Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 17, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO LOS ANGELES COUNTY CODE (TITLE 22 – PLANNING AND ZONING) TO REGULATE VINEYARDS IN THE SANTA MONICA MOUNTAINS NORTH AREA COMMUNITY STANDARDS DISTRICT PROJECT NO. R2015-02310, ADVANCE PLANNING CASE NO. RADV201500007, ENVIRONMENTAL CASE NO. RENV201500182 (THIRD SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The proposed amendment to Title 22 of the Los Angeles County Code (Zoning Ordinance) would add new permit requirements and development standards for vineyards in the Santa Monica Mountains North Area Community Standards District (CSD). The amendment would define vineyards as a use, require a Conditional Use Permit (CUP) for all new or expanding vineyards, and add development standards for all new and existing vineyards in the CSD area.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration associated with Environmental Assessment No. RENV201500182, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the amendment will have a significant impact on the environment, find that the Negative Declaration reflects the independent judgment of the Board, and adopt the Negative Declaration.

2. Approve the recommendation of the Regional Planning Commission (Commission) to amend Title 22 of the Los Angeles County Code related to permit requirements and

development standards for vineyards within the Santa Monica Mountains North Area CSD, as reflected in the draft ordinance; and

3. Instruct County Counsel to prepare the final ordinance amending Section 22.44.133 (Santa Monica Mountains North Area CSD) of the Los Angeles County Code as recommended by the Commission and to submit the final ordinance to the Board for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Santa Monica Mountains North Area CSD

The Santa Monica Mountains North Area CSD is the unincorporated portion of the Santa Monica Mountains that lies west of the City of Los Angeles and north of the Coastal Zone boundary. The area is characterized by steep, rugged mountain slopes and canyons, rolling hills, streams, and oak woodlands. There is tremendous ecological diversity within the entire Santa Monica Mountains, which are home to over 1,000 plant species and 26 distinct natural communities, including freshwater aquatic habitats, oak woodlands, and chaparral. Numerous mammals are found in the mountains, including bobcats, coyotes, deer, and mountain lions. Nearly 400 species of birds have been observed and another 35 species of reptiles and amphibians can also be found in the mountains. The Santa Monica Mountains are also home to more than 50 threatened or endangered plants and animals.

Upsurge in Vineyard Applications in the CSD Area

Since May 2014, the Department of Regional Planning (Regional Planning) received 44 ministerial applications to establish vineyards in the Santa Monica Mountains North Area CSD, a noticeable surge in the number of applications received as compared to prior years. A record search revealed that only 10 vineyard applications had been submitted in the prior three years combined (three applications between May 2013 and May 2014, five applications between May 2012 and May 2013, and two applications between May 2011 and May 2012). This influx of vineyard applications, especially those proposed on undeveloped and/or steeply sloped parcels, raised concerns related to the potential impacts on natural resources.

Such potential impacts include habitat loss and fragmentation, water quality degradation, diminished scenic views, and groundwater depletion. Vineyard development may involve the clearing of native vegetation and/or oak woodlands, which, in turn, may cause a loss of vegetation cover, displacement of wildlife, soil disturbance, and habitat fragmentation.[i] Grape vines may cause changes to soil chemistry that could have negative impacts on native plant communities and facilitate the invasion of non-native species.[ii] Fenced vineyards can impede the movement of wide-ranging species such as deer and bobcats.[iii]

Vineyard development on steep slopes may cause or exacerbate erosion and runoff into nearby drainage courses. Increasing numbers of vineyards are being built on steeper slopes

and further up within watersheds.[iv] With greater slopes comes a higher potential for soil loss from sheetwash erosion.[v] Vineyard development on hillsides can also create visual impacts that transform the landscape of the Santa Monica Mountains National Recreation Area.[vi]

In terms of water supply, wine grapes require lower volumes of irrigation per acre than most other crops grown in the state.[vii] Without a permanent groundwater basin in the Santa Monica Mountains, however, increased agriculture, such as vineyards, may compete with existing private water wells for scarce water resources.[viii] Information on groundwater availability and usage has historically been difficult to obtain, making it difficult to assess the impact of agriculture on groundwater supply in the Santa Monica Mountains.

Further, there are no existing development standards or restrictions on vineyard development within the Santa Monica Mountains North Area CSD. Vineyards are considered a "crop" use, and are an allowed use in most zones in the CSD area (vineyards are not permitted in the Institutional zone). Vineyards are currently permitted through a ministerial site plan review for most zones, except for the Single Family Residential (R-1) and Residential Planned Development (-RPD) zones, where a CUP is required. As such, vineyard development is often not evaluated for its potential impacts to surrounding natural resources.

Interim Ordinance Regulating Vineyards in the CSD Area

In response to the surge in the number of vineyard applications received and the potential impacts such increased development could pose, as well as the lack of existing regulations governing vineyards in the CSD area, the Board enacted Interim Ordinance No. 2015-0022U on June 16, 2015, to temporarily prohibit the establishment or expansion of vineyards, either as a primary or accessory use, on all properties located in the Santa Monica Mountains North Area CSD, while a study was conducted to consider a possible zoning amendment applicable to the area. On July 28, 2015, the Board voted to extend the ordinance for four months and to allow 28 pending vineyard applications to move forward with a Director's Review, provided they met the requirements listed below:

1. Evidence that water service is being provided by a municipal water district;
2. Proof of legal access;
3. Evidence of no vineyard planting on slopes of 50 percent or greater;
4. Provision of a pest management plan approved by the Departments of Public Health and Agricultural Weights and Measures;
5. Provision of a bioswale plan approved by the Department of Public Works;
6. Provision of an erosion control plan approved by the Department of Public Works; and
7. Evidence that all vineyard planting may only use drip irrigation.

Two of the 28 applicants are currently pursuing permits under the requirements set forth by the Board. The Interim Ordinance further directed Regional Planning to prepare an amendment to the Santa Monica Mountains North Area CSD that would add new

development standards and permit requirements for vineyards in all zones where they are an allowed use.

Proposed Amendment - Vineyard Ordinance

Since Interim Ordinance No. 2015-0022U was enacted, Regional Planning has worked with stakeholders – including vintners, applicants with pending projects, and environmental groups – and consulted with the County Departments of Public Works, Public Health, Fire, and Agricultural Commissioner/Weights and Measures to develop a permanent zoning ordinance amendment regulating vineyards in the Santa Monica Mountains North Area CSD.

The proposed ordinance seeks to address the potential environmental impacts of increased vineyard development in the Santa Monica Mountains North Area and protect the numerous unique natural resources of the area. As mentioned earlier, the ordinance would amend the Santa Monica Mountains North Area CSD by requiring a discretionary review for all new, expanding, and pending vineyard applications in the CSD area and by adding development standards that would regulate new and existing vineyards.

The ordinance also requires vineyard applicants to identify a water source for their proposed vineyards and provide projected water usage. If applicants propose new or deeper wells for vineyard irrigation or operations, they are required to provide well depth, projected flow rate, and impacts to the surrounding region. With the passage of California Senate Bill 83 in June 2015, well data can now be requested from the California Department of Water Resources (DWR). As such, the Commission directed Regional Planning to obtain water well data from DWR, specifically the total number of existing wells, the average depth of these wells, and the number of wells permitted per year within the Santa Monica Mountains North Area. This data could then be used for evaluation purposes as CUPs are processed.

Below is a summary of the key elements of the ordinance:

1. Vineyard Definition: The ordinance defines a vineyard as a plantation of grapevines, which has a minimum land area of 4,356 square feet, and typically produces table grapes or grapes used in winemaking.

2. Discretionary review for new or expanding vineyards: The ordinance requires a CUP for all new and pending vineyard applications, including expansions.

3. Vineyard Limitations: The ordinance sets forth several limitations for new and expanding vineyards, including: a maximum vineyard size of two acres per parcel for new vineyards, limiting vineyard development to slopes of 3:1 or less (33 percent slope), prohibiting the planting of vineyards on significant ridgelines, and requiring that new on-site and off-site access roads or driveways not exceed a maximum of 300 feet

or one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a modification of this standard is warranted.

4. Water Well Data: The ordinance requires vineyard applicants to provide expected annual water usage for the irrigation of vineyards as well as for on-site operations related to vineyard production. The ordinance also requires applicants to indicate the water source proposed for the site, and whether a new or deeper water well will be needed. If a new or deeper well is needed, the ordinance requires applicants to provide the depth of the proposed well, the projected flow rate, and any anticipated impacts to the surrounding region.

5. Best Management Practices: The ordinance adds a variety of best management practices (BMPs) for both new and existing vineyards to protect the most sensitive habitat, allow for wildlife passage, and prevent the degradation of visual resources. The proposed BMPs are summarized below:

    a. Pest Control – Integrated pest management (IPM), such as the development of natural enemies of pests, shall be used to prevent and control pests in a manner that avoids harm to other organisms.

    b. Water Conservation – The use of a managed irrigation system, including drip irrigation, micro-sprinklers, or other similar non-aeration devices, shall be required to conserve water. Additionally, the use of rain barrels and gray water systems where feasible, as well as an annual water report to track water use on the vineyard site, shall be required.

    c. Water Quality and Soil Erosion – An erosion control/water quality plan shall be required for all new and existing vineyards. The plan, which shall be reviewed by the Department of Public Works, shall include standards to address water quality and erosion, such as stormwater planters, vegetated swales, hydraulic mulching, and velocity dissipation devices. Groundcover shall be planted between crop rows. Clearing to bare earth or discing shall be prohibited. Runoff diversion standards shall be required around waste storage and disposal areas. Anti-dust strategies shall be required for roads and accessways.

    d. Sensitive Habitat – Vineyards located in a Significant Ecological Area (SEA) shall be required to comply with SEA regulations and standards. A site-specific survey shall be required for all new and expanding vineyards to identify, characterize, and delineate habitat types and any special status species present on a site. New and expanding vineyards shall be sited and designed to avoid or minimize impacts to sensitive and rare species and habitats present on a site. Vineyards shall not be located within 100 feet of sensitive habitats such as

alluvial scrub, wetlands, and rock outcrops. Vineyards shall be required to provide a buffer of at least 100 feet from streams and drainage courses. Vineyard development shall not remove or damage oak trees or encroach into the protected zone of oak trees. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible.

e. Wildlife – Fencing of vineyards shall be sited and designed to not restrict wildlife movement, except where deemed necessary by the Director of Regional Planning to protect vineyard crop areas. If an applicant requests alternative fencing, the applicant shall submit a fencing plan that demonstrates how the proposed fencing would result in the fewest or least impacts to wildlife, scenic resources, and sensitive habitat, to the satisfaction of the Director.

f. Visual Resources – Vineyard development shall be prohibited on Significant Ridgelines, and shall be required to comply with the siting requirements for such ridgelines. A visual simulation shall be required for all new and expanding vineyards, to show how the vineyard would be seen from public roads, parks, and trails. Vineyards shall be sited and designed to not be visible from Scenic Highways or the Backbone Trail where feasible, and to minimize visual impacts to those resources through standards such as siting development in the least visible portion of the site and designing plantings to blend into the natural hillside setting. Fencing, access roads, and driveways shall be sited and designed to be protective of scenic resources.

6. Existing Vineyards: The ordinance requires existing vineyards to demonstrate compliance with a specific set of development standards and BMPs through a site plan review within five years of the effective date of this ordinance. The BMPs are limited to pest management, soil erosion, and water quality, as the vineyards are already in place.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended action supports the second goal of the County Strategic Plan, which is to enrich lives of County residents by providing enhanced services and effectively planning and responding to economic, social, and environmental challenges. The proposed ordinance will establish standards that prevent or reduce the visual and environmental impacts of new and existing vineyard development in the Santa Monica Mountains North Area. The CUP process for new and expanding vineyards will ensure that vineyards are consistent with the community character, and that potential impacts are identified and mitigated to the fullest extent feasible.

FISCAL IMPACT/FINANCING

The recommended action may potentially result in additional costs to the County, as it would require additional staff time to process new vineyard permit applications. If the ordinance is adopted, permit processing staff could potentially immediately receive up to 28 new vineyard CUP applications (based on the number of currently pending applications). Beyond these 28 applications, any other new or expanding vineyard would also be required to submit a CUP application, further adding to staff caseload. Permit processing staff would also receive numerous site plan review applications for existing vineyards that would need to be brought into compliance with the ordinance's requirements. These vineyard applications would require rigorous review, and would be both complex and time consuming. This increased caseload would precipitate the need for additional planning staff to process these permits. Currently, the CUP application fee is $8,724, and the anticipated environmental assessment fee that would be associated with these applications is $3,056. The revenue that would be generated by these fees is expected to offset any costs that would be incurred from hiring additional planning staff.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.60.174 (Planning and Zoning) of the County Code and Section 65856 of the California Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 (Planning and Zoning) of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the Government Code related to the notice of public hearing.

On September 30, 2015, the Commission held a duly-noticed public hearing to consider the proposed ordinance. During the hearing, the Commission heard testimony from 23 speakers, fifteen (15) in favor and eight (8) opposed. Those who testified in support of the proposed ordinance included the Santa Monica Mountains Conservancy, the Resource Conservation District of the Santa Monica Mountains, Heal-the-Bay, residents, and local homeowner groups. Those who spoke in opposition included the Malibu Coast Vintners and Grape Growers Alliance, the Triunfo-Lobo Community Association, and local vineyard owners. Additionally, a total of 166 comment letters were received and submitted into the record, 101 in support of and 65 in opposition to the proposed ordinance.

