



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



**DRAFT MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF October 2, 2017
To be approved by SEATAC at a future meeting**

SEATAC MEMBERS

Sabrina Drill, PhD [by telephone]
Ty Garrison
John Thomlinson, PhD

REGIONAL PLANNING STAFF

Alejandrina Baldwin, Planner
Joe Decruyenaere, Senior Biologist
Kevin Finkel, Planner
Patricia Hachiya, Supervising Regional
Planner
Steven Jones, Planner, SEATAC
Coordinator (outgoing)
Kristina Kulczycki, Planner
Gina Natoli, Supervising Regional
Planner SEATAC Coordinator
(incoming)
Marie Pavlovic, Planner

Agenda Items:

- A. Approval of minutes from SEATAC meeting of August 7, 2017
- B. Coordinator's Report and new business discussion
- C. Review Item: Project: Tesoro del Valle—Project No. 92074, Revised Vesting Tentative Tract Map No. 51644-1
- D. Consent Item: Project: Wireless Telecommunications Facility—Project No. R2015-01986-(5), CUP No. 201500078, Oak Tree Permit No. RPPL2017007308
- E. Discussion Item: Southern California Edison Catalina Island Carbon Treatment System—Project No. 2017-004310-(4), CUP No. RPPL2017008648
- F. Public Comment: Pursuant to Section 54954.3 of the Government Code

A. Approval of minutes from SEATAC meeting of August 7, 2017

SEATAC Motion:

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

Vote—Aye: unanimous

B. Coordinator's Report and New Business Discussion

- 1. Interest Disclosure Forms: update to inform SEATAC that forms will be sent out prior to meetings.
- 2. SEA Ordinance Update: Alejandrina Baldwin provided an update to SEATAC on the SEA Ordinance. Several comments were generated:
 - o SEATAC requests to review development standards and thresholds for

- ministerial or discretionary review.
 - o SEATAC requests to receive email notifications of upcoming hearings and draft updates.
 - o Definition of “corridor” in draft ordinance not consistent with current scientific consensus regarding live-in habitat, range of species, etc. Staff requests that SEATAC submit comments individually.
3. Gina Natoli is introduced as the new SEATAC Coordinator, effective at the next SEATAC meeting.

C. Discussion Item

Tesoro del Valle—Project No. 92074-(5), Revised VTTM No. 51644-1

Location: Northern terminus of Avenida Rancho Tesoro

APNs: 3244-160-017 – 025, 3244-161-001 – 023, 3244-162-001 – 006, 3244-163-003 – 007, and 3244-164-001 – 009

USGS Topographic Quad: Newhall

Applicant: BLC Tesoro, LLC

Planner: Marie Pavlovic

SEA: Santa Clara River

Case materials and SEA Resource descriptions are posted under October 2, 2017:

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

Project Description:

Revised Tentative Tract Map for the unrecorded portion of TR 51644, a density-controlled development of 1,791 residential units originally approved in 1998. Of this number, 1,077 dwelling units have been recorded and developed on the southern portion of the tract. The applicant proposes to revise the northern portion of the tract to include the development’s remaining 712 authorized dwelling units, as well as 106 additional units. In order to accommodate this additional density, the applicant is requesting a density bonus in return for setting aside a percentage of units for senior housing. In addition, 19 park/recreation lots, 26 open space lots, 21 basin lots, and 4 public facilities lots are proposed, for a total of 842 lots. A total of 18.8 million cubic yards (9.4 million cut, 9.4 million fill) of earthmoving is proposed, to be balanced on-site.

The applicant also requests a Significant Ecological Area Conditional Use Permit (SEA-CUP) for a density-controlled development within an SEA and a hillside management area and grading of more than 100,000 cubic yards, and an Oak Tree Permit for the removal of and encroachment upon an unspecified number of oak trees.

SEATAC Action Requested:

Provide determination of the consistency of the project with the SEA Compatibility Criteria.

