



TO: SEATAC Members
FROM: Brianna Menke
SUBJECT: MEETING NOTICE/AGENDA

Day/Date: Monday March 4, 2013
Time: 1:00 P.M.
Place: DEPARTMENT OF REGIONAL PLANNING
Room 150 (1st Floor)
320 West Temple Street
Los Angeles, CA 90012

SEATAC members, please park in Lot 17 located at 131 S. Olive, enter on Olive; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by Classic Parking Inc. Please call (213) 974-4463 to confirm attendance at scheduled meeting for reserved parking validation.

AGENDA

1. 1:00 p.m. Approval of minutes from SEATAC meeting of February 4, 2013.

DISCUSSION ITEMS:

2. 1:15 p.m. **Case # RCUP 201200157 / Project #R2012-02769-(4)**
19001 ½ Tonner Canyon Road
APN: 8714-028-270
USGS Topo 7.5-minute: Yorba Linda
Case Planner: Kristina Kulczycki

The applicant is requesting a CUP for the continued use of an existing unmanned wireless telecommunications facility mounted on an existing 128-foot Southern California Edison (SCE) transmission tower within a lease area of 576 square feet. This WTF was previously established by Conditional Use Permit No. 01-197-(4). The request also includes minor updates to the existing equipment including: removing four (4) existing antennas and replacing them with two (2) new antennas, installing four (4) remote radio head units (RRHs) and new fiber optic cables using the existing coaxial cable route, replacing the battery cabinet, installing a new junction box, replacing the GPS antenna, and placing the telecommunications fiber optic backhaul equipment within the existing lease area. New trenching will be required in order to install the fiber optic cables between the WTF and the existing power pole. The trenching will occur in the same easement area as the trenching permitted by the previous Conditional Use Permit.

SEA RESOURCE DESCRIPTION: Tonner Canyon-Chino Hills SEA #15

Tonner Canyon is one of three areas in the hilly region of eastern Los Angeles County that still support a relatively undisturbed stand of southern oak woodland, chaparral, coastal sage scrub, riparian woodland complex that was once common there. The remainder of this vegetative type has been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making it one of the most rapidly disappearing habitat types. These three areas were chosen to serve as representative samples of this once widespread community. The vegetation in Tonner Canyon is in good condition and supports

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Project materials may be viewed on the SEATAC page of the Dept. of Regional Planning website:

<http://planning.lacounty.gov/agenda/seatac/>

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heavily forested areas of southern California black walnut. This species, uncommon outside Los Angeles and Ventura Counties, has one of its major populations in this portion of Los Angeles County. Tonner Canyon, being of sufficient size and in close enough proximity to the other recommended areas in this region, should be able to continue to support relatively healthy animal populations if preserved. This probability is increased by the presence of a riparian woodland and an intermittent stream in the canyon bottom. Tonner Canyon is a part of the Puente Hills Wildlife Corridor that connects the Chino Hills and Peninsular Ranges with the Los Angeles Basin, hills of the Los Angeles area, and San Gabriel Mountains of the Transverse Ranges.

The previous CUP for the subject site was reviewed by SEATAC at the September 9, 2002 meeting.

- 3. 1:30 p.m. President Asset Woolsey Canyon Estates, TR061037, RCUP 200500011, RCUP04-069, ROAK 04-069, ZC 04-069**
South of Woolsey Canyon Road, West Hills, Los Angeles County
APN: 2017-005-020
USGS Topo 7.5-minute: Calabasas
Biologists: Ty Garrison, Biological Assessment Services;
Paul Gonzalez, Gonzalez Environmental
Case Planner: Jodie Sackett