After hearing testimony, the Commission approved a motion to add the additional requirement into the ordinance that vineyard applicants provide projected water usage and if applicable, water well data, for vineyard irrigation and operations. The Commission closed the public hearing and voted 3-0 to recommend that the Board certify and adopt the Negative Declaration, hold a public hearing to consider the proposed ordinance as amended, adopt the

proposed ordinance as amended, and determine that the amendment is consistent with the goals and policies of the Los Angeles County General Plan.

ENVIRONMENTAL DOCUMENTATION

The attached Initial Study showed that there is no substantial evidence, in light of the whole record before the Board, that the adoption of the proposed ordinance would have a significant effect on the environment. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines.

The Draft Initial Study was circulated and posted on the Regional Planning website for public review and comments from August 27, 2015 to September 30, 2015. Copies of the Draft Initial Study were transmitted to the Westlake Village and Agoura Hills County Libraries on August 26, 2015. In addition, public notice was published in two newspapers of general circulation, the Malibu Times and La Opinion. Notices were also mailed to the Department's courtesy list for the Malibu Zoned District, active stakeholder groups in the Santa Monica Mountains, and to wine growers and vineyard applicants. Staff did not receive any comments during the public review period.

IMPACT ON CURRENT SERVICES OR PROJECTS

Approval of the proposed ordinance would not result in any negative impacts on current services or projects. As previously noted, revenue generated from CUP application and environmental assessment fees would cover the costs associated with any additional staff that would be hired to process new vineyard permits.

Should you have any questions, please contact Anita Gutierrez at (213) 974-6422 or agutierrez@planning.lacounty.gov between 7:30 a.m. and 5:30 p.m., Monday through Thursday.

Respectfully submitted,

Richard J Bruckner for RJB
Director

RJB:MC:AG:MS:lm

Attachments:
1. RPC Hearing Package and comment letters

2. RPC Resolution
3. Recommended Ordinance for Board Adoption

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works
Public Health
Agricultural Commissioner/Weights and Measures

K_AP_111715_VINEYARD_ORDINANCE_BL

[i] Adina M. Merenlender. Mapping Vineyard expansion provides information on agriculture and the environment. *California Agriculture* 54(3): 7-12. May-June 2000.
[ii] Jonna Engel. Rebuttal Statement at California Coastal Commission hearing on the Santa Monica Mountains Local Coastal Program. April 14, 2014.
[iii] Robb Hamilton. Brief Overview of Biological Effects of Vineyards.
[iv] Adam T. Baughman, Elizabeth Joy Brown, Willie Brummett, Joanne M. Dramko, Jamie H. Goldstein, and Barry E. Hooper. California Winemaking Impact Assessment. Thesis submitted in partial satisfaction of the requirements for the degree of Master of Environmental Scenic and Management. June 2000.
[v] Adam T. Baughman et al., 2000.
[vi] National Park Service. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U. July 28, 2015.
[vii] Will Parrish. "Turning Water into Wine". *East Bay Express:* May 27, 2015.
[viii] Heal the Bay. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U. July 28, 2015.

REGIONAL PLANNING COMMISSION AGENDA 9/30/2015

THE REGIONAL PLANNING COMMISSION

County of Los Angeles

AGENDA

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: September 30, 2015 - Wednesday Time: 9:00 a.m.

PART I - PLEDGE OF ALLEGIANCE

1. Commission

PART II - REPORTS

2. Approval of Agenda

3. County Counsel

4. Director/Deputy Director

PART III - MINUTES FOR APPROVAL

5. August 26, 2015

PART IV - PUBLIC HEARINGS

Zoning Permits - East Section

(Appeal of Hearing Officer's Approval)

6. Project No. R2014-01923-(5) (Mr. Mar)
Variance No. 201400008
Applicant: Peter Gonzalez
Vacant Lot with no Address, La Crescenta (APN #5868-020-012)
La Crescenta Zoned District

To authorize a variance for the construction of a new single-family residence on a legal undersized 4,670 square foot lot in the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone within the unincorporated

(Continued)

- Si usted no entiende esta agenda o necesita más información por favor llame a este número (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

*** Commission Office: (213) 974-6409 ***

The length of the Commission Agenda may necessitate that some items be heard in the afternoon after a lunch break.

PART IV - PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

community of La Crescenta. The project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.

Ordinance Studies

(Continued from 05/27/15 & 07/22/15)

7. Project No. R2015-00319-(1-5) (Mr. Jaramillo)
Animal Facility Ordinance

a. Advance Planning Case No. 201500002
A Countywide Ordinance amending Title 22 of the County Code (Planning and Zoning) to revise uses for Animal Facilities. The amendment will allow for the boarding and breeding of cats and dogs as a permitted use in the A-2 (Heavy Agricultural) and M-1 (Light Industrial) zones, while requiring a Conditional Use Permit for the use in the C-M (Commercial-Industrial) zone.

b. Environmental Assessment No. 201500078
To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

Community Studies - West Section

8. Project No. R2015-02310-(3) (Ms. Gutierrez)
Vineyards in the Santa Monica Mountains North Area CSD

a. Land Use Regulation Case No. 201500007
Amendment to Title 22 of the County Code (Planning and Zoning) to define vineyards as a use, require a Conditional Use Permit for new applications related to vineyards, and establish development standards for vineyards in the Santa Monica Mountains North Area Community Standards District (CSD).

b. Environmental Assessment No. 201500182
To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

THE REGIONAL PLANNING COMMISSION

PART V - PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

PART VI - CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

11. Commission/Counsel/Director Reports (Commission)

Tentative Commission Meeting Schedule – January through June 2016.

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, OCTOBER 21, 2015

GLOSSARY OF ENVIRONMENTAL TERMS:
CEQA – California Environmental Quality Act
EIR – Environmental Impact Report
MND – Mitigated Negative Declaration
ND – Negative Declaration
CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13th Floor, Los Angeles, California 90012, and may be accessible on the Department's website at http://planning.lacounty.gov. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the Commission hearing room on the day of the Commission meeting regarding that matter.

LIVE WEB STREAMING: The Department of Regional Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at http://planning.lacounty.gov.

MEMO TO REGIONAL PLANNING COMMISSION 9/17/2015

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 17, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Anita D. Gutierrez, AICP
Community Studies West Section

Project No. R2015-02310-(3), Land Use Regulation Case No. 201500007, Environmental Assessment No. 201500182
RPC Meeting: 9/30/15- Agenda Item: 8

The above-mentioned item is a request to amend the Santa Monica Mountains North Area Community Standards District (CSD) to define vineyards as a use, require a Conditional Use Permit (CUP) for all new or expanding vineyards, and add development standards for all new and existing vineyards.

Additional time is needed to finalize the draft ordinance for your review, all materials will be provided next week.

If you need further information, please contact Anita D. Gutierrez at (213) 974-6422 or agutierrez@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

AG

REGIONAL PLANNING COMMISSION PACKAGE 9/24/2015

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 24, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Anita D. Gutierrez, AICP, Supervising Regional Planner
Community Studies West Section

Additional Materials
Vineyard Ordinance – Amendment to the Santa Monica Mountains North Area Community Standards District
Project No. R2015-02310
Advance Planning Case No. RADV201500007
Environmental Case No. RENV201500182
RPC September 30, 2015 - Agenda Item #8

Introduction

The above-mentioned item is a request to amend the Santa Monica Mountains North Area Community Standards District (CSD) to define vineyards as a use, require a Conditional Use Permit (CUP) for all new or expanding vineyards, and add development standards for all new and existing vineyards.

This amendment would add measures to:

- Limit the size of new or expanding vineyards
- Place restrictions on where new vineyards can be established to avoid the most sensitive habitat and degradation of visual resources
- Incorporate best management practices, which include provisions to allow wildlife passage through the vineyard at suitable locations
- Establish site specific compatibility requirements through a discretionary review process (CUP) for new or expanding vineyards
- Establish development standards for both new/expanding and existing vineyards

Background

Since May 2014, forty-four applications for vineyard development in the Santa Monica Mountains North Area CSD have been submitted to the Department of Regional Planning (Regional Planning), a noticeable surge in the number of applications received as compared to prior years. A record search revealed that only 10 vineyard applications in the CSD area had been submitted in the prior three years combined (three applications between May 2013 and May 2014, five applications between May 2012 and May 2013, and two applications between May 2011 and May 2012). This influx of vineyard applications, especially those proposed on undeveloped and/or steeply sloped parcels, raised concerns related to the potential impacts on natural resources.

Such potential impacts include habitat loss and fragmentation, erosion, water quality degradation, diminished scenic views, and groundwater depletion. Vineyard development may involve the clearing of native vegetation and/or oak woodlands, which, in turn, may cause a loss of vegetation cover, displacement of wildlife, soil disturbance, and habitat fragmentation.[i] Grape vines may cause changes to soil chemistry that could have negative impacts on native plant communities and facilitate the invasion of non-native species.[ii] Mature, producing vineyards have been found to have low habitat value for native species, and to be visited more frequently by non-native species.[iii] Fenced vineyards could impede the movement of wide-ranging species such as deer and bobcats.[iv]

Vineyard development on steep slopes may cause or exacerbate erosion and runoff into nearby drainage courses. Increasing numbers of vineyards are being built on steeper slopes and further up within watersheds.[v] With greater slopes comes a higher potential for soil loss from sheetwash erosion.[vi] Professor Lee Kats from Pepperdine University found evidence of sedimentation in Newton Creek Canyon in the Santa Monica Mountains, likely due to stormwater and irrigation runoff from vineyards located upstream from the Creek.[vii] Vineyard development on hillsides can also create visual impacts that transform the landscape of the Santa Monica Mountains National Recreation Area.[viii]

In terms of water supply, wine grapes require lower volumes of irrigation per acre than most other crops grown in the state.[ix] Without a permanent groundwater basin in the Santa Monica Mountains, however, increased agriculture, such as vineyards, may compete with existing private water wells for scarce water resources.[x] In addition, aerially spraying water onto grapevines to protect them from frost can use up to 50 to 55 gallons of water per minute,[xi] which may further deplete limited water supplies.

In response to the surge in the number of vineyard applications received and the potential impacts such increased development could pose, the Board passed Interim Ordinance No. 2015-0022U on June 16, 2015, to temporarily prohibit the establishment or expansion of vineyards, either as a primary or accessory use, on all properties located in the Santa Monica Mountains North Area CSD.

On July 28, 2015, the Board held a public hearing on the matter and voted to extend Interim Ordinance No. 2015-0022U for four months and allow 28 pending vineyard applications to move forward with a Director's Review, provided they met the requirements listed below:

1. Evidence that water service is being provided by a municipal water district;
2. Proof of legal access;
3. Evidence of no vineyard planting on slopes of 50 percent or greater;
4. Provision of a pest management plan approved by the Departments of Public Health and Agricultural Weights and Measures;
5. Provision of a bioswale plan approved by the Department of Public Works;
6. Provision of an erosion control plan approved by the Department of Public Works; and
7. Evidence that all vineyard planting may only use drip irrigation.

To date, none of the pending applicants have pursued furthering their application under the requirements set forth by the Board. The interim ordinance further directed Regional Planning to prepare an amendment to the Santa Monica Mountains North Area CSD to add new development standards and permit requirements for vineyards in all zones where they are an allowed use.

Proposed CSD Amendment

Since Interim Ordinance No. 2015-0022U was enacted, Regional Planning staff has worked with stakeholders – including vintners, applicants with pending projects, and environmental groups – and consulted with the County Departments of Public Works, Public Health, Fire, and Agricultural Commissioner/Weights and Measures to develop a permanent zoning ordinance amendment regulating vineyards in the Santa Monica Mountains North Area CSD.

The Santa Monica Mountains North Area is the unincorporated portion of the Santa Monica Mountains west of the city of Los Angeles and north of the Coastal Zone boundary. The area is comprised of a unique and distinctive environment characterized by steep rugged mountain slopes and canyons, rolling hills, streams and oak woodlands. A large portion of the Santa Monica Mountains North Area CSD includes federally protected lands, under the designation of the Santa Monica Mountains National Recreation Area (SMMNRA). As described by the National Park Service, the SMMNRA protects one of the largest and most significant examples of Mediterranean-type ecosystems in the world. The climate of the Mediterranean ecosystem, characterized by wet winters and warm, dry summers, along with the diverse topography in the Santa Monica Mountains has created a landscape filled with unique natural resources. There is tremendous ecological diversity within the entire Santa Monica Mountains. The mountains are home to over 1,000 plant species making up 26 distinct natural communities, from freshwater aquatic habitats and two of the last salt marshes on the Pacific Coast, to oak woodlands, valley oak savannas, coastal sage,

and chaparral. Numerous mammals are found in the Santa Monica Mountains, including bobcats, coyotes, and mountain lions. Nearly 400 species of birds have been observed and another 35 species of reptiles and amphibians can also be found in the mountains. The Santa Monica Mountains are home to more than 50 threatened or endangered plants and animals - among the highest concentrations of such rare species in the United States.

The amendment seeks to address the potential environmental impacts of increased vineyard development in the Santa Monica Mountains North Area and protect the numerous unique natural resources of the area. As mentioned earlier in this report, the amendment would amend the Santa Monica Mountains North Area CSD to require that all new and pending vineyards applications in the CSD area be subject to a discretionary review and add new development standards that would regulate vineyard development. Below is a summary of the key elements of the amendment:

Vineyard definition:
The amendment defines a vineyard as a plantation of grapevines, which has a minimum land area of 4,356 square feet, and typically produces table grapes or grapes used in winemaking. Currently, vineyards are considered a "crop" use, and are an allowed use in most zones in the Santa Monica Mountains North Area CSD (vineyards are not permitted in the Institutional zone).

