



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
SIGNIFICANT ECOLOGICAL AREAS
TECHNICAL ADVISORY COMMITTEE



**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF September 15, 2014
(approved January 12, 2015)**

SEATAC MEMBERS

Ty Garrison
Tom Scott, PhD
Cheryl Swift, PhD

REGIONAL PLANNING STAFF

Diane Aranda, Planner
Iris Chi, Planner, SEATAC Coordinator
Richard Claghorn, Planner
Joe Decruyenaere, Biologist
Gretchen Siemers, Planner

Agenda Items:

- A. Approval of minutes from SEATAC meeting of June 2, 2014
- B. Coordinator's Report and New Business Discussion
- C. Project: Sierra Highway Wireless Telecommunications Facility; R2014-01939-(5)
- D. Project: Sierra Highway Wireless Telecommunications Facility; R2014-01922-(5)
- E. Project: Gorman Post Road Wireless Telecommunications Facility; R2013-02558 / RCUPT201300127
- F. Project: Four Aces Movie Location; R2014-00920
- G. Project: Homestead South (Newhall Ranch Phase III); TR060678
- H. Public Comment—Pursuant to Section 54954.3 of the Government Code

A. Approval of minutes from SEATAC meeting of June 2, 2014

Motion:

Motion/second by Scott/Garrison: Move to approve the draft minutes.

Vote—Aye: unanimous

B. Coordinator's Report and New Business Discussion

C. Sierra Highway Wireless Telecommunications Facility—Project No. R2014-01939-(5)

AIN: Adjacent to 3214-022-012

Location: Adjacent to 13684 Sierra Highway Sauqus, CA

Applicant: AT&T Mobility

USGS Topographic Quad: Sleepy Valley

SEA: Santa Clara River

Case materials and SEA Resource descriptions are posted under September 15, 2014:
<http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The applicant, AT&T Mobility, proposes the removal and replacement of two 4-foot panel antennas on an existing wireless telecommunication facility (WTF) located on a utility pole in the public right-of-way, and the construction of a new 12-foot-by-12-foot block wall enclosure, 8 feet tall, also in the public right-of-way. No other changes or improvements are proposed. The WTF is located in the A-1-2 zone.

SEATAC Action Requested:

Provide a determination of compatibility as a consent item.

SEATAC Motion:

Motion/second by Scott/Garrison: Move that the item meets the compatibility criteria.

Vote—Aye: unanimous

D. Sierra Highway Wireless Telecommunications Facility—Project No. R2014-01922-(5)

AIN: Adjacent to 2813-020-014

Location: Adjacent to 14220 Sierra Highway, Sauqus, CA

Applicant: AT&T Mobility

USGS Topographic Quad: Mint Canyon

SEA: Santa Clara River

Case materials and SEA Resource descriptions are posted under September 15, 2014:
<http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The applicant, AT&T Mobility, proposes the removal and replacement of two 4-foot panel antennas on an existing wireless telecommunication facility (WTF) located on a utility pole in the public right-of-way, and the construction of a new 12-foot-by-12-foot block wall enclosure, 8 feet tall, also in the public right-of-way. No other changes or improvements are proposed. The WTF is located in the A-1-2 zone.

SEATAC Action Requested:

Provide a determination of compatibility as a consent item.

SEATAC Motion:

Motion/second by Scott/Garrison: Move that the item meets the compatibility criteria.

Vote—Aye: unanimous

E. Gorman Post Road Wireless Telecommunications Facility—Project No. R2013-02558 / RCUPT201300127

AIN: 3252-010-010

Location: 37403 Gorman Post Road Gorman, CA 93243

Applicant: AT&T Mobility

USGS Topographic Quad: Lebec

SEA: Tehachapi Foothills

Case materials and SEA Resource descriptions are posted under September 15, 2014:

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

Project Description:

75-foot tall mono-eucalyptus on a rural residential parcel. Associated ground level equipment is located within an approximate 540-square foot lease area surrounded 6-foot high wooden dog-eared fence. There will be no lights required by the FAA.

SEATAC Action Requested:

Provide a determination of compatibility with incorporation of Staff recommendations.

SEATAC Comments & Motions:

Comments:

1. In general, artificial trees should be designed to mimic native vegetation. A mono-pine is preferable to a mono-eucalyptus, and screening vegetation is recommended to mitigate visual impacts.

Motion:

Motion/second by Garrison/Scott: No further SEATAC review is required. Revise the project design in keeping with SEATAC comments, subject to County staff approval.