The project is to develop the parcel for 14 single family residences on approximately 32.18 gross acres that straddle Woolsey Canyon in the Simi Hills SEA #14, just west of the Chatsworth Reservoir SEA#13/Chatsworth Reservoir Nature Preserve. The development of residences and related improvements is limited to 10.63 acres, 1.86 acres of which is to be dedicated to the County for future road widening and realignment of Woolsey Canyon Road along the project's northern boundary. The site's remaining 19.33 acres will be preserved as open space with a conservation easement. Grading for the proposed project will require 69,788 cubic yards (c.y.) of cut, and 59,414 c.y. of fill. The Woolsey Canyon Road improvements will require 210 c.y. of cut, no fill, leaving a total remaining quantity of 10,584 c.y. of cut materials to be used on site for recompaction. Grading activities have been engineered for balance on site. A separate CUP will cover grading in a hillside management area. The oak tree permit is for removal of four (4) jurisdictional oak trees and encroachment upon six (6) others. A zone change application will change the zone from commercial/light agricultural to development program and open space zones. Sensitive habitats on the parcel include coast live oak woodland, coastal sage scrub, southern willow scrub and freshwater marsh. Woolsey Canyon is a rocky, steep-sided intermittent drainage, with exposed bedrock at several drops and exposed rocky cliffs south of Woolsey Canyon Road. Woolsey Canyon flows eastward to Chatsworth Reservoir, which connects via Chatsworth Creek to Bell Canyon, and thus, Woolsey Canyon is part of the Simi Hills headwaters area of the Los Angeles River. Observed rare plants on the parcel are the Santa Susana tarplant (*Deinandra minthornii*) and the Humboldt lily (*Lilium humboldtii* ssp. *ocellatum*). The project parcel is entirely sited in a wildlife corridor, Sierra Madre-Santa Monica Mountains Connection.

SEA RESOURCE DESCRIPTION: Simi Hills SEA, #14

This area contains relatively undisturbed representative examples of most of the biotic communities found in the Simi Hills. Habitats include chaparral, coastal sage scrub, southern oak woodland and riparian woodland. While all of these are relatively common in Los Angeles County, this is one of two areas which include the cismontane associations of these communities in the western edge of the County. The area also serves as a buffer and wildlife corridor to move between the reservoir and the undeveloped portions of the Simi Hills in Ventura County. Genetic exchange and replenishment of native populations in the Chatsworth Reservoir area are important considerations here. The Simi Hills SEA is part of the Sierra Madre-Santa Monica Mountains Connection, a wildlife corridor that connects the Santa Monica Mountains with the San Gabriel Mountains of the Transverse Ranges and the Angeles and Los Padres National Forests.

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The project has been reviewed by SEATAC at the following meetings: 2005.02.07, 2006.01.09, 2006.06.05, 2006.12.04, 2007.05.07, 2007.06.04. The SEATAC webpage has these minutes, and materials are posted under the February 4, 2013 link: <http://planning.lacounty.gov/agenda/seatac/>

4. **2:30 p.m. Project R2010-01797-(3) / CUP 201000169**
 791 Latigo Canyon, Malibu, CA 90265
 APN: 4464-010-012
 USGS Topo 7.5-minute: Point Dume
 Case Planner: Travis Seawards

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 3,213-square-foot single-family residence on a 5,635 sq. ft. property located at 791 Latigo Canyon Road in the unincorporated Santa Monica Mountains North area. The undeveloped subject property is zoned A-1-5 (Light Agricultural – 5 Acre Minimum Lot Size) and is designated an Antiquated Subdivision Area under the Santa Monica North Area Plan. The project is located in The Malibu Zoned District and is also subject to the requirements of the Santa Monica Mountains North Area Community Standards District (CSD). The Coastal Zone bisects the property. The proposed single-family residence is located entirely within the North Area and is therefore subject to SEATAC review. Landscaping and the wastewater treatment system portions of the project are in the Coastal Zone.

SEA RESOURCE DESCRIPTION: Zuma Canyon SEA, #3 (Buffer Area)

Zuma Canyon is one of the last major drainages in the Santa Monica Mountains that have a year-round stream and remain in an undeveloped, roadless condition. The upper ridges are dry and support coastal sage scrub. This blends into chaparral on the lower, steeper, shaded slopes. The canyon bottom has a rich riparian community that is more extensive and in better condition than neighboring canyons. This is due in part to the difficulty of public access but primarily to the presence of a perennial stream. The stream supports abundant wildlife populations, including amphibians and birds that are dependent on surface moisture, a very limited resource in all of Southern California. Deer and other large mammals utilize it as a water source and mountain lions have been sighted in the canyon. The officially endangered plant, *Pentachaeta lyonii*, occurs in the area.

Buffer Zone Requirement: The more developed, upstream portions of the watershed should be developed at a very low intensity. This is to insure that natural drainage through the watershed will not be disrupted. Heavy runoff and siltation could destroy the riparian community downstream.

5. **3:00 p.m. Discussion of the Westridge Project 87-222, the Valley Oaks Savannah, Newhall, SEA#64, and implications for the SEA ordinance**
 Pertinent documents are available on the SEATAC webpage under February 4, 2013, link:
 <http://planning.lacounty.gov/case/view/87-222/>

6. **PUBLIC COMMENT**—Pursuant to Section 54954.3 of the Government Code

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