Discretionary review for new or expanding vineyards:
The amendment requires a conditional use permit (CUP) for all new and pending vineyard applications, including expansions. Vineyards are currently permitted through a site plan review for most zones, except for the Single Family Residential (R-1) and Residential Planned Development (–RPD) zones, where a Conditional Use Permit is required. There are currently no development standards or restrictions on vineyard development within the CSD. A CUP review would help to ensure site specific compatibility with the surrounding land, including natural habitat and wildlife.

Vineyard Limitations:
The amendment sets forth several limitations for new and expanding vineyards, including: a maximum vineyard size of two acres per parcel for new vineyards, limiting vineyard development to slopes 3:1 or less (33 percent slope), prohibition of planting vineyards on significant ridgelines, and requiring new on-site and off-site access roads or driveways not to exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a modification of the standard is warranted.

Best Management Practices:
The amendment adds a variety of best management practices for both new and existing vineyards to avoid and protect the most sensitive habitat, allow for wildlife passage and

prevent the degradation of visual resources. The proposed best management practices are summarized below:

- Pest Control – Integrated pest management techniques, such as development of natural enemies of pests, shall be used to prevent and control pests in a manner that avoids harm to other organisms.

- Water Conservation – The use of a managed irrigation system, including drip irrigation, micro-sprinklers or other similar non-aeration devices shall be required to conserve water. Additionally, the use of rain barrels and gray water systems where feasible, as well as an annual water report to track water use on vineyard sites, shall be required.

- Water Quality and Soil Erosion– Several standards have been included to address potential soil erosion due to water runoff. An erosion control/water plan shall be required for all new and existing vineyards. This plan, which shall be submitted to the Department of Public Works for review and approval, must include standards to address water quality and erosion control, such as storm water planters, vegetated swales, hydraulic mulching and velocity dissipation devices. Other development standards that address water quality and soil erosion include: requiring groundcover in between crop rows, prohibiting clearing to bare earth or discing, requiring runoff diversion standards around waste storage and disposal areas, requiring anti-dust strategies for roads and accessways, and limiting vineyard development to slopes of 33 percent of less.

- Sensitive Habitat – Several standards address the protection of sensitive habitats. Vineyards located in a Significant Ecological Area (SEA) shall be required to comply with SEA regulations and standards. A site-specific survey shall be required for all new and expanding vineyards to identify, characterize, and delineate habitat types and any special status species present on a site. New and expanding vineyards shall be sited and designed to avoid or minimize impacts to sensitive and rare species and habitats present on a site. Vineyards shall not be located within 100 feet of sensitive habitats such as alluvial scrub, wetlands, and rock outcrops. Vineyards shall also be required to provide a buffer of at least 100 feet from streams and drainage courses. Vineyard development shall not remove or damage oak trees or encroach into the protected zone of oak trees. Grading, landform alteration, and vegetation removal for access roads and driveways must be minimized to the greatest extent feasible.

- Wildlife – Fencing development standards address the issue of wildlife movement and protection. Fencing of vineyards shall be sited and designed to not restrict wildlife movement, except where deemed necessary by the

Director to protect vineyard crop areas from wildlife. If an applicant requests alternative fencing, the applicant shall submit a fencing plan that demonstrates how the proposed fencing would result in the fewest or least impacts to wildlife, scenic resources, and sensitive habitat, to the satisfaction of the Director.

- Visual Resources - Several standards address the protection of visual resources. Vineyard development is prohibited on Significant Ridgelines, and must comply with the siting requirements for such ridgelines. A visual simulation shall be required for all new and expanding vineyards, to show how the vineyard would be seen from public roads, parks, and trails. Vineyards shall be sited and designed not to be visible from Scenic Highways or the Backbone Trail where feasible, and to minimize visual impacts to those resources through standards such as siting development in the least visible portion of the side and designing plantings to blend into the natural hillside setting. Fencing, access roads, and driveways must also be sited and designed to be protective of scenic resources.

Existing vineyards:
The amendment requires existing vineyards to demonstrate compliance with a specific set of development standards and best management practices through a site plan review within five years of the effective date of this ordinance. The standards are limited to pest management, soil erosion and water quality as the vineyards are already in place.

Environmental Document
An Initial Study was prepared for the draft ordinance in compliance with the California Environmental Quality Act (CEQA). The Initial Study showed that there is no substantial evidence that the CSD amendment would have a significant effect on the environment. Based on the Initial Study, the Regional Planning has prepared a Negative Declaration for this project.

Public Notification
On August 27, 2015, a legal advertisement was published in two newspapers of general circulation, the Malibu Times and La Opinion. Case-related materials were sent to the Westlake Village and Agoura Hills County Libraries on August 26, 2015. In addition, a notice was mailed to the Department's courtesy list for the Malibu Zoned District, active stakeholder groups in the Santa Monica Mountains, and to wine growers and vineyard applicants. In addition to the minimum requirement of publishing the public hearing notice in the newspaper, CSW Staff also provided courtesy notice through emails and meetings with wine growers and applicants with pending projects.

Public Outreach
Four stakeholder meetings were held with wine growers and applicants at the Calabasas field office, during which time staff solicited feedback and input into the possible standards and language to include within the proposed CSD amendment.

Public Comments
Staff has received five (5) letters supporting the vineyard regulations and (4) letters of opposition.

Staff Recommendation
Staff recommends that the Regional Planning Commission adopt the attached resolution and forward Project No. R2015-02310 to the Board of Supervisors for consideration in a public hearing.

If you need further information, please contact Anita D. Gutierrez at (213) 974-6422 or aqutierrez@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

AG:MS

Enclosure(s): Ordinance
Resolution
Environmental document
Correspondence

SUGGESTED MOTION:

"I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES."

"I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION AND FORWARD PROJECT NO. R2015-02310 TO THE BOARD OF SUPERVISORS FOR CONSIDERATION IN A PUBLIC HEARING."

c: Agricultural Commissioner/Weights and Measures
Department of Public Works
Department of Public Health

[i] Adina M. Merenlender. Mapping Vineyard expansion provides information on agriculture and the environment. *California Agriculture* 54(3): 7-12. May-June 2000.

[ii] Jonna Engel. Rebuttal Statement at California Coastal Commission hearing on the Santa Monica Mountains Local Coastal Program. April 14, 2014.

[iii] Hilty JA et al., 2006 and Hilty JA et al., 2004 cited in Lee Hannah, Patrick R. Roehrdanz, Makihiko Ikegami, Anderson V. Shepard, Rebecca Shaw, Gary Tabor, Lu Zhi, Pablo A. Marquet, and Robert J. Hijmansj. "Climate change, wine, and conservation." Proceedings of the Nationall Academies of Sciences of the United States of America. 2013 Apr 23; 110(17): 6907–6912.

[iv] Robb Hamilton. Brief Overview of Biological Effects of Vineyards.

[v] Adam T. Baughman, Elizabeth Joy Brown, Willie Brummett, Joanne M. Dramko, Jamie H. Goldstein, and Barry E. Hooper. California Winemaking Impact Assessment. Thesis submitted in partial satisfaction of the requirements for the degree of Master of Environmental Scenic and Management. June 2000.

[vi] Adam T. Baughman et al., 2000.

[vii] Heal the Bay. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U. July 28, 2015.

[viii] National Park Service. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U. July 28, 2015.

[ix] Will Parrish. "Turning Water into Wine". *East Bay Express:* May 27, 2015.

[x] Heal the Bay. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U. July 28, 2015.

[xi] Will Parrish. "Turning Water into Wine". *East Bay Express:* May 27, 2015.

Attachment I:
Ordinance

Ordinance No. Draft

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish development standards for vineyards within the Santa Monica Mountains North Area Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.133 is hereby amended to read as follows:

22.44.133 Santa Monica Mountains North Area Community Standards District.

A. Intent and Purpose. The Santa Monica Mountains North Area Community Standards District ("CSD") is established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Definitions.

— "Bed and breakfast establishment" means a single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

— "Drainage course" means a stream

— "Gross structural area" (GSA) means the allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

— "Stream" means a topographic feature that at least periodically conveys water through a bed or channel having banks; this includes watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

— "Vineyard" is a plantation of grapevines, which has a minimum land area of 4,356 square feet, and typically produces table grapes or grapes used in winemaking.

—"Wildlife-permeable fencing" means fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds.

D. Community-wide Development Standards.

1. Coastal Zone Boundary. When parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the ~~Malibu~~ Santa Monica Mountains Local Coastal Program Land Use Plan, and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan.

...

5. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this Community Standards District, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained in the offices of the county

department of regional planning, which is adopted by reference as part of this ordinance, and on the map and corresponding appendix following this Section.

b. The highest point of a structure that requires any permit or a vineyard shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.

c. Where structures or vineyards on a lot or parcel of land cannot meet the standards prescribed by subsection D.5.b or D.8, as applicable, a variance as provided in Part 2 of Chapter 22.56 shall be required. In addition to the required findings set forth in Subsection A of Section 22.56.330, findings shall be made that: (1) alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and (2) the proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in subsection D.4.b.

...

8. Vineyards.

a. Applicability.

i. Any existing and lawfully established vineyard that conforms to the conditions on which it was legally established and meets the development standards set forth at D.8.b is considered a conforming vineyard.

ii. Any existing and lawfully established vineyard that conforms to the conditions on which it was legally established but is not fully consistent with the development standards of this subsection D.8.b shall be deemed a nonconforming use. Any vineyard which is nonconforming due to the requirements of this subsection D.8.b, must be removed or made to conform, within five years of the effective date of this ordinance. In order to become conforming a site plan review application must be filed with the department, whereby the Director verifies that the property complies the development standards listed in subsection D.8.b.

iii. A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for all new and pending vineyard applications, including expansions and must meet the development standards specified in subsection D.8.b and D.8.c.

b. Development Standards for existing vineyards

i. Integrated Pest Management (IPM) techniques shall be used to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. Such techniques include, but are not limited to, the following biological, cultural, and mechanical/physical controls used to prevent crop pests, weeds, and diseases:

(a) Soil and crop nutrient management practices;

(b) Sanitation measures to remove disease

vectors, weed seeds, and habitat for pest organisms;

(c) Cultural practices that enhance crop health, including selection of plant species and varieties with regard to suitability to site-specific conditions and resistance to prevalent pests, weeds, and diseases;

(d) Application of biological, botanical, or mineral inputs;

(e) Augmentation or introduction of predators or parasites of the pest species, the importation of which shall be approved by United States Department of Agriculture, and be completed in compliance with all other applicable Federal and State laws and requirements;

(f) Development of habitat for natural enemies of pests;

(g) Mulching with fully biodegradable materials;

(h) Mowing of weeds or hand weeding and mechanical cultivation;

(i) At least one of the following per ten acres of vineyard: owl box, kestrel box, raptor perch or bat and/or blue bird boxes for insect control; and

(j) Implementation measures to minimize sharpshooter populations, including removing diseased vines as soon as detected, and using yellow sticky traps to monitor sharpshooter populations in and along vineyards within 100 feet of riparian habitat.

ii. Vineyards must use only drip irrigation, micro-

sprinklers, or similar types of non-aeration. The use of rain barrels and reclaimed water or "gray water" shall be required where feasible.

iii. The development shall conserve water, reduce water loss to evaporation, deep percolation, and runoff, remove leachate efficiently, and minimize erosion from applied water by implementing a managed irrigation system that includes all of the following components:

(A) Irrigation scheduling.

(B) Efficient application of irrigation water.

(C) Efficient transport of irrigation water.