Vote—Aye: unanimous

F. Four Aces Movie Location—Project No. R2014-00920

AIN: 3029-010-009

Location: 14499 E. Ave. Q, Palmdale

Applicant: Jan-Peter Flack

USGS Topographic Quad: Lovejoy Buttes

SEAs: Big Rock Wash, Lovejoy Butte

Case materials and SEA Resource descriptions are posted under September 15, 2014:
<http://planning.lacounty.gov/agenda/seatac/>

Project Description:

A permanent movie set/film location was established on the property in approximately 1998. It consists of interconnected sets of a motel, diner, and gas station located at the southeast corner of the property. In 1998 a CUP was filed to legalize the use, but the permit was denied due to inactivity in 2002, although the movie set has remained. This CUP has been filed to obtain a permit for the existing use. The majority of the property is undisturbed and no new development activity is proposed. The developed/disturbed area of the property covers 0.7 acres of the 6.15 acre site. The entire subject parcel is within a Significant Ecological Area (SEA). Nearly the entire site is in the Big Rock Wash SEA (SEA #48). A very small area at the northeast corner, approximately 150 square feet in size, falls within the Lovejoy Butte SEA (SEA #53).

SEATAC Action Requested:

Provide a determination of compatibility with incorporation of applicant-suggested mitigation measures.

SEATAC Comments & Motions:

Comments:

1. The following revisions to the Biota Report are recommended:
 - a. Combine the 2014 plant list and previous plant list prepared for the project site in one comprehensive list.
 - b. Alkali mariposa lily, burrowing owl, San Diego pocket mouse, and Swainson's hawk each have potential to occur on site.
 - c. Loggerhead shrike is present on site.
 - d. Wildlife movement corridors are seldom the result of intentional design and are more often after-the-fact artifacts of development.
2. Impacts outside of the immediate set area, such as parking along road shoulders or adjacent natural areas should be expressly prohibited, with a requirement for remote parking off site if adequate area for parking cannot be provided within the fenced off developed area at the southeast part of the property.

Motion:

Motion/second by Garrison/Swift: No further SEATAC review is required and the project is consistent with the SEA compatibility criteria. Revise the BCA to incorporate suggested modifications, subject to Planning Staff review, and incorporate conditions relating to the requirement for off-site parking, if off-site parking is necessary.

Vote—Aye: unanimous

G. Homestead South (Newhall Ranch Phase III)—Tract No. TR060678
AINs: 2826-002-022 – 024, 2826-122-005, 2825-122-008 – 010, 2826-123-002
Location: South of State Route 126 and Santa Clara River, east and west of Long Canyon Road, west of the I-5, in the Santa Clarita Valley
Applicant: Newhall Land and Farming Company
USGS Topographic Quads: Val Verde and Newhall
SEAs: Santa Clara River and High Country SMA / Santa Susana Mountains

Case materials and SEA Resource descriptions are posted under September 15, 2014: <http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The proposed project consists of a mixed use development with 1,008 lots on a 1,745.7-acre site (gross) with 3,617 dwelling units and 66,400 square feet of commercial uses. This is the third subdivision proposal (Phase III) within the Newhall Ranch Specific plan.

SEATAC Action Requested:

Provide recommendations for revisions to the Biota Report or provide a determination of compatibility.

SEATAC Comments & Motions:

Comments:

1. SEATAC requests a presentation by County Staff on the County review process for drainage plans, and requirements and enforcement actions relating to dry season flows.
2. SEATAC has doubts over the long-term effectiveness of Argentine ant effects on spineflower populations and other sensitive resources near proposed development areas, but recognizes that the project and its mitigation measures have been analyzed and approved by state and federal agencies.

Motion:

Motion/second by Garrison/Swift: Assuming assurances of State and Federal permits and agreements can be met, including funding, logistics, and adaptive management actions, SEATAC finds the project consistent with the SEA Compatibility Criteria.

Vote—Aye: unanimous

H. **Public Comment—Pursuant to Section 54954.3 of the Government Code:** [No public comment was made.]

Procedure: SEATAC meetings are informal working sessions, open to public for observation and brief comment related to biology. Members are appointed volunteers in an advisory capacity. Minutes are prepared by planning staff from notes and the video record. Visitors are advised to take notes or refer to the event video posted on the SEATAC webpage at <http://planning.lacounty.gov/agenda/seatac>. Issues not discussed by SEATAC do not imply tacit approval. New or clarified information presented in subsequent submittals may raise new issues and may require further analysis. Minutes and motions are approved at the next SEATAC meeting. Draft minutes may be requested by the public prior to SEATAC approval, but are subject to revision.
