



**MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Meeting of 28 January 2013**

(Approved 25 February 2013)

Persons in Attendance

ERB Members

Ron Durbin
Suzanne Goode
Richard Ibarra
David Magney

Regional Planning Staff

Joe Decruyenaere
Tyler Montgomery
Gina Natoli

Project Applicants / Representatives

Item 1

Brian Badgett	(818) 706-3344
Kathleen Bigsby	(310) 457-3209
Tony Bomkamp	(949) 837-0404
Travis Cullen	(818) 879-4200
Richard E. Doss	(818) 865-4168
Beth Gorde	(213) 485-1234
Roman Olay	(310) 457-3209
Rick Zbur	(213) 485-1234

AGENDA ITEMS

NEW BUSINESS

1. **1:00 p.m. Project No.: R2005-02957 / Permit Nos.: ROAK T201000011, RPPT 201000362 / APNs: 4465-001-036 and 4465-002-021 2890 and 2900 South Kanan Dume Road, Malibu (The Canyon at Peace Park)—Attachment 1**

OTHER MATTERS

2. **Public comment pursuant to Section 54954.3 of the Government Code—No comments from the public were made.**

ANNOUNCEMENTS

Minutes of the 17 December 2012 meeting were approved by electronic mail on 2 January 2013. Ron Durbin motioned to approve and Rosi Dagit seconded the motion.

By unanimous approval by ERB and project proponents, Gina Natoli was granted *pro tempore* status as an ERB member for the purpose of providing a quorum.

NOTE: ERB meetings are informal working sessions. Members are appointed as volunteers to serve in an advisory capacity. Minutes are prepared by planning staff from notes and tape. Visitors are advised to take notes or record the meeting. New or clarified information presented in biota revisions may raise new issues and require further analysis. Minutes are generally approved via electronic mail. Draft minutes may be requested but are subject to revision. Meetings are open for public observation, and brief comments may be made by the public about the biology of the project sites.

ENVIRONMENTAL REVIEW BOARD

Project No.: R2005-02957
Permit Nos.: ROAK T201000011, RPPT 201000362
APNs: 4465-001-036, 4465-002-021
Location: 2890 and 2900 South Kanan Dume Road, Malibu
Applicant: The Canyon at Peace Park

Proposal: A Plot Plan and Oak Tree Permit Application for the removal and restoration of a parking lot and tree house as required by the California Coastal Commission's (CCC) Consent Cease and Desist and Restoration Orders CCC-12-CD-05 and CCC-12-RO-05. The Parking Lot is located on APN 4465-002-021 and comprises approximately 0.37 acre adjacent to a stream. A portion of the Parking Lot, referred to as the Loop Road, which includes grouted rock fill downstream (south) of the Loop Road, and an Arizona-style crossing, was approved by Los Angeles County in Plot Plan 38354, and by the CCC in Coastal Development Permit (CDP) 5-89-743. The remainder of the Parking Lot was constructed in approximately 2008 and consists of an approximately 16,000 square foot paved parking area constructed of asphalt covered with decorative concrete dust, grouted rock within and on the banks of a stream, and a culverted footbridge. Grading of the Parking Lot consisted of approximately 760 cubic yards cut and an undetermined amount of fill. Some of the cut material was stockpiled south of the Parking Lot, and none was exported. The Parking Lot Project includes removal and restoration of unpermitted portions of the Parking Lot only. The Parking Lot area will be regraded, utilizing the stockpiled material. The Loop Road will be reconstructed in its original alignment to provide a drivable profile and will be repaved with pervious material through the Arizona-style crossing consistent with the original approvals from the County and CCC. Once removal and grading is completed, the area will be revegetated with 0.37-acre of native grassland, riparian woodland, and chaparral vegetation as specified in the Parking Lot Restoration Plan.

The Tree House is located on APN 4465-001-036 in a southern coast live oak woodland. The Tree House is an approximately 185 square foot structure with a foundation, steps, porch, and associated concrete pathways, bridges, and picnic areas. The Tree House Project will include the removal of 0.03 acre of development, including the Tree House structure, its foundation, steps, porch, concrete pathways and associated bridges, and two patches of non-native weedy vegetation to the north and south. Compacted soils beneath the Tree House will be prepared to accept replanting, and the 0.03 acre area will be revegetated with oak woodland vegetation. Picnic areas located in the vicinity of the Tree House will remain.

Resource: Ramirez Canyon ESHA and Significant Oak Woodland

Request: Review the oak tree report and Tree House demolition plan. The restoration plan for the Parking Lot and Tree House has been approved by the CCC and is not currently under review by Los Angeles County. The ERB recommendations will be used as guidelines for the Director's Review and as part of any necessary environmental review of the project under the California Environmental Quality Act (CEQA).

Projects normally exempt from CEQA are subject to environmental review when in sensitive locations [PRC §15300.2(a)].

ERB Meeting date: 28 January 2013
ERB Evaluation: Consistent Consistent after Modifications
 Inconsistent

Comments and Recommendations

1. Use a rigid, temporary road surface such as heavy duty plywood, pierced steel plank (i.e., "Marsden matting"), or comparable material along access routes where vehicles must traverse unpaved portions of the site.
2. Describe the order in which work will proceed so as to minimize the need to haul demolition material and stage activities off of paved surfaces and within sensitive portions of the site.
3. Spill kits for hazardous materials must be available on-site during demolition; BMPs for runoff and protection of water quality must be in place; fueling and maintenance of equipment must be conducted within contained sites to avoid runoff of hazardous materials into soils and surface water.
4. Do not fertilize oak trees.
5. Incorporate a 7-year monitoring period on the restoration plans, in keeping with the standards of PRC 21083.4.
6. Within the constraints of the 120-day requirement to begin work in response to the CCC order, demolition may begin as soon as possible but delay planting of restoration sites until fall in order to provide the highest likelihood of successful establishment.
7. Cross section B-B appears to be in error on the parking lot site plans.
8. Propose mitigation with 1-gallon or smaller replacement trees at a 2:1 ratio in the event that project-related encroachments result in the death of oak trees on site.
9. Portions of the loop road that are found to be damaged upon excavation should be repaired using permeable pavers; parking should not be allowed along the Arizona crossing portion of the loop road; ERB recommends a soft-bottom Arizona crossing unless the downstream reach of the drainage is paved already.

Staff Evaluation: Consistent Consistent after Modifications
 Inconsistent

Comments and Recommendations

1. Provide notes on the project site plans detailing measures taken in keeping with ERB recommendations for temporary road surfaces, sequence of demolition activities, runoff and hazardous materials containment, and work access routes.
2. Provide requirements in restoration plans and work orders that oaks are not to be fertilized, and that all plant material is to be sourced from the Santa Monica Mountains (exclusive of the Simi Hills); native grasses should be sourced from a similar elevation and distance from the Pacific Ocean as the project site.
3. Revise cross section B-B on the Parking Lot site plan; provide clarification on the site plans as to the nature of the channel substrate (armored or soft-bottom) downstream of the Arizona crossing.