(D) Management of drainage water.

iv. A comprehensive water report of vineyards that includes total water used at the vineyard throughout the year shall be prepared at the end of each calendar year and submitted to the Director.

v. Permanent vegetation shall be planted or resident vegetation shall be maintained between crop rows. The species of ground cover shall foster cycling of resources. Common barley (*Hordeum vulgare*) and certified disease- and weed-free woodchips would be acceptable ground cover. The species of ground cover shall be non-invasive and appropriate to the site as determined by the Director. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

vi. Hedgerows, shrubs, and grasses with native and, if

appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches shall be maintained.

vii. At no time shall clearing to bare earth or discing be acceptable methods of maintenance within vineyards.

viii. An erosion control/water quality plan shall be submitted that complies with the following conditions:

a) planting areas shall be designed utilizing the water quality design elements of low-impact development pursuant to Section 12.84 et seq, so that runoff from the planting area, from both irrigation and stormwater, is treated or retained onsite. Site specific water quality measures may include, but are not limited to:

a) bioretention facilities

b) Infiltration basins

c) infiltration trenches

d) dry wells

e) biofiltration areas such as bioswales

f) stormwater planters

g) tree-well filters

h) vegetated swales or filter strips

i) sand filters

j) constructed wetlands

k) extended detention basins

l) wet ponds

m) any combination of the above.

b. Planting areas shall implement temporary and/or permanent measures as appropriate to minimize the transport of sediment and to control erosion to prevent water quality degradation by sediment delivery sites. Site specific erosion control measures may include, but are not limited to:

a. hydraulic mulch

b. Hydroseeding

c. soil binders

d. straw mulch

e. geotextiles and mats

f. wood mulching

g. earth dikes and drainage swales

h. velocity dissipation devices

i. slope drains

j. streambank stabilization

k. compost blankets

l. silt fences

m. sediment basins

n. sediment traps

o. check dams

p. fiber rolls

q. gravel bag berms

r. sandbag barriers

s. strawbale barriers

t. storm drain inlet protection

u. the use of active treatment systems

v. silt dikes

w. compost socks and berms

x. biofilter bags

y. any combination of the above, or other approved erosion control methods.

ix.All vineyard owners shall record in the office of the County Registrar Recorder, a maintenance agreement/covenant, approved as to form and content by the Director of Public Works, for all privately maintained water quality, erosion control, or drainage devices prior to approval of the water quality/erosion control plan.

x. Runoff shall be diverted, with a berm or other such measure, around the storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters. Waste and waste byproducts must be contained, and if feasible reused, on the area on which crops are grown until disposed of in a manner that does not negatively impact natural resources. Waste, compost, oils, chemicals, manure, fertilizers, and other similar materials shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an impervious bottom surface; and (2) at least 200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.

xi. Anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented for roads and accessways. Strategies include, but are not limited to: applying appropriate non-toxic materials along roadways, such as gravel, sand, porous paving materials and mulches.

xii. No burning is allowed in the vineyard

xiii. The total amount of hazardous materials onsite and hazardous waste generated shall be monitored, tracked, and recorded.

c. Development Standards for new or expanded vineyards. In addition to the development standards listed above at 8.D.b. the following standards apply to new or expanded vineyards:

i. Vineyards shall be limited to slopes with a slope ratio of 3:1 or less (33 percent slope),

ii. Vineyards shall comply with the siting requirements of Section 22.44.133.D.5.b, and are prohibited on Significant Ridgelines.

iii. Vineyards shall not exceed a maximum of two acres in area per parcel.

iv. Vineyards located in a Significant Ecological Area, as shown in Figure 9.3 of the 2015 Los Angeles County General Plan, shall comply with the requirements of Section 22.56.215.

v. To the extent feasible, vineyards shall be sited within the approved site area of a structure and/or the associated irrigated fuel modification zones.

vi. For each vineyard application, the applicant shall be required to provide a visual simulation of the vineyard(s) as seen from public roads, parks, and trails.

vii. For each vineyard application, a site-specific survey shall be conducted by a qualified biologist to identify, characterize, and delineate habitat types present as well as any special status plant or animal species. The survey should also include an assessment of how proposed vineyard development may impact habitat function and connectivity. Vineyards shall be sited and designed to avoid or minimize impacts to or removal of sensitive and rare species and habitat areas, as determined by the site survey.

viii. Vineyards shall not be visible from scenic highways (Figure 9.7 Scenic Highways Map of the General Plan) or the Backbone Trail (Figure 10.1 Regional Trail System Map of the General Plan). If there is no feasible location on the proposed project site where the vineyard would not be visible from a Scenic Highway or the Backbone Trail, then the development shall be sited and designed to minimize impacts on Scenic Highways and the Backbone Trail through measures that may include, but not limited to, siting development in the least visible portion of the site, designing plantings to blend into the natural hillside setting, restricting the vineyard size, minimizing grading, incorporating landscape and screening elements, and where appropriate, berming. The preferred methods to avoid impacts to scenic highways and

the Backbone Trail are site selection and design alternatives rather than landscape screening.

ix. Vineyards shall not be located in or within 100 feet of areas containing the following sensitive habitat types:

(a) Alluvial scrub: In the Santa Monica Mountains North Area, alluvial scrub is dominated by scalebroom (Lepidospartum squamatum).

(b) Wetland: includes creeks, streams, marshes, seeps and springs.

(c) native grassland and scrub with a strong component of native grasses or forbs: Native grassland and scrub vegetation are those areas characterized by native grasses and native shrubs. Areas where native grasses are associated with trees or large shrubs (e.g., toyon) are typically not considered native grasslands. An important exception is where native grasses are associated with coast live or valley oak which is indicative of oak savannah habitat. Native grassland often supports numerous native forbs and some areas of native grassland will include a large percent of non-native annual grasses.

(d) riparian, native oak, sycamore, walnut and bay woodlands: Riparian habitat includes all vegetation (canopy and understory species) associated with a creek or stream including, but not limited to, sycamore, coast live oak, black walnut, white alder, Fremont cottonwood, black cottonwood, mulefat, arroyo willow, red willow, blackberry, mugwort, and Mexican elderberry. In the Santa Monica Mountains North Area, where chaparral or coastal sage scrub occur within or adjacent to creeks or streams and function as riparian habitat, these areas are considered to be

sensitive riparian habitat. Coast live and valley oak, sycamore, walnut, and bay woodlands are all included as sensitive habitat types.

(e) rock outcrop: Rock outcrops comprised of either volcanic or sedimentary/sandstone rocks are frequently associated with a unique community of rare annual plants and lichens and are therefore qualify as sensitive habitat.

(f) Sensitive habitat types also include populations of plant and animal species listed by the State or federal government as rare, threatened or endangered, assigned a Global or State conservation status rank of 1, 2, or 3 by the California Department of Fish and Wildlife, per the methodology developed by NatureServe, and identified as California Species of Special Concern.

(g) Sensitive habitat types also include common habitats where they support populations of special-status animals and California Native Plant Society-listed Rank 1A/B and 2A/B special-status plants normally associated with sensitive habitat types.

x. For each vineyard application, the applicant shall provide proof of legal access for any new development that is not accessed directly from a public roadway.

xi. Where there is a stream or drainage course on or adjacent to the property containing a vineyard, there shall be a buffer of at least 100 feet in width from the outer edge of the canopy of riparian vegetation associated with a stream/drainage course. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be

permitted within buffers, unless required for fire suppression. Banks of water courses shall maintain native vegetation adjacent to the water way.

xii. All fencing shall be sited and designed to allow wildlife movement. Fencing shall comply with the following development standards, in addition to the standards in Section 22.44.133.F.2.d, except where the Director approves an alternative fencing plan per 8.D.c.xiii (below), finding such is necessary to protect vineyard crop areas from wildlife.

a. Fence material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material.

b. Fences shall not contain barbed material, including but not limited to spikes, barbs or razorblades.

c. The maximum height of the fence shall be 48 inches, measured from the ground.

d. Fencing material shall not incorporate wire mesh netting or chicken wire that prevents the ingress by wildlife

e. The bottom edge of the fence shall be no lower than 18 inches from the ground.

xiii. If the applicant requests alternative fencing, the applicant shall submit a fencing plan that demonstrates how the proposed fencing would result in the fewest or least significant impacts to wildlife, scenic resources and sensitive habitat, to the satisfaction of the Director. The plan shall include, but not be limited to:

a. A scaled site plan with elevations showing the proposed fence locations, setbacks and height measurements, materials and colors.

xiv. Vineyard development shall not remove, encroach into the protected zone or cause damage to oak trees.

xv. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the vineyard. The alignment and design of the access road or driveway shall avoid impacts to sensitive habitats, or if avoidance is not feasible, shall minimize such impacts. In no case shall new on-site or off-site access roads or driveways exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless the County finds, based on substantial evidence, that a modification of this standard is warranted, in accordance with the requirements of the conditional use permit procedure contained in Part 1 of Chapter 22.56. In addition to the required findings set forth in the conditional use permit procedure contained in Part 1 of Chapter 22.56, findings shall be made that alternative access road or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was found to be physically infeasible, less protective of scenic resources, sensitive habitat, areas or other natural resources, or has the potential for substantial habitat destruction if any such alternative site or driveway location is used.

e. Modification of Development Standards. Any modification of the development standards contained in this subsection D.8 shall be considered through the variance procedure contained in Part 2 of Chapter 22.56.

_____E. Zone-specific Development Standards.

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Attachment II:
Resolution

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating vineyards within the Santa Monica Mountains North Community Standards District; and

WHEREAS, the Regional Planning Commission finds as follows:

1. Since May 2014, forty-four (44) applications for vineyard development in the Santa Monica Mountains North Area CSD have been submitted to Regional Planning, a noticeable surge in the number of applications received as compared to prior years. A record search revealed that only 10 vineyard applications in the CSD area had been submitted in the prior three years combined (three applications between May 2013 and May 2014, five applications between May 2012 and May 2013, and two applications between May 2011 and May 2012). This influx of vineyard applications, especially those proposed on undeveloped and/or steeply sloped parcels, raised concerns related to the potential impacts on natural resources.

2. On June 16, 2015, the Los Angeles County Board of Supervisors (Board) adopted Interim Ordinance No. 2015-0022U, to temporarily prohibit the establishment or expansion of vineyards, either as a primary or accessory use, on all properties located in the area regulated by the Santa Monica Mountains North Area CSD, while a study was conducted to consider a possible zoning amendment applicable to the area.

3. On July 28, 2015, the Board held a public hearing on the matter and voted to extend Interim Ordinance No. 2015-0022U for four months and allow 28 pending vineyard applications to move forward with a Director's Review, provided they met certain requirements. Further, the Board directed the Department of Regional Planning (Regional Planning) to prepare an amendment to the Santa Monica Mountains North Area CSD to add new development standards and permit requirements for vineyards in all zones where they are an allowed use.

4. Title 22 does not contain a definition for vineyards as a specific use; currently, vineyards are considered a "crop" use, and are an allowed use in most zones in the Santa Monica Mountains North Area CSD (vineyards are not permitted in the Institutional zone). Vineyards are currently permitted through a site plan review for most zones, except for the Single Family Residential (R-1) and Residential Planned Development (–RPD) zones, where a Conditional Use Permit is required.

5. There are currently no development standards or restrictions on vineyard development within the CSD.

6. The regulations within the proposed amendment were developed with input from the appropriate County agencies, including Public Works, Public Health and Agricultural Commissioner/Weights and Measures. In addition, staff researched best practices for viticulture and for the operation of vineyards.

7. To ensure that vineyards are developed in a manner that is compatible with surrounding land uses, adequately protects habitat, water quality, and visual resources, and prevents soil erosion, new and expanding vineyards will have to comply with development standards addressing these issues.

8. To ensure that vineyards are developed in a manner that is compatible with surrounding land uses and they comply with the prescribed development standards, a conditional use permit will be required for all new and expanding vineyards.

9. To ensure that existing vineyards are operated and maintained in a manner that is compatible with surrounding land uses, adequately protects habitat and water quality, and prevents soil erosion, existing vineyards will be required to comply with development standards addressing these issues within five years of the effective date of the ordinance, or otherwise cease to exist.

10. To ensure that existing vineyards are operated and maintained in a manner that is compatible with surrounding land uses and they comply with the prescribed development standards, a Director's Review will be required for existing vineyards to ensure compliance with the required development standards.

11. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act reporting requirements.

12. The amendments are consistent with the goals and policies of the Los Angeles County General Plan, particularly those contained in the Open Space and Conservation Element and the Land Use Element. The proposed amendments would address runoff, soil erosion, water quality, water conservation, protection of habitats and scenic resources, and proof of legal access, consistent with Policies No. 4, 12, 16, and 24 of the Conservation and Open Space Element, and Policies No. 13, 15, and 20 of the Land Use Element.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Certify the completion of and adopt the attached Negative Declaration and find that the ordinance amendment will not have a significant effect on the environment; and,

2. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating vineyards within the Santa Monica Mountains North Area Community Standards District; and

3. Adopt the draft ordinance as recommended by this Commission and amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 30, 2015.

By _____
Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Jill Jones, Deputy County Counsel
Property Division

Attachment III: Environmental Document

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. R2015-02310-(3)
ENVIRONMENTAL CASE NO. RENV201500182

1. **DESCRIPTION: Amendment to the Santa Monica Mountains North Area Community Standards District (CSD) to define vineyards as a use, require a Conditional Use Permit for all new or expanding vineyards, and add development standards for all new and existing vineyards.**

2. **LOCATION:** Santa Monica Mountains North Area CSD as identified on the map following Section 22.44.133 of Title 22 of the Los Angeles County Code.

3. **PROPONENT:**
   County of Los Angeles
   320 West Temple Street
   Los Angeles, CA 90012

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

   Los Angeles County Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

PREPARED BY: Anita Gutierrez, Community Studies West Section

DATE: September 24, 2015

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. **Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?**

   ☒ Yes Tribe(s) to notify: Fernandeño Tataviam Band of Mission Indians

   ☐ No **(**End of process)

2. **Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on** August 4, 2015, **which was within 14 days when project application was determined complete or the County decided to undertake a project.**

3. **Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?**

   ☒ Yes Date: August 4, 2015

   ☐ No **(**End of process)

4. **Consultation process with the California Native American Tribe(s) consisted of the following:**
   A letter was sent to Caitlin Gulley, Cultural Preservation Officer for the Fernandeño Tataviam Band Of Mission Indians, on August 4, 105 via email. Ms. Gulley responded via email on August 4, 2015, stating that she would submit comments the following week. On August 17, 2015, Ms. Gulley submitted comments via email requesting that language be incorporated into the amendment that required that Tataviam be notified when a ground breaking or soil disturbing project is officially declared to take place. On August 20, 2015, Department of Regional Planning (DRP) staff followed up with Ms. Gulley via telephone to explain that under the new ordinance requirements (if passed), all new vineyards would require a discretionary review, and would therefore be subject to CEQA. Per CEQA requirements, tribes are require to be notified whenever a ground breaking or soil disturbing

project is proposed. DRP staff explained that Ms. Gulley's suggested language would not be incorporated into the amendment, however, per CEQA requirements, tribes, including the Tataviam, would be notified whenever a vineyard project was proposed that involved ground breaking or soil disturbance. Ms. Gulley indicated her acceptance of this explanation. Follow-up correspondence was sent to Ms. Gulley via email on August 20, 2015 to confirm this agreement.

5. **Consultation process concluded on** August 20, 2015 **by either of the following:**

☒ The parties concluded that no mitigation measures are necessary

☐ The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)

☐ The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.

Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Santa Monica Mountains North Area Community Standards District Vineyard Ordinance / R2015-02310-(3)/ RADV201500007

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Anita Gutierrez, (213) 974-6422

Project location: Santa Monica Mountains North Area Community Standards District as identified on the map following Section 22.44.133 of Title 22 of the Los Angeles County Code.

APN: Various
USGS Quad: Thousand Oaks, Calabasas, Canoga Park, Triunfo Pass, Point Dume, Malibu Beach, Topanga

Gross Acreage: 21,176 acres

General plan designation: N/A

Community/Area wide Plan designation: OS, OS-P, OS-DR, OS-W, N20, N10, N5, N2, N1, U2, U4, U8, C, CR, P, TC

Zoning: Santa Monica Mountains North Area Community Standards District: R-1, RPD, A-1, A-2, C-2, C-3, CPD, C-M, C-R, M-1, M-2, MPD, O-S, R-R, I-T

Description of project:
The proposed project would amend the Santa Monica Mountains North Area Community Standards District CSD by adding a definition of vineyards, adding new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require all vineyards to be subject to a discretionary review.

Title 22 is the Planning and Zoning Section of the Los Angeles County Code. CSD's are established as supplemental districts to provide a means of implementing special development standards contained in a specific community or to provide a means of addressing special problems that are unique to certain geographic areas within the unincorporated areas of Los Angeles County. The Santa Monica Mountains North Area CSD was established in August 20, 2002 to implement the Santa Monica Mountains North Area Plan.

The proposed amendment to the Santa Monica Mountains North Area CSD will be applied to all zones in the CSD and would set the following development standards:

Definitions:

1. "Synthetic substances" are those that are formulated or manufactured by a chemical process or by a process that chemically changes a substance extracted from naturally occurring plant, animal, or mineral sources, except that such term shall not apply to substances created by naturally occurring biological processes.

2. "Vineyard" is a type of crop that includes a plantation of grapevines, typically producing table grapes or grapes used in winemaking.

3. "Wildlife-permeable fencing" means fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds, and shall be subject to the following standards:

   A. Fences shall be split-rail or flat-board with no more than three horizontal rails or boards.

   B. The bottom edge of the bottom horizontal rail or board shall be no lower than 18 inches from the ground.

   C. There shall be a minimum two-foot gap between each rail or board.

   D. Except where a different height is stated, the top edge of the topmost rail or board shall be no higher than 48 inches from the ground.

   E. Fence material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material or some other similar material that gives the appearance of wood.

   F. Fence posts shall not be hollow at the top or have holes drilled into them near the top.

   G. Fences shall not be barbed.

   H. The top of the fence shall not contain spikes of any manner.

4. "Tailwater" means excess surface runoff draining from an irrigated field under cultivation.

Development Standards for Vineyards:

A. New and existing vineyards shall comply with all of the following minimum best management practices, limitations, and conditions:

   1. Vineyards shall be prohibited on slopes of 50 percent or greater.

   2. Vineyards shall be prohibited on Significant Ridgelines.

3. Applicants for vineyards shall provide proof of legal access for any new development that is not accessed directly from a public roadway.

4. Applicants for vineyards shall be required to provide a visual simulation of the vineyard(s) as seen from public roads, parks, and trails.

5. Applicants for vineyards shall conduct a site survey to determine the presence of sensitive and rare plant and/or animal species. Vineyards shall be sited and designed to avoid or minimize impacts to or removal of sensitive and rare species, as determined by the site survey.

6. The use of pesticides, including rodenticides, fumigants, and other synthetic substances, are permitted only where necessary to protect or enhance the habitat itself such as for the eradication of invasive plant species or habitat restoration, where there are no feasible alternatives that would result in fewer adverse effects to the habitat value of the site, or for the protection of public health, safety, and welfare as directed by the Department of Public Health or Agricultural Commissioner.

7. Integrated Pest Management (IPM) techniques shall be used to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. The following biological, cultural, and mechanical/physical controls may be used to prevent crop pests, weeds, and diseases:

    a. Soil and crop nutrient management practices;

    b. Sanitation measures to remove disease vectors, weed seeds, and habitat for pest organisms;

    c. Cultural practices that enhance crop health, including selection of plant species and varieties with regard to suitability to site-specific conditions and resistance to prevalent pests, weeds, and diseases;

    d. Application of non-synthetic biological, botanical, or mineral inputs;

    e. Augmentation or introduction of predators or parasites of the pest species;

f. Development of habitat for natural enemies of pests;

g. Non-synthetic controls such as lures, traps, and repellents;

h. Mulching with fully biodegradable materials;

i. Mowing of weeds or hand weeding and mechanical cultivation;

j. One or more owl boxes shall be provided for every 40 vineyard acres. Kestrel boxes and raptor perches shall be provided. Bat and/or blue bird boxes shall be installed for insect control; and

k. Vineyards shall implement measures to minimize blue-green sharpshooter populations. Diseased vines shall be removed as soon as detected. Yellow sticky traps shall be used to monitor blue-green sharpshooter populations in and along vineyards adjacent to riparian habitat. If trap counts increase sharply after several successive warm days or if more than one sharpshooter per vine is observed, only those vines bordering sharpshooter breeding habitat shall be treated.

8. Only drip irrigation, micro-sprinklers, or similar types of non-aeration, micro-irrigation shall be used. The use of reclaimed water or "gray water" for any approved agricultural use is required where feasible. The development shall conserve water, reduce water loss to evaporation, deep percolation, and runoff, remove leachate efficiently, and minimize erosion from applied water by implementing a managed irrigation system that includes all of the following components:

   a. Irrigation scheduling.

   b. Efficient application of irrigation water.

   c. Efficient transport of irrigation water.

   d. Use of runoff and re-use of tailwater.

   e. Management of drainage water.

9. A comprehensive water audit that includes total water used throughout the year shall be prepared at the end of each calendar year and submitted to the Director.

10. Vineyards shall provide a buffer of at least 100 feet in width from the outer edge of the canopy of riparian vegetation associated with a stream/drainage course. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers. Banks of water courses shall have vegetated buffer strips adjacent to the water way. A row of trees and shrubs that shades part or the entire water course shall be planted outside the buffer strip.

11. If fencing is installed, only wildlife-permeable fencing shall be used around the perimeter of the area on which crops are grown. Such fencing shall comply with all other applicable development standards, including those in Section 22.44.133.F.2.d.

12. Permanent or no-till cover vegetation shall be planted or resident vegetation shall be maintained between crop rows. The species of ground cover shall foster cycling of resources, promote ecological balance, conserve biodiversity, and control pests by providing for flowering plants, habitat, and shelter for pollinators, insects, other arthropods, spiders, bats, raptors and other pest predators. The species of ground cover shall be non-invasive and appropriate to the site, including those species found on the Plant List for the Santa Monica Mountains maintained by the Director and the Approved Plant List for fuel modification and firewise landscapes maintained by the Fire Department. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

13. Hedgerows, shrubs, and grasses with native and, if appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches, such as oak trees, shall be maintained.

14. Tillage practices shall be limited to those that maintain or improve the physical, chemical, and biological condition of soil, prevent soil compaction, and minimize soil erosion to the maximum extent feasible. To minimize soil disturbance, soil compaction, and dust pollution, plowing or

harrowing the land, also known as tillage, shall be avoided to the maximum extent feasible. Where feasible, tillage shall be eliminated to lower the rate of organic matter breakdown. If tillage is necessary, a tillage plan shall be developed that incorporates measures to minimize soil disturbance and loss of organic matter.

15. Stockpiled soils shall be protected from erosion by using tarps and jute netting to cover the pile.

16. Crop areas shall be designed utilizing the principles of low-impact development pursuant to Section 12.84.410 et seq., so that runoff from the crop area, from both irrigation and stormwater, is maintained on-site.

17. A site-specific Nonpoint Source Pollution (NPS) Prevention Plan shall be developed and shall include a Land Use Inventory, a Watershed Survey, water quality monitoring, and adoption of Best Management Practices to protect waters of the state.

18. Site development shall implement measures to minimize runoff and the transport of sediment and nutrients, and to control erosion. Measures include, but are not limited to, bioretention facilities, dry wells, filter/buffer strips, bioswales, cisterns, cover crops, setbacks from stream areas, vegetation along roads and ditches, and infiltration trenches. Where filter or buffer strips cannot absorb sheet flow runoff volumes, vegetated swales shall be designed to convey runoff to selected water retention facilities. For example, a filter strip can be positioned across a vineyard slope between sections of crops to reduce sediment movement by sheet flow, or a vegetated swale can intercept runoff at a break in slope at the bottom of a hillside and attenuate and filter the flow before it reaches a stream or drainage course. Vineyard rows should be oriented to minimize water flow down the rows and with consideration made for side-slope minimization, to prevent erosion.

19. An engineered drainage system shall be installed and maintained if the erosion potential for the vineyard is high.

20. Runoff shall be diverted, with a berm or other such measure, around the storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters.

21. Site-appropriate measures for roads, such as rolling dips or water bars, shall be implemented to prevent erosion. Roads shall be kept to a minimum around vineyards adjacent to aquatic habitats, and repairs shall be made to any poorly functioning road drainages or waterway crossings.

22. Ditches shall be managed to prevent erosion, downcutting, and sedimentation, such as by installing an adequate amount of vegetated ditch relief culverts. Culverts shall be properly sized, positioned, and managed to prevent erosion during high flow events, such as by incorporating energy dissipaters into outflows.

23. Anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented. Strategies include planting wind barriers such as trees and hedgerows comprised of locally-indigenous vegetation, planting locally-indigenous perennial grasses and shrubs along roadsides and ditch banks, utilizing mulches and/or compost beneath the crop, vegetating non- crop areas with locally-indigenous species, and applying appropriate non-toxic materials along roadways, such as gravel, sand, porous paving materials and mulches.

24. No burning shall be done in the vineyard.

25. Waste and waste byproducts must be contained on the area on which crops are grown, and disposed of in a manner that does not negatively impact natural resources.

26. Waste, compost, oils, non-synthetic chemicals, manure, fertilizers, and other similar materials shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an

impervious bottom surface; and (2) at least 200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.

27. The total amount of hazardous materials onsite and hazardous waste generated shall be monitored, tracked, and recorded.

Conditional Use Permit for Water Wells:

1. A Conditional Use Permit is required for new water wells as either a primary or accessory use.

Development Standards for New Water Wells:

A. Water wells, geologic testing

1. Access for geologic testing (or percolation or well testing) shall use existing roads or track-mounted drill rigs where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width and total grading to only that necessary to accommodate required equipment. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, revegetating with native plant species indigenous to the project site, and monitoring to ensure successful restoration. All percolation testing shall take place out of any future planned road access.

2. When a water well is proposed to serve a project, the applicant shall demonstrate, to the satisfaction of the County, that the proposed well will not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources. For a well location in close proximity of a stream, drainage courses, and similar surface water conveyance, a groundwater assessment must be performed by a qualified professional to ensure surface water will not adversely impact groundwater quality. The applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown. To approve a well the County must find, based on substantial evidence, that it will not cause significant adverse impacts, either individually or cumulatively, on environmental resources.

Surrounding land uses and setting: The Santa Monica Mountains North Area is the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary. The area is bound by the City of Los Angeles to the east, the Coastal Zone to the south, and

Ventura County to the north and west, excluding the cities of Agoura Hills, Westlake Village, Hidden Hills, and Calabasas.

The Santa Monica Mountains North Area is characterized by steep mountains, rolling hills, canyons, streams, and oak woodlands. Much of the area is rural and undeveloped. The majority of the area is zoned for residential and agricultural use. Limited commercial areas are concentrated along primary transportation routes such as the Ventura Freeway (US 101) and portions of Topanga Canyon Boulevard.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
N/A	N/A

Major projects in the area:

Project/Case No.	*Description and Status*
R2015-01420/ZCR 201500521	Agricultural/Vineyard on property with existing single family residence. On hold.
R2015-01356/PP 201500420	Expansion of existing vineyard. On hold.
R2015-00789/PP 201500249	Orchards/Vineyards. On hold.
R2015-00788/PP 201500250	Establishing use of orchards/vineyards and two 750 square foot accessory structures. On hold.
R2015-00788/PP 201500248 and PP201500251	Establishing the use of orchards, a 66' by 55' solar panel field, two 16,000 gallon water tanks, a water well, one 750 square foot accessory structure, two 18' by 18' proposed gazebos, a 67' by 24' swimming pool, and a 35' by 70' open shade structure. On hold.
R2015-00787/PP 201500247	Orchards/Vineyards, 16,000 gallon water tank and well, and 2 accessory structures. On hold.
R2015-00763/PP 201500232	Development of orchards/vineyards. On hold.
R2015-00604/ZCR 201500225	Vineyards only. On hold.
R2015-00487/PP 201500146	Establish vineyard, an 83' by 45' solar panel field, water tanks and a water well. On hold.
R2014-03686/ZCR 201401539	New vineyard. On hold.
R2014-03683/ZCR 201401536	New vineyards. On hold.
R2014-03684/ ZCR 201401537	New vineyard. On hold.
R2015-00762/ PP 201500231	Single family residence with 1095 square foot attached lower garage and vineyard. On hold.
R2014-03685/ ZCR 201401538	New vineyard. On hold.
R2014-03672/ ZCR 201401531	New vineyard. On hold.
R2014-03589/ ZCR 201401504	New vineyard. On hold.
R2014-03588/ZCR 201401503	On hold.
R2014-03590/ZCR 201401505	New vineyard. On hold.
R2014-03548/ZCR 201401491	New vineyard. On hold.
R2014-03549/ZCR 201401492	New vineyard. On hold.
R2015-00043/ZCR 201500020	Vineyard, water wells, solar panel, and water tanks. On hold.
R2006-02842/ZCR 201500278	On hold.
R2014-03546/ZCR 201401489	Vineyard. On hold.
R2014-03546/ZCR 201401488	Vineyard, water wells, solar panel, and water tanks. On hold.

