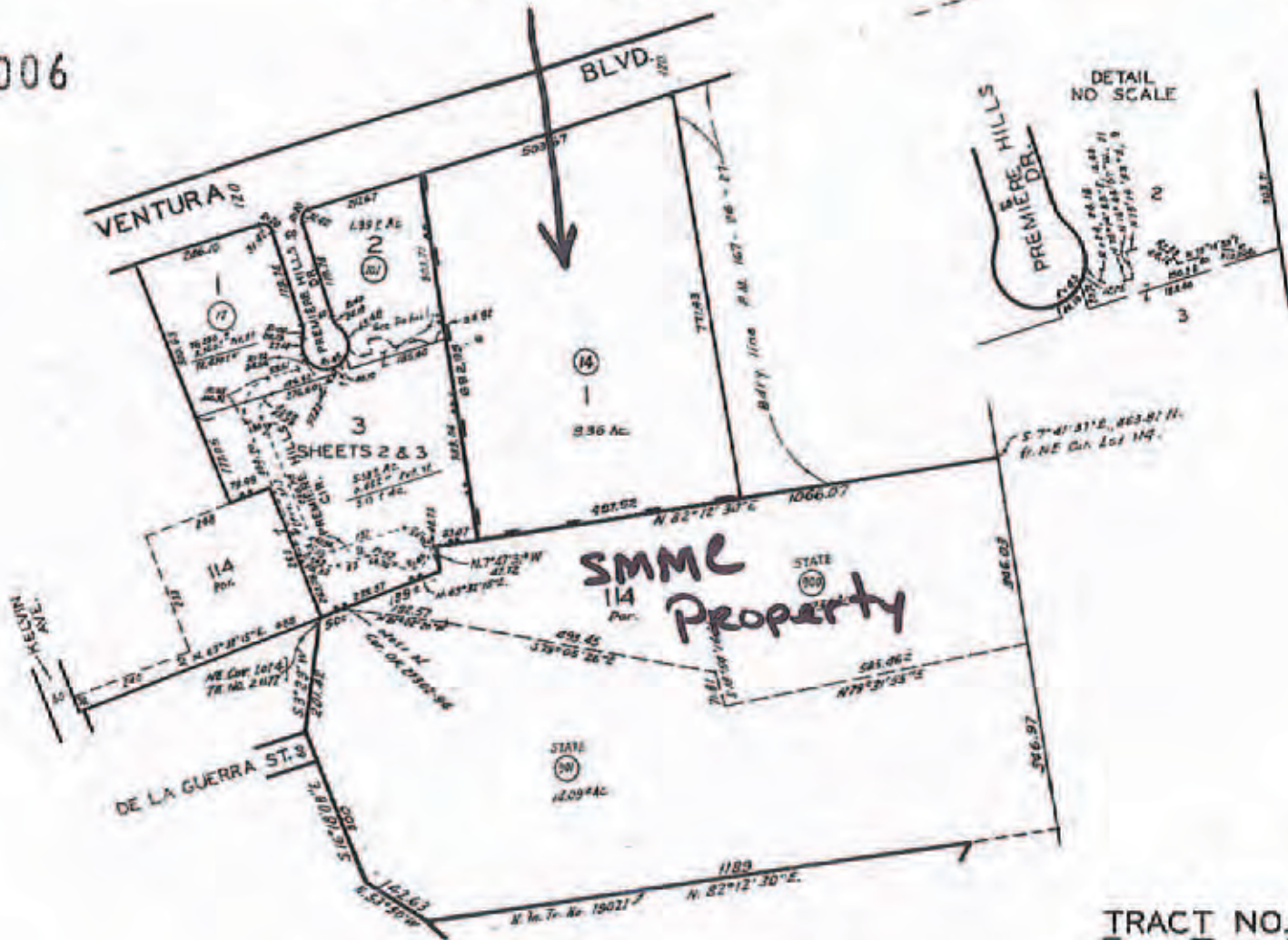
SR6 Property 20600 Ventura

EXHIBIT A

2166 13
SHEET I
SCALE 1" = 200'

REVISED
8-9-66 2-3-60
8-19-65 11-21-62
8-20-65 11-21-63 P
2-5-64 P
3-6-64
7-1-64
66026
770224
89080105-84
9413947-84
891200001091
931294002001
851123
809420/1001001-1
2000081484
200408/70000000-02
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200408/70000000-02

