



**TO: Environmental Review Board (ERB) Members**  
**FROM: Shirley Imsand, Ph.D., ERB Coordinator**  
**SUBJECT: MEETING NOTICE/AGENDA**

The next meeting of ERB is scheduled for:

**Day/Date: Monday, 20 May 2013**  
**Time: 1:00 P.M.**  
**Place: DEPARTMENT OF REGIONAL PLANNING**  
**Hall of Records, Room 1385**  
**320 West Temple Street**  
**Los Angeles, CA 90012**

**ERB Members: Please park in Lot 17 located at 131 S. Olive, entering from Olive; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by Classic Parking, Inc. Please call (213) 974-6461 to confirm attendance at scheduled meeting for reserved parking validation.**

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## AGENDA

### OLD BUSINESS

- A. Approval of minutes of ERB meeting of 15 April 2013.

### OLD BUSINESS, NEW APPLICATION

- B. 1:00 P.M. Khalsa Residence

**Project No. R2006-02357**  
**Permits RPP 201300382**  
**APN: 4453-025-003**  
**Location: Piuma Summit Estate, 24563 Piuma Road, Malibu**  
**Applicant: Jai Pal S. Khalsa**  
**Planner: Richard Claghorn**

**Proposal:** The project proposes a single family residence pad of 8600 sq.ft. on the high knoll of the 8.7-acre parcel which will accommodate a 5279 sq.ft. house of two stories and 31 feet height. The attached 3-car garage is 800 sq.ft. Guest quarters are also attached. There will be a pool, spa, decks, retaining walls, and 1800 cu.yd. of grading, cut only, but grading is to be balanced onsite. The existing 3600 sq.ft. pad will be graded downwards 5 ft. to create the 8600 sq.ft. pad. A septic system will be installed. The dirt access roads and 3600 sq.ft. of building pad predate the Coastal Act of 1977. For the same plan, approvals received include a conditional Coastal Development Permit (hearing was August 2007; staff report contains conditions), County of Los Angeles Fire Preliminary Fuel Modification Plan Approval, County Department of Regional Planning Approval in Concept, Los Angeles County Department of Health Services approval of septic system, County Fire Department approval of driveway,

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access road, and turnaround; County Environmental Review Board recommendation of 'consistent after modifications' on 28 January 2002. An unpermitted construction trailer will be allowed to remain for construction and will then be removed. The applicant has proposed dedication of an open space conservation easement on the undeveloped area of the parcel, which will go to the Mountains Recreation and Conservation Authority (MRCA).

**Resources:** The project site is in the SERA of the **Malibu-Cold Creek Resource Management Area**, and the southern fork of **Dark Canyon** passes through the northern portion of the parcel. A small upland drainage traverses the southwestern area of the parcel which is part of another tributary of Dark Canyon. The third tributary of Dark Canyon is on the eastern side of the parcel. The parcel is in the **Malibu Creek State Park Buffer SEA B5** (Significant Ecological Area). The residence will be visible from both the Backbone Trail and the Cold Creek Basin. The site is predominantly vegetated with mixed chaparral. An ESHA (Ecological Sensitive Habitat Area) described as 'Oak Woodland' on the parcel is adjacent to Dark Canyon, and is actually **Mainland Cherry Woodland**. Dark Canyon has a **stand of California bay trees** (*Umbellularia californica*). The proposed grading will not impact the protected zone of any jurisdictional oak. The BCA (Biological Constraints Analysis) of 2001 reports species that are now considered sensitive: Southern **California black walnut** (*Juglans californica*) and **Catalina Mariposa Lily** (*Calochortus catalinae*). The house site "mesa" has a surrounding patch of an unusual **manzanita**, possibly *Arctostaphylos crustacea* ssp. *subcordata*, in the Santa Monica Mountains known only from the area of Saddle Peak. It occurs otherwise in the Channel Islands and not on the mainland. The manzanitas will largely be removed during excavation of the house site. The area is probably a **linkage area** for wildlife and plants, as it has three drainages, a variety of supporting habitats ranging from oak and walnut woodland to non-native grassland, riparian areas of Dark Canyon, and is within 0.14 mile of a significant ridgeline. There are no recorded occurrences of Braunton's Milkvetch Habitat. All of the project occurs within the Very High Fire Hazard Severity Zone from Title 32 of the County Code (Fire Code). The location is outside a 100-yr. FEMA flood zone but is entirely within the landslide zone of seismic hazard. There are no significant ridgelines on the parcel. The project parcel is about 100 ft. **southeast of State Park Land**.

Initial Review by ERB: 2002.01.28

**Request:** **Review plans for the proposed single-family residence.** The ERB recommendations will be used as guidelines for addenda to the conditions on the Permit 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)].

## **OTHER MATTERS**

**C. 3 P.M. Public comment pursuant to Section 54954.3 of the Government Code.**

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