Reviewing Agencies:

Responsible Agencies

- ☐ None

Regional Water Quality Control Board:

- ☒ Los Angeles Region
- ☐ Lahontan Region

- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☒ Water Resources
- ☒ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Environmental Programs Division
  - Waterworks Division
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☐ Parks and Recreation
- ☐ Subdivision Committee
- ☒ Agricultural Commissioner

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Maya Faraf — 8/26/2015
Signature (Prepared by) — Date

[signature] — 8/26/15
Signature (Approved by) — Date

CC 2/25/2015

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed Santa Monica Mountains North Area CSD amendment would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

Portions of the Mulholland Highway Scenic Highway lie within the CSD area (two segments of Mulholland Highway, from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, were designated as a County Scenic Highway by the California Department of Transportation). The Santa Monica Mountains North Area Plan (SMMNAP) also designates four scenic routes within the CSD area: Ventura Freeway, Mulholland Highway, Las Virgenes Road, and Kanan/Dume Road. In addition, the SMMNAP identifies the following roads as "routes with scenic qualities": Agoura Road, Chesebro Road, Cornell Road, Old Topanga Canyon Road, and Topanga Canyon Boulevard.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. There are several "Significant Ridgelines" in the Santa Monica Mountains North Area designated by the CSD.[1]

There are also scenic areas in neighboring cities, such as Dry Creek Canyon Park in the City of Calabasas, Abrams Open Space area in the City of Agoura Hills, and the Las Virgenes Reservoir and Open Space area in the City of Westlake Village.

The SMMNAP contains several policies requiring the protection of scenic resources, such as:

"IV-29 Maintain and enhance the visual quality of vistas along the unincorporated portions of identified scenic routes and routes with scenic qualities, including:

Scenic routes:

- Ventura Freeway
- Mulholland Highway
- Las Virgenes Road
- Kanan-Dume Road

Routes with scenic qualities:

- Agoura Road
- Chesebro Road
- Cornell Road
- Old Topanga Canyon Road
- Topanga Canyon Boulevard

IV-30 Regulate the alteration of the natural landscape and terrain to ensure minimal visual disruption of existing settings.

IV-31 Preserve in their natural state, topographic features of high scenic value, including significant canyon walls, geological formations, creeks, and waterfalls. Preserve the area's hillside backdrop in its present state to the extent feasible and control the design of development on ridgelines so that it will not interfere with significant scenic views.

IV-32 Ensure that any alteration of the natural landscape from earth-moving activity, as well as new development, blends with the existing terrain of the site and surroundings."

The proposed CSD amendment would set new requirements and development standards for vineyards and water wells, which are both currently permitted uses in the CSD area. The proposed CSD amendment would not grant entitlements to any project, including such projects that would cause impacts to views from scenic highways or corridors or impacts to scenic resources such as Significant Ridgelines. Further, the proposed amendment would not cause existing scenic resources to be reclassified. Future development projects would continue to be required to avoid or mitigate visual impacts to scenic resources in compliance with SMMNAP scenic resource protection policies.

[1] GIS-NET3 "Significant Ridgelines" layer accessed 8/10/2015.

In addition, the proposed vineyard development standards, such as prohibiting vineyard planting on slopes over 50 percent and requiring buffers from streams/drainage courses, may prevent or minimize impacts to scenic resources. These requirements may prevent or reduce alteration of the natural landscape and terrain and help to preserve topographic features of high scenic value, thereby minimizing visual disruption within scenic areas. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Therefore, the proposed amendment would have less than a significant impact on scenic vistas.

b.) There are several existing and proposed trails that run through the CSD area.[2] The existing trail system in the CSD area is comprised primarily of regional trails, including those operated by the County and other public agencies, as well as those on private lands.[3] Existing trails in the CSD area include the Hacienda Trail, Coyote Canyon Trail, and the Peter Strauss Ranch Loop Trail. Proposed trails in the area include the Zuma Ridge Trail and the Paramount Ranch Connector Trail.

Policy VI-17 of the SMMNAP requires that new development respect viewsheds and view corridors from trails to the greatest extent possible.

The proposed CSD amendment would set new requirements and development standards for vineyards and water wells, which are both currently permitted uses in the CSD area. Further, the proposed CSD amendment would not grant entitlements to any project, including such projects that would be visible or obstruct views from a regional riding or hiking trail. Future development projects would still be required to avoid or mitigate visual impacts to views from trails, in compliance with SMMNAP recreation and trails policies.

In addition, the proposed vineyard development standards, such as prohibiting vineyard planting on slopes over 50 percent and requiring buffers from streams/drainage courses, may prevent or minimize impacts to scenic views visible from trails. These requirements may prevent or reduce alteration of the natural landscape and terrain and help to preserve topographic features of high scenic value, thereby minimizing visual disruption to views from trails. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Therefore, the proposed amendment would have less than a significant impact on views from trails.

c.) Other scenic resources in the CSD area (aside from scenic highways and Significant Ridgelines) include the area's natural features, such as the rolling hillsides, canyons, and oak woodlands that make up the landscape. Further, the CSD area is not heavily urbanized and contains a considerable number of vacant and undeveloped parcels. As the CSD area is characterized by mountainous terrain, it would include areas that could be subject to Hillside Management Area (HMA) Ordinance.

The SMMNAP contains several policies requiring the protection of scenic resources, including trees, rock outcroppings, and historic buildings, such as:

"IV-30 Regulate the alteration of the natural landscape and terrain to ensure minimal visual disruption of existing settings.

IV-31 Preserve in their natural state, topographic features of high scenic value, including significant canyon walls, geological formations, creeks, and waterfalls. Preserve the area's hillside backdrop in its present state

[2] GIS-NET3 "Trail" and "Trail – Santa Monica Mtns. (NPS)" layers, accessed 8/6/2015.
[3] Santa Monica Mountains North Area Plan. Adopted 2000.

to the extent feasible and control the design of development on ridgelines so that it will not interfere with significant scenic views."

"IV-35 Preserve and, where feasible, restore tree communities--especially oak and sycamore woodlands--and savannas as important elements of the area's scenic character."

"Vl-15 Require that new developments use architectural and siting features which are compatible with adjacent existing and planned developments, and include the following:

- compatibility with prominent design features existing in the immediate area (i.e., trees, land-forms, historic landmarks);
- compatibility with existing structures; and
- the natural environment (i.e., hillsides, washes, native vegetation, community landscaping)."

The SMMNAP also contains policies that require the protection of hillside management areas, such as:

"IV-9 New development projects shall be designed to protect significant natural features, and to minimize the amount of grading.

IV-10 In areas over 25% slope, use special architectural and design techniques to ensure that development conforms to the natural land form, such as split level foundations, variable setbacks, and structures which blend with the natural environment in shape, materials and colors."

"IV-13 Ensure that the overall project design/layout of hillside developments adapts to the natural hillside topography and protects ridgelines and natural-appearing views from surrounding vantage points such as highways, parklands and overlooks. Overall, emphasize fitting the project into its hillside setting rather than altering the hillside to fit the project."

The Hillside Management Ordinance (Los Angeles County Code Title 22, Section 22.56.215) is designed to protect designated hillsides from incompatible development. The County of Los Angeles designates two hillside management areas, one urban and one non-urban with both designations applying to properties that have hillsides with a 25 percent grade or greater. The ordinance protects these resources by requiring almost all development on properties with either the urban or non-urban designation to obtain a conditional use permit with the intent of preserving the remaining natural topography.

The proposed CSD amendment would set new requirements and development standards for vineyards and water wells, which are both currently permitted uses in the CSD area. Further, the proposed CSD amendment would not grant entitlements to any project, including such projects that would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Future development projects would still be required to avoid or mitigate impacts to scenic resource, in compliance with SMMNAP's policies as well as the County's Hillside Management Ordinance.

In addition, the proposed vineyard development standards, such as prohibiting vineyard planting on slopes over 50 percent and requiring buffers from streams/drainage courses, may prevent or minimize impacts to scenic resources such as trees and rock outcroppings. These requirements may prevent or reduce alteration of the natural landscape and terrain and help to preserve topographic features of high scenic value, thereby minimizing visual disruption to views from trails. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Therefore, the proposed amendment would have less than a significant impact on views from trails.

d.) The SMMNAP contains policies to ensure that new development does not degrade the existing visual character or quality of the area, such as:

"IV-10 In areas over 25% slope, use special architectural and design techniques to ensure that development conforms to the natural land form, such as split level foundations, variable setbacks, and structures which blend with the natural environment in shape, materials and colors."

"IV-12 Discourage the use of manufactured slopes in excess of ten vertical feet (10'), and require that any such slopes be land-form graded."

"IV-14 Prohibit skyline development and require that structures be located sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline.

IV-15 Require that structures within hillside development areas be sited in a manner that will:

a. fit into the hillside's contour and relate to the form of the terrain;

b. retain outward views from the maximum number of units while maintaining the natural character of the hillside; and

c. preserve vistas of natural hillside areas and ridgelines from designated public places, including streets and highways."

"VI-14 In addition to considering the mass and scale of the entire development or structure, restrict the total square footage of and grading for rural structures to a size that maintains the area's open character, and is compatible with the open space characteristics of the surrounding hillsides. Within antiquated subdivisions, limit the mass, scale, and total square footage of structures and grading to a size which is compatible with the size of the parcel upon which the structure is placed so as to avoid a crowded appearance in the built environment.

VI-15 Require that new developments use architectural and siting features which are compatible with adjacent existing and planned developments, and include the following:

- compatibility with prominent design features existing in the immediate area (i.e., trees, land-forms, historic landmarks);
- compatibility with existing structures; and the natural environment (i.e., hillsides, washes, native vegetation, community landscaping).

VI-16 Require that new developments provide a transition to surrounding development, for example:

- the bulk of new structures should relate to the area's environment and to the adjacent development;
- setbacks from streets and adjacent properties should relate to the scale of the structure, the function of the street, and the intended character of the development, and should encourage pedestrian scale and uses; and
- multi-story residential structures should be made less imposing by using exterior profile designs that complement the contours of the land; variances from height restrictions shall generally not be permitted."

"VI-20 Limit structure heights in suburban and rural areas to ensure compatibility of new development with the respective characteristics of the surrounding settings and sites."

The proposed CSD amendment would not grant entitlements to any project, including such projects that would substantially degrade the visual character or quality of the CSD area. Future development projects

would continue to be required to avoid or mitigate impacts to visual character and quality, in compliance with SMMNAP policies.

The proposed vineyard development standards may affect the height, bulk, pattern, scale, character, or other features of vineyards developed in the future. In particular, the standards prohibiting vineyard planting on slopes over 50 percent, requiring buffers from streams/drainage courses, requiring site development measures that prevent runoff, and requiring the planting of certain types of vegetation to control pests and prevent dust, may affect the appearance of future vineyards. In general, such standards are likely to prevent or minimize the impacts to visual character and quality. Prohibiting vineyard planting on slopes over 50 percent and requiring buffers from streams/drainage courses may help in preserving these features in their natural state, reducing land alteration, and minimizing development that is incompatible with the surrounding natural environment. Further, the use of vegetated swales to control runoff, and/or locally indigenous vegetation to control pests and dust, would help ensure that future vineyards blend better within their surrounding natural environment. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

Therefore, the proposed amendment would have less than a significant impact on existing visual character and quality of the CSD area.

e.) The SMMNAP contains policies to ensure that development does not create new sources of substantial shadows, light, or glare degrade the existing visual character or quality of the area, such as:

"IV-37 Preserve the quality of the night skies and visibility of stars by controlling lighting along area roadways, thereby reducing visual intrusion."

"Vl-13 In addition to maintaining low densities within rural areas, require the provision/protection of the features that contribute to rural character and rural lifestyles, including, but not limited to…

- a lack of night lighting and existence of dark skies, enhancing the visibility of stars at night;

Vl-14 In addition to considering the mass and scale of the entire development or structure, restrict the total square footage of and grading for rural structures to a size that maintains the area's open character, and is compatible with the open space characteristics of the surrounding hillsides. Within antiquated subdivisions, limit the mass, scale, and total square footage of structures and grading to a size which is compatible with the size of the parcel upon which the structure is placed so as to avoid a crowded appearance in the built environment.

Vl-15 Require that new developments use architectural and siting features which are compatible with adjacent existing and planned developments, and include the following:

- compatibility with prominent design features existing in the immediate area (i.e., trees, land-forms, historic landmarks);
- compatibility with existing structures; and the natural environment (i.e., hillsides, washes, native vegetation, community landscaping).

Vl-16 Require that new developments provide a transition to surrounding development, for example:

- the bulk of new structures should relate to the area's environment and to the adjacent development;
- setbacks from streets and adjacent properties should relate to the scale of the structure, the function of the street, and the intended character of the development, and should encourage pedestrian scale and uses; and

- multi-story residential structures should be made less imposing by using exterior profile designs that complement the contours of the land; variances from height restrictions shall generally not be permitted."

"Vl-20 Limit structure heights in suburban and rural areas to ensure compatibility of new development with the respective characteristics of the surrounding settings and sites."