2006



CODE
37

FOR PREV. ASSMT. SEE: 2166-13 & 14

TRACT NO. 35079
M.B. 964-77-78

TRACT NO. 2605
M.B. 27-55-75

TRACT NO. 27218
M.B. 719-9-10

JUL 20 2005

ASSESSOR'S MAP
COURT OF LOS ANGELES COUNTY

EXHIBIT #1

SRG Development

Conservancy land



LANDMARC APARTMENTS
FOODLANDVILLE CA 95024

SRG-0300
1400 S. GARDEN AVENUE
GARDEN GROVE, CA 92640-1200

preliminary
South Side
Off-site Grading
Study

1ST BLDG DEPT
SUBMITTAL
10-02-2011

PLAN SHEET
C-0.0

NO.	DATE	BY	REVISION

SHEET

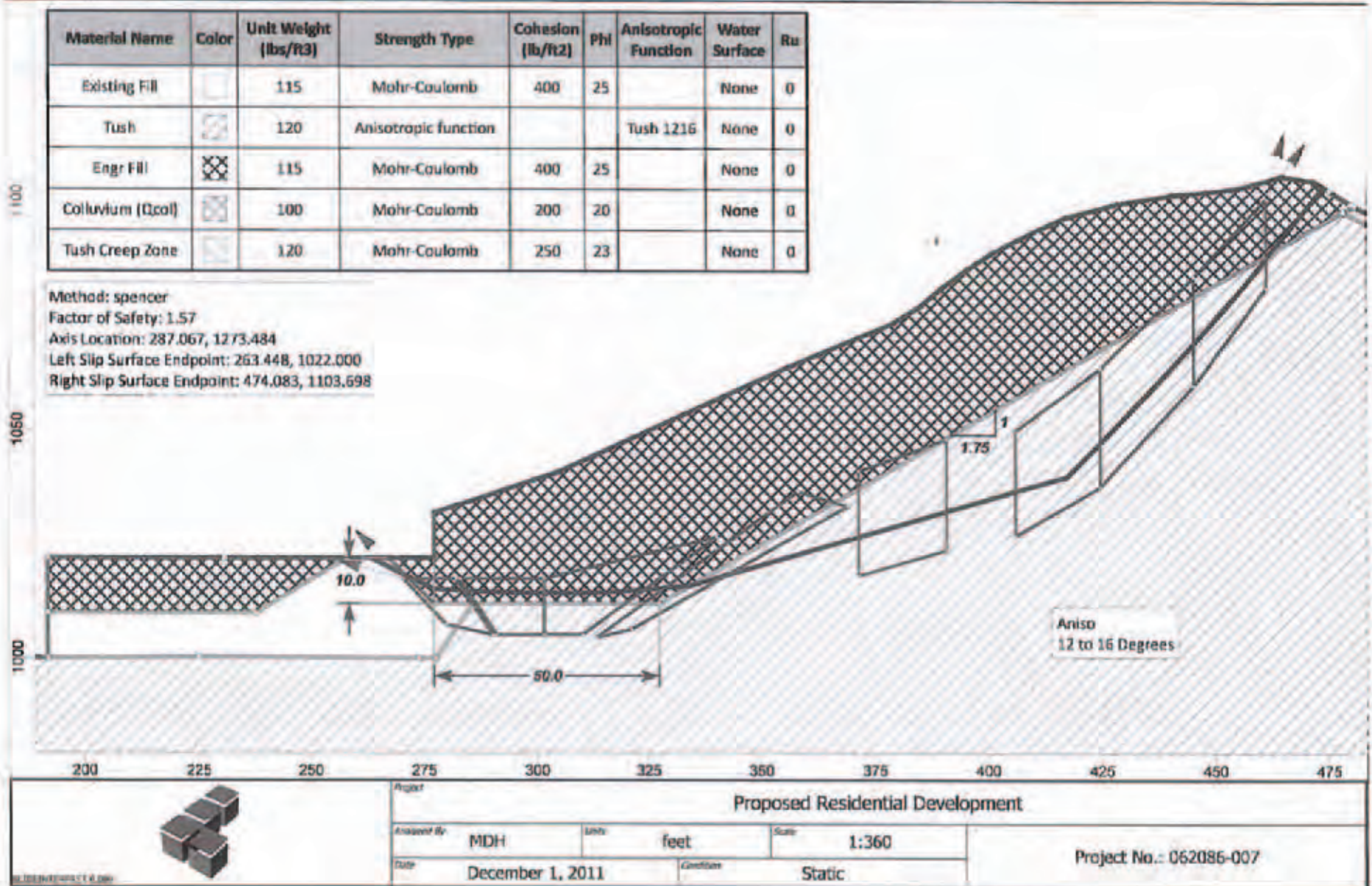
C-0.0



Section A - A' - Proposed Buttress

Buttress backcut at 1.75H:1V

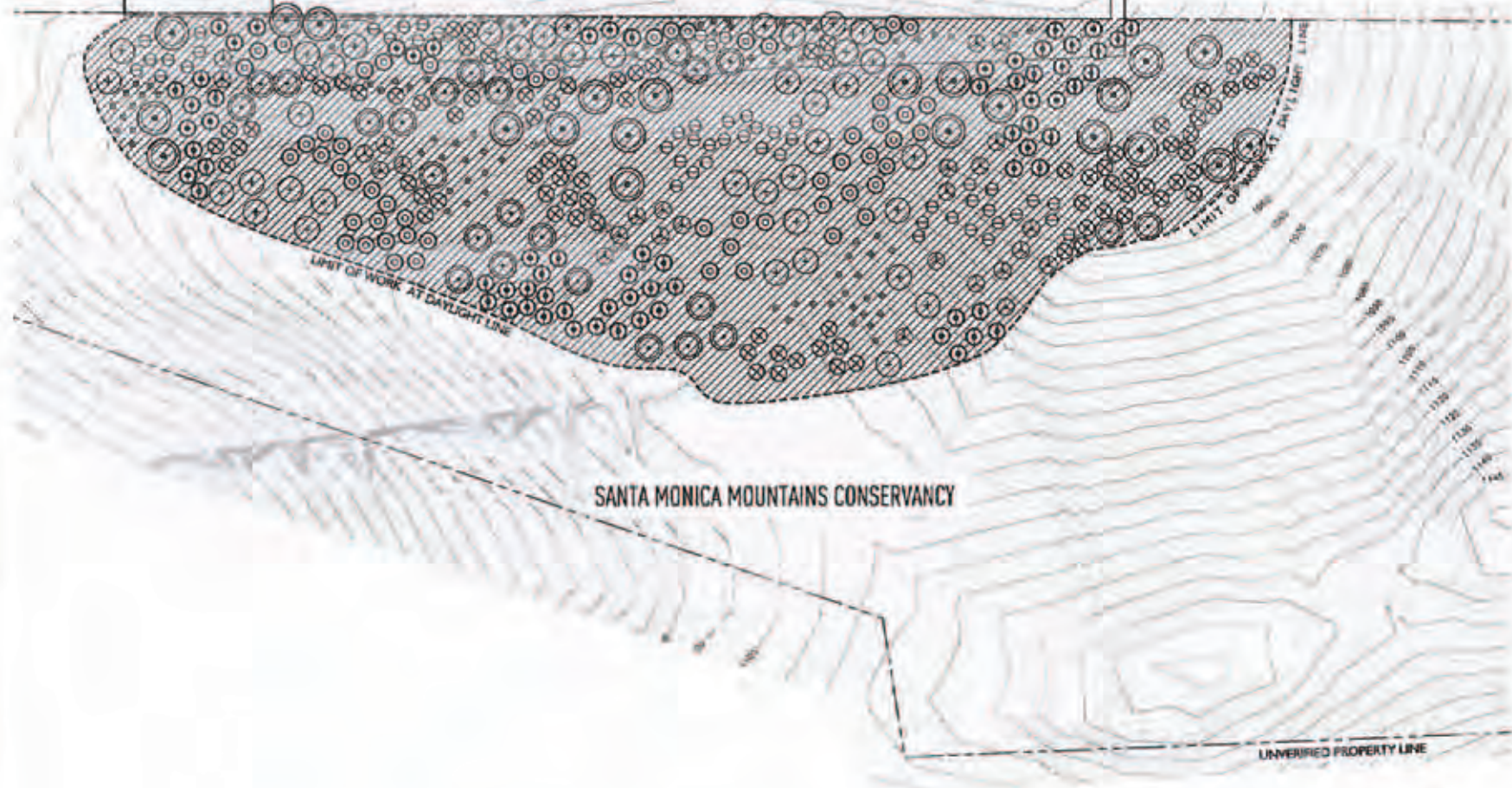
P:\Leighton & Associates\Other offices\060009-069999\062086-006 Sares Regis Woodland Hills Geo Env\Analysis\SLIDE\SectionA\Buttress\Global 02c 1.75.slm



SR6

LANDMARC APARTMENTS

EXHIBIT #3



PLANTING SPECIFICATIONS:

WEEDING:

1. USE WEED CONTROL METHODS AND MATERIALS THAT DO NOT NEGATIVELY AFFECT VIABILITY OR ESTABLISHMENT OF THE LANDSCAPE PLANTING AND COMPLY TO FEDERAL, STATE AND LOCAL REGULATIONS.

PLANTING:

1. SEPARATE ALL PLANT HOLES TWO TIMES THE SIZE OF THE BALL OR CONTAINER OF THE PLANT.
2. BACKFILL WITH A MIX CONSISTING OF 50% ENRICHED SOIL, 20% SAND/GRAVEL, AND 3 POUNDS OF BONE MEAL PER CUYD OF MIX.



EXHIBIT #4



PROPERTY LINE