

## **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:**

The residence meets basic zoning requirements for height, setback and parking requirements. However, if the removal of the oak trees proposed cannot be mitigated on another parcel within the local SEA Buffer, it is recommended that the applicant redesign the residence. The footprint would have to be curtailed, with less paving surrounding the structure proposed, in order to reduce impacts to the on-site oak trees and lessen the need for removals and encroachments.

### **Biologist Notes and Recommendations:**

Because of the small scale of the project, the relatively homogeneous and disturbed character of on-site habitats, and the limited scope of issues of concern—chiefly oak trees and woodland—the DRP biologist determined that a full BCA was not necessary for this project and directed the applicant to submit a hybrid document that would describe the biological baseline of the site, and provide a discussion of impacts and mitigation measures with an emphasis on oak woodland mitigation.

The proposed project lies within a stand of oak woodland that has been subject to previous residential development and fuel modification. Much of the understory has been removed through the application of herbicide. The condition of the woodland on site is similar to that of adjacent contiguous woodland areas to the east and west—several trees on site are senescent, and a general lack of oak recruitment is evident. Nevertheless, the canopy remains closed and appears to support a characteristic bird fauna typical of oak woodlands in the Santa Monica Mountains. Leaf litter is present but not especially deep. Resource values of the woodland are therefore judged to be low to moderate.

Fourteen oak trees are proposed for removal, and there is insufficient space on the subject property available to accommodate planting of the required 28 replacement oak trees. The applicant is currently in negotiation with an off-site property owner to provide land for the required plantings. If the off-site mitigation location is within SEA Buffer 3B and the following provisions are adopted as part of the project's Mitigation Monitoring Program, it is the DRP Biologist's opinion that the project may meet the SEA Compatibility Criteria:

### Recommendations:

1. In order to decrease the mitigation burden to the applicant and thereby

encourage a greater chance of successful mitigation compliance, the DRP biologist recommends that the house be repositioned by grading into the hill at the southern end of the property, and that access be taken along the existing Fire Department access easement along the western side of the property. This could result in the retention of most of the trees on the property.

2. If the house cannot be relocated, the pool and barbeque should be relocated or removed in order to save trees #14 and 15. The driveway should be rerouted to the western edge of the property in order to take advantage of the existing required Fire Department access in that location; this would allow for the retention of tree #1.
3. It is unclear why trees #3, 4, and 13 are proposed for removal since they appear to be outside the building footprint. If this is solely to provide more area available for the installation of porous pavement; the configuration of the paved area should be reconfigured so that tree removals are not required.
4. The proposed septic tank should be moved as far away as possible from any on or off-site trees.