"Vl-26 Exterior lighting--except that needed for safety--is discouraged. Require that new exterior lighting installations use low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and park lands, thereby preserving—to the extent consistent with public safety--a natural night sky. Street lights shall be permitted only where required for safety."

The proposed CSD amendment would not grant entitlements to any project, including such projects that would adversely affect day or nighttime views by creating new sources of substantial shadows, light, or glare. Future development projects would continue to be required to avoid or mitigate adverse impacts to day and nighttime views, in compliance with SMMNAP policies.

The proposed vineyard development standards may affect the height, bulk, pattern, scale, character, or other features of vineyards developed in the future. In particular, the standards prohibiting vineyard planting on slopes over 50 percent, requiring buffers from streams/drainage courses, requiring site development measures that prevent runoff, and requiring the planting of certain types of vegetation to control pests and prevent dust, may affect the appearance of future vineyards.

In general, such standards are likely to prevent or minimize the impacts to day or nighttime views. Prohibiting vineyard planting on slopes over 50 percent and requiring buffers from streams/drainage courses may reduce the bulk and scale of development, limiting projects' impacts on shadows or glare. Further, the use of natural materials in vineyard development, such as vegetated swales to control runoff and/or locally indigenous trees and cover crops to control pests and dust, would help future vineyards blend better with their natural surroundings, and reduce the shadows and glare from such projects.

The proposed CSD amendment, however, would not alter existing requirements for "Exterior Lighting" i.e., that exterior lighting be low intensity, directional, and/or screened to prevent glare or direct off-site illumination. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Therefore, the proposed amendment would have less than a significant impact on day and nighttime views in the CSD area.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed Santa Monica Mountains North Area CSD amendment would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

Per the Farmland Mapping and Monitoring Program (FMMP), there is a small area of Unique Farmland in the southwest area of the CSD, which overlaps the Coastal Zone boundary. There is also a small sliver of Prime Farmland that stretches over the Coastal Zone into the CSD area, near the southernmost tip of the

City of Calabasas (this area is located within the unincorporated area near, but not within the City of Calabasas).[4] The proposed amendment would not convert the identified Prime or Unique Farmlands to non-agricultural uses. It would establish development standards for vineyards, which is an agricultural use. These new requirements, however, are intended to reduce the impacts of vineyards, not prevent their development.

The proposed amendment would prohibit vineyard planting on slopes over 50 percent and require that vineyards provide buffers from streams and drainage courses. The mapped Unique Farmland in the CSD area does contain areas with slopes over 50 percent as well as streams. As such, the proposed amendment may limit or prevent vineyard development in these areas, in order to prevent negative environmental impacts such as soil erosion and polluted runoff from entering streams. However, these restrictions on vineyard development would not prohibit other crops from being grown in areas with slopes over 50 percent or near streams/drainage courses. Therefore, the proposed amendment would not limit or eliminate the productive use of farmland in the CSD area. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

Further, the CSD amendment would not grant entitlements to any project and would not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with the County Code and General Plan policies for avoiding or mitigating significant impacts to state-designated Farmland. Therefore the proposed amendment would have a less than significant impact on state-designated farmlands.

b.) The proposed Santa Monica Mountains North Area CSD amendment would apply to all zones, including agricultural zones. Currently, all zones in the CSD area, except for the I-T Zone, allow vineyards, which are permitted as "crops" under Title 22 standards of the Los Angeles County Code. Crop uses are currently permitted through either a site plan review or a discretionary review, depending on the underlying zone. Water wells are permitted in all zones in the CSD area through either a site plan review or discretionary review.

The proposed amendment would define vineyards as a use separate from other crop uses, and would establish development standards specific to vineyards. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. If the permit requirements for vineyards remain the same as for other crops, then a CUP would be required for vineyards in the R-1 and RPD zones, and a site plan review would be required for all other zones (except for the I-T zone). Further, the proposed vineyard development standards are intended to reduce the impacts of vineyards, but not prevent their development. Moreover, the proposed vineyard requirements would not restrict other crop uses from being developed, or place additional development standards on any other crop uses. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed amendment would also require a CUP for water wells as a primary or accessory use, and would establish development standards for all new water wells. This would require individual projects that propose water wells to analyze impacts to water supply and usage, but would not conflict with existing zoning for agricultural use.

Agricultural Opportunity Areas (AOAs) are a County-level identification tool that identifies areas where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. There are no

[4] GIS-NET3, "Farmland" layer, accessed 8/6/2015

AOAs located in the Santa Monica Mountains North Area CSD.[5] Therefore, there would be no impacts to AOAs as a result of the implementation of the proposed amendment.

The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the Santa Monica Mountains North Area CSD. As such, there would be no impacts to Williamson Act contract lands as a result of the implementation of the proposed amendment.

Therefore, the proposed amendment would have a less than significant impact on agricultural zoning, AOAs, or a Williamson Act contract.

c. and d.) Within the CSD area, there is no land designated as forest land, timberland, or timberland production zones, nor does any portion of the CSD fall within a National Forest Area or within a Watershed Zone (as designated by Title 22 of the Los Angeles County Code). Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed amendment.

e.) As noted, there are small areas of Unique and Prime Farmlands within the CSD area.[6] The proposed amendment would not convert these state-designated farmlands to non-agricultural uses. The proposed amendment would, however, prohibit vineyard planting on slopes over 50 percent and require that vineyards provide buffers from streams and drainage courses. The Unique Farmland identified in the CSD area does contain drainage courses and slopes over 50 percent. As such, the proposed amendment could limit or prevent vineyard development in these areas. However, restrictions on vineyard development would not prohibit other crops from being grown in areas with slopes over 50 percent and/or near streams/drainage courses, including those areas located within the mapped Unique Farmland areas.

Further, the CSD amendment would not revise, replace, or attempt to supersede requirements for future projects to comply with the County Code and General Plan policies for avoiding or mitigating significant impacts to state-designated Farmland. There are no AOAs or Williamson Act contracts in the Santa Monica Mountains North Area CSD.[7] Therefore, there would be no impacts to AOAs or Williamson Act contract lands as a result of the proposed amendment.

The proposed CSD amendment would establish new vineyard development standards that would apply to all zones where vineyards are permitted (all zones except for I-T zone). Currently vineyards are permitted as a "crop" use through either a site plan review or a discretionary review, depending on the underlying zone. The amendment would define vineyards as a use separate from other crop uses, and would establish development standards specific to vineyards. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. If the permit requirements for vineyards remain the same as for all other crops, then a CUP would be required for vineyards in the R-1 and RPD zones, and a site plan review would be required for all other zones (except for the I-T zone).

The proposed vineyard development standards would be intended to reduce the impacts of vineyards, but not prevent their development. Moreover, the proposed vineyard requirements would not restrict other crop uses from being developed, or place additional development standards on any other crop uses. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

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[5] GIS-NET3, "Agricultural Opportunity Area" layer, accessed 8/6/2015

[6] GIS-NET3, "Farmland" layer, accessed 8/6/2015

[7] GIS-NET3, "Agricultural Opportunity Area" layer, accessed 8/6/2015

The new requirements proposed for water wells in the CSD area would require individual projects to analyze the impacts of the proposed wells, but would not prevent or restrict agricultural uses or result in the conversion of state-designated farmland to non-agricultural use.

In addition, the proposed vineyard and water well requirements would apply only to new development in the CSD area. As such, the proposed amendment would not affect existing agricultural land or agricultural uses.

Within the CSD area, there is no land designated as forest land, timberland, or timberland production zones, nor does any portion of the CSD fall within a National Forest Area or within a Watershed Zone (as designated by Title 22 of the Los Angeles County Code). Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed amendment.

Therefore the proposed amendment would have a less than significant impact on state-designated Farmlands, existing agricultural lands and uses, and forest lands.

3. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a., b., c., d., and e.) The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to

be the most harmful to human health and welfare. They are:

- Ozone (O_3);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO_2);
- Sulfur Dioxide (SO_2); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD. The proposed project is located in the SCAQMD.

The proposed project would amend the Santa Monica Mountains North Area Community Standards District (CSD) by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The proposed project would not directly induce any new development within the community as current regulations allow the use of vineyards.

Currently, all zones in the CSD area, except for the I-T Zone, allow vineyards, which are permitted as "crops" under Title 22 standards of the Los Angeles County Code. Crop uses are currently permitted through either a site plan review or a discretionary review, depending on the underlying zone. The proposed amendment would define vineyards as a use separate from other crop uses, and would establish development standards specific to vineyards. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. If the permit requirements for vineyards remain the same as for all other crops, then a CUP would be required for vineyards in the R-1 and RPD zones, and a site plan review would be required for all other zones (except for the I-T zone).

The proposed amendment would also establish development standards intended to reduce the impacts of vineyard development, such as prohibiting the use of pesticides, rodenticides, fumigants, and other synthetic substances, requiring pest management practices that avoid harm to other organisms, air, soil, and water quality, and requiring anti-dust strategies that do not use water or increase impervious services such as planting wind barriers or utilizing mulch and/or compose beneath the crop. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed project is within the SCAQMD and would not obstruct the implementation of adopted air quality plans, such as the Air Quality Management Plan (AQMP) which is implemented by the SCAQMD.

Additionally, the proposed project is consistent with the Countywide General Plan which is consistent with SCAG's population and vehicle miles traveled (VMT) projections, which are the foundation for the AQMP.

The proposed project will not re-zone parcels to allow for more intense uses, and new development standards are not expected to induce new development, the proposed project would not result in a change to the physical environment that would result in an increase in automobile use and thus air pollutants in the project area. Additionally, the amendments would not result in the development of any uses, including industrial facilities, which would emit non-attainment or criteria pollutants into the atmosphere. As such, the proposed project would not violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any SCAQMD threshold, or otherwise result in a cumulatively considerable net increase of any criteria pollutant. Therefore, implementation of the proposed project would result in less than significant impacts related to federal and state air quality standards.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that are more susceptible to poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed project would establish new development standards which will prohibit the use of pesticides, rodenticides, fumigants, and other synthetic substances; integrate pest management techniques in a manner that avoids harm to air quality; limit tillage practices to minimize soil disturbance and dust pollution; include anti-dust strategies that do not rely on water applications or increase the amount of impervious surface. The new development standards would not modify existing regulations in such a way that new development would be induced in the area. Thus, there would be no expected increase in automobile trips or new construction that would increase pollutant concentrations. Further, the proposed project would not rezone any parcels within the community and therefore the proposed project is not expected to increase exposure of sensitive receptors to substantial pollutant concentrations, and so result in less than significant impacts

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees	☐	☐	☒	☐

(junipers, Joshuas, southern California black walnut, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☒	☐
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed Santa Monica Mountains North Area CSD amendment would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

One of the County's primary mechanisms to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees. Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

The Santa Monica Mountains North Area CSD contains known sensitive or endangered species as identified by the State's Fish and Wildlife Department, as well as the United States Fish and Wildlife Service. [8] Further,

[8] GIS-NET3 "CA Natural Diversity Database (CNDDB)" and "Critical Habitat (USFWS)" layers accessed 8/10/2015.

there are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

The Santa Monica Mountains North Area Plan also contains policies that require the protection of sensitive species, such as:

"IV-3 Require development designs that protect and preserve significant, viable habitat areas and habitat linkages/wildlife corridors in their natural condition.

a. Require buffers or other measures adequate to protect such areas.
b. Within designated habitat areas of rare, threatened or endangered species, prohibit disturbance of protected biotic resources.
c. Within the following areas, preserve plant communities which contribute to animal reproduction (including plant diversity, faunal resting areas, foraging areas and food sources), or when unavoidable, require the replacement of such plant communities so as not to result in a measurable reduction in the reproductive capacity of sensitive plant and animal communities:
    - riparian areas and wetlands subject to state and federal regulations (such as blue line streams on USGS quadrangles);
    - riparian woodlands, Sycamore-alder riparian woodlands, Southern and Valley oak woodlands and California walnut woodlands; and
    - animal habitat linkages/wildlife corridors.
d. Where plants listed as 'special' or 'of concern' by the California Natural Diversity Database (California Department of Fish and Game) are present, require that new development not result in a net reduction in the number of these plants. Maintenance of the number of plants may be accomplished by replacement in another part of the site or off-site in the appropriate habitat, with a monitoring program approved through the Conditional Use Permit process--which includes a requirement for at least one season of successful reproduction (i.e., producing seed that germinates the following year, assuming the weather cooperates) before any disturbance of the existing habitat is permitted--to ensure the survival of the species in the replacement habitat."

The proposed amendment would add vineyard development standards that may prevent or reduce impacts to sensitive species such as requiring vineyards to provide buffers from streams/drainage course, prohibiting pesticides and requiring integrated pest management practices, and requiring site development measures such as bioswales to reduce runoff. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect sensitive plant or animal species. The amendment would not include any changes to SEA areas or SEA conformance criteria, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP policies regarding sensitive species.

Future projects that are subject to CEQA and are located in an SEA or State-recognized sensitive vegetation habitat would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). Future projects would still be required to analyze site specific impacts to sensitive species through surveys and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on sensitive species, including those identified by CDFW or USFWS.

b.) There are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

In addition, the CSD area contains known State-recognized sensitive vegetation habitat. [9] Sensitive plant species have been identified in the CSD area and are inventoried within the California Natural Diversity Database (CNDDB).