SEATAC Comments & Motions:

Comments:

1. The applicant has not satisfactorily revised landscaping provisions in keeping with prior SEATAC requests; SEATAC does not know what is meant by “native compatible”; and is inclined to find the project inconsistent with the SEA Compatibility Criteria as a result.
2. Expand the equine impacts discussion to include noise, trampling, and invasive plants
3. Expand the discussion of balloon-related impacts to address all balloons, not just Mylar; require that the HOA prohibit balloons at community events.
4. Acknowledge in discussions of impacts related to housecats that they are harmful not just to birds but to herpetofauna and arthropods, and that spay/neuter programs do not completely abrogate the negative effect of cats on wildlife.
5. Indicate that no reprisals shall be sought against wildlife for predated on pets.
6. Strengthen the language regarding signage along trails.
7. Calochortus monitoring: the text of the document does not currently match that of the response memo; ensure that the text of the final document reflects changes indicated in responses to SEATAC.
8. Clarify the monitoring period requirements for mariposa lily to state a minimum total of 5 years of monitoring with a minimum 3-year extension of the monitoring period if goals are not being reached by year 3.

SEATAC Motion:

Motion/second by Garrison/Thomlinson: SEATAC would find the project consistent with the SEA Compatibility Criteria if applicant changes the document to require that common areas excluding active recreational areas and street rights of way are plant with native species only. If this change is not made, the project is inconsistent. Furthermore, SEATAC encourages use of natives throughout the project site as a good practice.

Vote—Aye: unanimous

D. Discussion Item

**Wireless Telephone Facility—Project No. R2015-01986-(5), CUP No. 201500078,
Oak Tree Permit No. 2017007305
Location: 12801 Tampa Avenue, Chatsworth, CA 91311
APN: 2826-017-040
USGS Topographic Quad: Oat Mountain
Applicant: American Tower, LLC, Bonnie Belair
Planner: Kristina Kulczycki
SEA: Santa Susana Mountains / Simi Hills**

Case materials and SEA Resource descriptions are posted under October 2, 2017:
<http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The applicant, American Tower LLC, is requesting to continue operation of two existing WTFs mounted to two lattice towers (Tower “A” and “B”) on a property (Assessor Parcel Number: 2826-017-040) on Oat Mountain. Both towers are located near the western property line. A gravel road located south of the WTFs provides access to both sites.

“Tower A”, including the equipment shelter, is west of Tower B and its lease area contains two propane tanks, which serve the WTFs, in the northwestern corner of the site. They are within the dripline of an existing oak tree (identified as Oak Tree No. 1 within the March 24, 2017 Oak Tree Report prepared by Dudek) located north of the tanks. Neither the propane tanks nor the oak tree were identified on previous CUPs for this site and therefore, the propane tanks are proposed to be legalized as part of this project.

SEATAC Action Requested:

Review the project materials and provide a finding of consistency with the SEA Compatibility Criteria

SEATAC Comments & Motions:

Comments:

1. If tanks are removed, the slab should be removed as well.

SEATAC Motion:

Motion/second by Garrison/Drill: Project is consistent with the SEA Compatibility Criteria as a consent item.

Vote—Aye: unanimous

E. Discussion Item

Southern California Edison Catalina Island Carbon Treatment System—Project No. 2017-004310-(4), CUP No. RPPL2017008648

Location: Intersection of Airport Road, Divide Road, and Stagecoach Road, Santa Catalina Island

APNs: 7480-042-800, 7480-042-801, and 7480-042-056

USGS Topographic Quad: Santa Catalina East

Applicant: Southern California Edison, Gretha Zolorzano

Planner: Kevin Finkel

SEA: Haypress Area

Case materials and SEA Resource descriptions are posted under October 2, 2017: <http://planning.lacounty.gov/agenda/seatac/>

Project Description:

The Proposed Project is a request to authorize the installation and maintenance of an unmanned water filtration system in service of the existing Wrigley Reservoir on Santa

Catalina Island. The filtration system will be situated adjacent to the easterly edge of the reservoir in a disturbed area. The water filtration system will not be a new source of water servicing the reservoir nor will it expand the capacity of the reservoir.

SEATAC Action Requested:

Review the project materials and staff recommendations and provide a determination of SEA compatibility.

SEATAC Comments & Motions:

Comment:

1. SEATAC recommends a more robust report fitting SEATAC requirements in the future.

SEATAC Motion:

Motion/second by Garrison/Thomlinson: The project is consistent with the SEA Compatibility Criteria.

Vote—Aye: unanimous

F. 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.
