



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



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**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA  
TECHNICAL ADVISORY COMMITTEE (SEATAC)  
MEETING OF January 12, 2015  
(approved March 2, 2015)**

**SEATAC MEMBERS**

Sabrina Drill, PhD  
Ty Garrison  
Cheryl Swift, PhD

**REGIONAL PLANNING STAFF**

Iris Chi, Planner, SEATAC Coordinator  
Joe Decruyenaere, Biologist  
Travis Seawards, Planner  
Gretchen Siemers, Planner

**Agenda Items:**

- A. Approval of minutes from SEATAC meeting of September 15, 2014
- B. Coordinator's Report and New Business Discussion
- C. Plains All American Pipeline—R2014-02876-(5), CUP No. 201400136, ENV No. 201400229
- D. Malibu Family Wines Winery—R2008-00641-(3), CUP No. 200800075, OAK No. 200800021, ENV No. 20080048
- E. Air Design Movie Ranch—R2009-00739-(5), CUP No. 200900044, ENV No. 200900047
- F. SEATAC membership
- G. Updating the SEATAC Approved Biologist List
- H. Public Comment—Pursuant to Section 54954.3 of the Government Code

**A. Approval of minutes from SEATAC meeting of September 15, 2014**

**Motion:**

Motion/second by Garrison/Swift: Move to approve the draft minutes subsequent to strengthening the language of Item G, Comment 2.

**Vote—Aye: unanimous**

**B. Coordinator's Report and New Business Discussion**

**C. Plains All American Pipeline—Project No. R2014-02876-(5), CUP No. 201400136, ENV No. 201400229**

**AIN: 3251-015-009**

**Location: North of Gorman Post Ranch Road, Gorman, CA**

**Applicant: Jeremy Wiggins**

**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:**

New SEA CUP for installation of a motor-operated valve on line 63 (intrastate oil transmission line).

**SEATAC Action Requested:**

Provide a determination of consistency with the SEA Compatibility Criteria.

**SEATAC Comments & Motions:**

**Comments:**

1. Update the report to indicate that several special-status species may occur on the subject property although not necessarily within the disturbance footprint of the project. These include salamanders, legless lizard, California condor, coastal California gnatcatcher, western pond turtle, burrowing owl, several raptor species, and San Diego black-tailed jackrabbit.

**SEATAC Motion:**

Motion/second by Garrison/Drill: The project is consistent with the Compatibility Criteria, and no further SEATAC review is required. Revise the biota report in keeping with SEATAC comments, subject to County staff approval.

**Vote—Aye: unanimous**

**D. Malibu Family Wines Winery—Project No. R2008-00641-(3), CUP No. 200800075, OAK No. 200800021, ENV No. 20080048**

**AIN: 2058-016-025**

**Location: 32111 Mulholland Highway Malibu, CA 90265**

**Applicant: Ron Semler**

**USGS Topographic Quad: Point Dume**

**SEA: Buffer (3A)**

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

**Project Description:**

The project is a request for a conditional use permit to authorize the construction and operation of a wine processing facility and a wine tasting room. A small portion of the project site is in an SEA and involves grading of over 5,000 cubic yards and is therefore subject to the standards of the SEA-CUP and the CUP for grading pursuant to the Santa Monica Mountains North Area Plan. There are several oak trees on the site, but the applicant has completed a lot line adjustment in order to accommodate the project on one lot without resulting in the removal of any oak trees. There is also a drainage course that flows through the project site, portions of which will be rehabilitated with native vegetation.

**SEATAC Action Requested:**

Review the Biota Report and provide comments.

**SEATAC Comments & Motions:**

**Comments:**

1. More information is needed regarding the oak woodland and drainage course plantings
2. Indicate impacts associated with fuel modification separately from those associated with construction.
3. Clarify that off-site study area referenced in the report pertains to the current lot configuration (i.e., prior to the requested Lot Line Adjustment).
4. Ensure that special-status species tables include CNPS-listed plants in addition to CNDDDB species.
5. Perennial species listed in Table 2 with a “not expected” determination of presence could be more definitively assessed as absent if not observed on site. Legless lizard is likely to be present on site; golden eagle is likely to forage on or overfly the site; American badger may be present.
6. Include hummingbirds as early nesters in nesting bird mitigation language.
7. Follow County guidelines in assessing and mitigating impacts to oak woodlands.

**SEATAC Motion:**

Motion/second by Garrison/Drill: Further SEATAC review is required. Provide a landscaping plan, existing Jurisdictional Delineation, and revise the Biota Report in keeping with SEATAC comments.

**Vote—Aye: unanimous**

- E. Air Design Movie Ranch—Project No. R2009-00739-(5), CUP No. 200900044, ENV No. 200900047, AIN: 3209-011-006, Location: 6201 Soledad Canyon Road Acton, CA 93510**

**Applicant: Christine Selover**  
**USGS Topographic Quad: Acton**  
**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 project is requesting a conditional use permit (CUP) to authorize the operation and maintenance of existing non-permitted movie sets and parking lot. 3.5 acres of unpermitted grading and an unpermitted addition to the single family residence are also part of the CUP. A portion of the parcel is located within the Santa Clara River SEA.

**SEATAC Action Requested:**

Provide a determination of compatibility with incorporation of Staff recommendations.

**SEATAC Comments & Motions:**

**Comments:**

1. Incorporate measures to treat runoff from graded and use areas prior to export from the site.
2. Incorporate a measure to require trash and litter clean-up and control.

**Motion:**

Motion/second by Garrison/Swift: No further SEATAC review is required. The project will be consistent with the SEA compatibility criteria with incorporation of SEATAC and Staff recommendations. Revise the project design in keeping with SEATAC and Staff recommendations, subject to County staff approval.

**Vote—Aye: unanimous**

**F. SEATAC membership**

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

**Description:**

Discussion of SEATAC membership and applicant Steven Hongola's credentials.

**SEATAC Action Requested:**

Provide a recommendation for invitation of the applicant to serve on SEATAC.

**SEATAC Comments:**

1. A more detailed C.V. is requested, including a cover letter, examples of work, reasons for wanting to serve on SEATAC, peer-reviewed reports, and contributions to professional societies.

**G. Updating the SEATAC Approved Biologist List**

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

**Project Description:**

Discussion on whether the applicant, Alissa Cope, should be added to the SEATAC Approved Biologist List.

**SEATAC Action Requested:**

Provide recommendation for inclusion of the applicant on the SEATAC Approved Biologist List.

**SEATAC Comments:**

1. A more detailed submission is needed, including a C.V. and indication of the applicant's role in the preparation of the submitted reports.

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

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**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.  
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