

Project No. R2010-01574/RPP2010-01176
Hadad Home, Rotunde Mesa Road
ERB Recommendations dated 1-24-11 and Applicant's Responses

Recommendation: Those fuel modification zones that have been disked and are covered with annual grasses should be restored to native shrubs which are safer due to lower flash fire risk. Disked area not within fuel modification zone should be restored back to the native background vegetation. Submit landscape plan for this with fuel modification unit.

Response: (1) The areas that have been disked and are in Fuel Modification Zone B or C will have the non-native grasses removed. Areas in Zone C will be restored with native vegetation consistent with the Los Angeles County Fire Department's recommendations. (2) With respect to the request to restore any habitat that was destroyed by the County of Los Angeles when it illegally entered onto the property and proceeded to disk areas of the property that did not have to be disked according to the Los Angeles County Fire Department's specifications, it is unfair for the land owner to be held responsible. It is the Los Angeles County's legal obligation to repay the landowner for the money he was forced to pay for the illegal disked and it is the County that must pay to revegetate the habitat that it illegally destroyed. This will require a landscaping plan prepared by the County and approved by the County, a Coastal Development Permit, and then the plan must be implemented. The County must be held to the same standard as all other entities when it violates the State Coastal Act of 1976. The property owner will grant permission to the County to restore the habitat.

Recommendation: Fuel modification zones can be changed to: A = 20', B = 30' and C = 150' zones.

Response: The modification has been made.

Recommendation: Change zone numbers and check plant names on fuel modification plans before they are submitted to the fuel modification unit that will require some sort of plant palette and landscape design before the plans are approved.

Response: The allowed list of plants ("plant palette") is shown on the fuel modification plan. No landscaping plan is being submitted by the applicant.

Recommendation: Plant coast live oaks instead of sycamores on site because they use less water

Response: There will be no sycamore trees or oak trees planted on the site.

Recommendation: The calculation for the capture and retention of a ¼" storm event should be shown on the plans in order to see that location where runoff will be stored is sized correctly.

Response: This has been done.

Recommendation: The location of the dry well system must be shown on the plans.

Response: This has been done.

Recommendation: As much as possible, the concrete deck should be replaced with permeable surfaces, such as pavers or something similar, including the driveway.

Response: This has been done.

Recommendation: If fill is just needed for driveway, it should only be used at the driveway, and the rest of the house should stay at natural grade.

Response: The home and drive are now designed to minimize the amount of grading required to satisfy the Fire Department's turnaround area and the remainder of the proposed development.

Recommendation: The driveway needs to be shown on the grading plan, and, if there is a parking place, these need to be shown on the plan, too. Any paved surfaces need to be shown on the plans.

Response: The driveway and parking spaces have been shown on the plans.

Recommendation: Septic system including leachfield must be shown on the plans.

Response: The wastewater treatment system is shown on the plans.

Recommendation: 800 sq. ft. is the minimum size for a dwelling unit.

Response: None.

Recommendation: Coastal Commission is going to require a 10,000 sq. ft. developable area that includes graded slopes and building area.

Response: The biological report stated that no portion of the proposed structure or the fuel modification zone of the proposed structures is located in an area that qualifies as an Ecologically Sensitive Habitat Area as defined by the California Coastal Commission and therefore the "development area" of the project is not limited to 10,000 square feet.

Recommendation: Minimize the visual impacts from a dedicated scenic highway (Piuma Rd.), designated significant ridgeline and public trail.

Response: The visual impact of the house has been minimized by using earth tone colors, it is not a ridgeline, and is $\frac{3}{4}$ of a mile from Piuma Road, the closest public highway in the area. The area has many existing homes clustered together in close proximity to the proposed house which will reduce its impact.

Recommendation: The garage could be brought in closer to the house.

Response: The garage is now connected to the house.

Recommendation: Cumulative impacts of impervious surfaces and removal of habitat is a concern.

Response: Impervious surfaces have been minimized.

Recommendation: Provide a species list of vegetation and animals that were observed on site by the biologist. Inventory and map the biological resources that occur on site as they are. Do not have your biologist designate ESHA. Use "A Manual of California Vegetation" by Sawyer, Keeler-Wolf, and Evans to classify the vegetation and map its distribution on the site.

Response: This has been done. The California Coastal Commission will require that the state licensed biologist designate what qualifies as ESHA in accord with the specific guidelines established by the Coastal Commission.

Recommendation: Remove the California pepper tree.

Response: The California Pepper tree will be removed as designated on the plans.

Recommendation: Show the section detail lines correctly on the plans.

Response: This has been done.

Recommendation: Define what the question marks "?" mean on the wet weather erosion control plans.

Response: The question marks have been removed as they were placed on the plans in error.