

## BCA Notes and Recommendations

The planner and the biologist should use this section to explain why any items might be missing, why the BCA may be deemed complete despite these data gaps, and any recommendations or notes.

### Planner Notes and Recommendations:

Based upon the Biologists notes below, it is a finding by the planner assigned that in order for the proposed residence to be to highly compatible with the biotic resources present, the proponent of the development must find a suitable location within the SEA Buffer 3B for the mitigation of oaks with mitigation acreage necessary to compensate for the disturbance entailed through grading and construction of the planned residence.

Also, as noted under County Code Section 22.56.215 J.1 for Hillside Management Areas, the project must maintain not less than 70 percent of the net area of the site for open space. There is no exemption from this provision, even if the residence is situated in area of the site's topography consisting of natural slopes less than 25 percent slope intensity, due to the site's location within SEA Buffer 3B and County Code Section 22.56.215 C.4 prohibiting such exemptions in an SEA. Under the land use element of the Santa Monica Mountains North Area Plan, an SEA Buffer Area is equivocal in management of such areas to an SEA.

### Biologist Notes and Recommendations:

The applicant has revised the mitigation approach to include the planting of 8 of the replacement oak trees on the southern portion of the site. The additional 20 required trees will be planted at an off-site location in La Sierra Canyon, outside of SEA Buffer 3B. This mitigation will incorporate 0.18 acre of woodland creation/enhancement, equivalent to a mitigation acreage ratio of 1.2:1. This ratio was arrived at by weighting the 0.06-acre on-site component of mitigation at ½ of full value, and calculating the remaining acreage required to achieve a 1:1 ratio of mitigation value, as follows:

- Total impacted area: 0.15 acre
- Mitigation acreage required for impacts to degraded oak woodland, assuming mitigation will result in higher-value woodland: 0.15 acre
- On-site area available for mitigation: 0.06 acre, to be valued at half-rate due to residential use (i.e., credited as 0.03 acre)
- Remaining off-site acreage required for mitigation:  $0.15 - 0.03 =$  0.12 acre
- Total mitigation acreage:  $0.06 + 0.12 =$  0.18 acre.

Although the project mitigates the impact to oak woodlands in a manner consistent with the County's interpretation of PRC 21083.4, it does not do so within SEA Buffer 3B or SEA 3. It is therefore the Planning Department's opinion that the project does not meet

the SEA Compatibility Criteria due to the fact that the project will result in a net decrease in biological function of the SEA (i.e., the requested development is not highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas). An alternative mitigation site within either SEA Buffer 3B or SEA 3 should be sought out. If one can be located, it is the DRP Biologist's opinion that the project would meet the SEA Compatibility Criteria.