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to SEAs and sensitive habitat areas such as wetlands, by requiring vineyards to provide buffers from streams/drainage course, prohibiting pesticides and requiring integrated pest management practices, and requiring site development measures such as bioswales to reduce runoff. Further, the proposed development standards for water wells may help to prevent or reduce impacts to sensitive habitat areas, because applicants would have demonstrate that the proposed wells would not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources in order to get the wells approved. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect sensitive habitat areas or SEAs. The amendment would not include any changes to SEA areas or SEA conformance criteria, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP policies regarding sensitive habitat areas.

Future projects that are subject to CEQA and are located in an SEA or State-recognized sensitive vegetation habitat would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). Future projects would still be required to analyze site specific impacts to sensitive habitats through surveys and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on sensitive natural communities, including those identified by CDFW or USFWS.

[9] GIS-NET3 "CA Natural Diversity Database (CNDDB)" layer accessed 8/10/2015.

c.) Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The Army Corps of Engineers (USACE) issues Section 404 permits under the CWA, and generally takes jurisdiction over navigable waters or tributaries thereof within streams and rivers to the Ordinary High Water Mark (OHWM), as defined by erosional cues, sedimentation, and changes in vegetation. In addition to streams and rivers, the USACE takes jurisdiction over wetlands, defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

The California Department of Fish and Wildlife (CDFW) issues Lake and Streambed Alteration Agreements, and regulates activities that will "substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake." CDFW jurisdiction typically extends to the top of bank of streambeds or lakes, or to the outward limit of riparian vegetation, whichever encompasses the larger area.

The Regional Water Quality Control Board issues Section 401 Water Quality Certifications, and regulates the discharge of waste within any region that could affect waters of the State, under authority of the provisions of the Porter-Cologne Water Quality Control Act. Waters of the State are defined as any surface water or groundwater, including saline waters, within the boundaries of the State (Water Code Section 13050). Prior to the issuance of a CWA Section 404 permit by USACE, a Section 401 Certification must be obtained from the RWQCB.

The U.S. Fish and Wildlife Service has identified several wetlands in the CSD area, including riverine, lake, freshwater pond, freshwater emergent, and freshwater forested/shrub wetlands.[10] Further, there are several streams and creeks in the CSD area, as well as Malibou Lake.[11] SMMNAP policies require the protection of water bodies and wetland areas, such as:

"IV-3 Require development designs that protect and preserve significant, viable habitat areas and habitat linkages/wildlife corridors in their natural condition…

…c. Within the following areas, preserve plant communities which contribute to animal reproduction (including plant diversity, faunal resting areas, foraging areas and food sources), or when unavoidable, require the replacement of such plant communities so as not to result in a measurable reduction in the reproductive capacity of sensitive plant and animal communities:

- riparian areas and wetlands subject to state and federal regulations (such as blue line streams on USGS quadrangles);
- riparian woodlands, Sycamore-alder riparian woodlands, Southern and Valley oak woodlands and California walnut woodlands; and
- animal habitat linkages/wildlife corridors…"

[10] USFWS Wetlands Mapper GIS-NET: http://www.fws.gov/wetlands/Data/Mapper.html, accessed 8/10/2015.
[11] GIS-NET3 "River, Channel, or Stream" layer accessed 8/10/2015.

"IV-6 Buffer zones shall be established adjacent to areas of important preserved biological resources, including natural streams and drainages. Such buffer zones shall be of an adequate width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands, the need for extensive lighting, and increased erosion and runoff, including winter stream flows. Permitted land modification activities within preservation and buffer areas are to be limited to those that are consistent with the maintenance of the reproductive capacity of the identified resource. The land uses and design of development adjacent to a vegetative preservation area, as well as activities within the designated buffer area, shall not disturb natural drainage patterns to the point that preserved vegetative resources receive too much or too little water to permit their ongoing health."

IV-18 New development shall be sited and designed to minimize the increase in run-off into the watershed that results in downstream pollution and increased size of flood plains in coastal lagoons-as required by Regional Water Quality Control Board and Los Angeles County regulations.. All new development shall incorporate best management practices (BMPs)--as updated periodically with new technology--to reduce runoff and erosion, such as the following:

- Minimizing new road and driveway lengths and the size of parking areas and other paved surfaces;
- Maximizing the use of pervious surfaces wherever public safety and adequate access can be achieved;
- Designing residential streets for minimum required pavement widths consistent with the provision of adequate, safe access;
- Using permeable materials for private sidewalks, driveways, and interior roadways;
- Promoting the use of shared driveways;
- Using efficient irrigation practices such as drip irrigation, installing timers, etc.;
- Using reclaimed water and graywater on site wherever possible, and
- Providing stormwater retention basins on site wherever feasible"

"IV-20 Minimize disturbance of natural drainages and avoid the channelization of streams for flood control purposes. New developments should avoid straightening or modifying streams or stream banks to the greatest extent possible, unless the project design results in better habitat protection, slower water flows and stabilized natural streambanks without channelization or hardening.

IV-21 The County will cooperate with local and State transportation departments to implement BMPs to promote infiltration of runoff from roads and highways and to reduce flow into natural streams and creeks.

IV-22 New development projects shall include strict provisions to prevent sediments and silts from entering and impacting storm drains and waterways or create the need for channelization of streams, including the incorporation of pervious surfaces and other BMPs."

"IV-27 Require setbacks from natural streams and drainages which are adequate to protect them from development impacts in high storm flows."

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to water bodies and wetlands, such as by requiring vineyards to provide buffers from streams/drainage course and to implement site development measures to reduce runoff. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

Further, the proposed development standards for water wells may also help to prevent or reduce impacts to water bodies, by requiring that applicants to demonstrate that the proposed wells would not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect water bodies or wetlands. The amendment would not include any changes to water bodies or wetland areas, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP, or other State and federal policies and regulations regarding water bodies and wetlands. Future projects subject to CEQA would still be required to analyze site specific impacts to wetlands and water bodies through surveys and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the proposed amendment would have a less than significant impact on federally or state protected wetlands or waters of the United States.

d.) There are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

Further, habitat linkage corridors have been identified in the northern part of the CSD area,[12] and regional wildlife linkages have been identified throughout the CSD area.[13] There are also several streams and creeks in the CSD area, as well as Malibou Lake.[14] Several "Significant Ridgelines" are also found within the CSD area.[15]

Active nests (i.e. "nursery sites") of many bird species are protected by the federal Migratory Bird treaty Act and California Fish and Game Code sections 3503 and 3512. The Migratory Bird Treaty Act (MBTA), 16 U.S.C. Section 703, et seq., prohibits the taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. Under California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird (except non-natives, including English sparrows (Passer domesticus) and European starlings (Sturnus vulgaris). Section 3503.5 specifically protects birds in the orders Falconiformes and Strigiformes (birds-of-prey). Section 3513 essentially overlaps with the MBTA, prohibiting the take or possession of any migratory non-game bird. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered a "take" by the CDFW. No Globally Important Bird Areas are found in the CSD area.

SMMNAP policies require the protection of wildlife corridors and species movement, such as:

"IV-1 Place primary emphasis on the preservation of large, unbroken blocks of natural open space and wildlife habitat areas, and protect the integrity of habitat linkages. As part of this emphasis, support programs for the purchase of open space lands, encourage clustering of development to increase the amount of preserved open space, reduce grading and the need for vegetation clearance, and develop design

[12] GIS-NET3 "Wildlife Linkage Designs" layer accessed 8/10/2015.
[13] Draft Los Angeles County General Plan Figure 9.2: Regional Habitat Linkages Map.
[14] GIS-NET3 "River, Channel, or Stream" layer accessed 8/10/2015.
[15] GIS-NET3 "Significant Ridgelines" layer accessed 8/10/2015.

criteria for the construction of highways and other infrastructure improvements that meets environmentally-sensitive standards similar to those imposed on new development.

IV-2 When determining which portions of a development site should be retained in open space, first priority should be the preservation of viable, sensitive habitat areas and linkages. Preserving open space for its aesthetic qualities is also essential, as discussed in Goal II.

IV-3 Require development designs that protect and preserve significant, viable habitat areas and habitat linkages/wildlife corridors in their natural condition.

a. Require buffers or other measures adequate to protect such areas.
b. Within designated habitat areas of rare, threatened or endangered species, prohibit disturbance of protected biotic resources.
c. Within the following areas, preserve plant communities which contribute to animal reproduction (including plant diversity, faunal resting areas, foraging areas and food sources), or when unavoidable, require the replacement of such plant communities so as not to result in a measurable reduction in the reproductive capacity of sensitive plant and animal communities:
    - riparian areas and wetlands subject to state and federal regulations (such as blue line streams on USGS quadrangles);
    - riparian woodlands, Sycamore-alder riparian woodlands, Southern and Valley oak woodlands and California walnut woodlands; and
    - animal habitat linkages/wildlife corridors.
d. Where plants listed as 'special' or 'of concern' by the California Natural Diversity Database (California Department of Fish and Game) are present, require that new development not result in a net reduction in the number of these plants. Maintenance of the number of plants may be accomplished by replacement in another part of the site or off-site in the appropriate habitat, with a monitoring program approved through the Conditional Use Permit process--which includes a requirement for at least one season of successful reproduction (i.e., producing seed that germinates the following year, assuming the weather cooperates) before any disturbance of the existing habitat is permitted--to ensure the survival of the species in the replacement habitat."

"IV-5 Prohibit the use of motorized off-road vehicles within sensitive habitat areas, habitat linkages/wildlife corridors and riding and hiking trails, and limit off-trail activities to those that are consistent with protection of environmental resources."

"IV-8 Required preservation of natural biological habitats and habitat linkages should be ensured by land dedications in fee title wherever appropriate to a public agency which has the authority to manage, preserve or enhance park and open space lands. Secondary alternatives are conservation easements, granting of development rights or other similar protection measures. Financing for the long term maintenance of such areas should be assured through endowments or other public funding mechanisms."

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to wildlife corridors, such as such as by requiring vineyards provide buffers from streams/drainage course and prohibiting vineyard planting on slopes over 50 percent. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect habitat linkages and corridors or wildlife nursery sites. The amendment would not include any changes to habitat linkages, wildlife corridors, or wildlife nursery sites, nor would it revise, replace, or

attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP, or other State and federal policies and regulations regarding habitat corridors and wildlife nursery sites. Future projects subject to CEQA would still be required to analyze site specific impacts to wildlife corridors and nursery sites through surveys and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have less than a significant impact on the movement of native resident or migratory species or native wildlife nursery sites.

e.) There are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

In addition, the proposed Santa Monica Mountains SEA, which will be adopted as part of the County General Plan update, covers most of the CSD area.[16] Plant communities within this proposed SEA include: chaparral, redshank chaparral, coastal sage scrub, native grassland, coast live oak woodland, valley oak woodland, walnut woodland, southern willow scrub, cottonwood-willow riparian forest, sycamore-alder riparian woodland, oak riparian forest, freshwater marsh, and salt marsh.[17]

In addition, the SMMNAP contains policies that protect oak trees and other native trees, such as:

"IV-4 Maximize the preservation of oak and sycamore trees and communities within proposed development sites. "

"IV-35 Preserve and, where feasible, restore tree communities--especially oak and sycamore woodlands--and savannas as important elements of the area's scenic character."

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to oak woodlands and other native trees, by requiring vineyards to provide buffers from streams/drainage courses and prohibiting vineyard planting on slopes over 50 percent.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect oak woodlands or native trees. The amendment would not include any changes to SEA areas or SEA conformance criteria, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP policies regarding oak woodlands or native trees.

Future projects that are subject to CEQA and are located in an SEA would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). In addition, development activities that may impact trees suspected of being oaks require the preparation of an oak tree report; the specific location of any oaks or oak woodlands in the area would be identified in this report. Future projects would still be required to analyze site specific impacts to oak woodlands and native trees through oak tree reports, tree surveys,

[16] GIS-NET3 "SEA Proposed" layer accessed 8/10/2015.
[17] 2000 SEA Update Study. http://planning.lacounty.gov/sea/, accessed 8/10/2015.

and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on oak woodlands or native trees.

f.) The CSD area does not include any wildflower reserve areas, is not located in proximity to the State-designated Antelope Valley Poppy Reserve, and is not located in proximity to other County-designated wildflower areas.

There are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

Also, as noted, most of the CSD area is located within the proposed Santa Monica Mountains SEA[18] and oak woodlands have been identified within the area.[19] The Los Angeles County Oak Tree Ordinance sets requirements for how proposed developments are to interact with oak trees on or near the project site and how to deal with their removal or encroachment by the proposed project, when necessary. In these circumstances, the applicant must apply for an Oak Tree Permit.

In addition, the SMMNAP contains policies that protect oak trees, such as:

"IV-4 Maximize the preservation of oak and sycamore trees and communities within proposed development sites."

"IV-35 Preserve and, where feasible, restore tree communities--especially oak and sycamore woodlands--and savannas as important elements of the area's scenic character."

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to wildflower areas and oak trees, by requiring vineyards to provide buffers from streams/drainage courses and prohibiting vineyard planting on slopes over 50 percent.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect oak trees or wildflower areas. The amendment would not include any changes to oak tree development standards or permit requirements, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP policies regarding oak trees or wildflower preserve areas. The proposed CSD amendment does not alter or have any other effect on the implementation of applicable natural habitat management plans. Future projects will continue to be required to comply with the SEA Ordinance, habitat management plans, and other County Code requirements and SMMNAP policies.

Future projects that are subject to CEQA and are located in an SEA would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC).

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[18] GIS-NET3 "SEA Proposed" layer accessed 8/10/2015.

[19] 2000 SEA Update Study. http://planning.lacounty.gov/sea/, accessed 8/10/2015.

In addition, development activities that may impact trees suspected of being oaks require the preparation of an oak tree report; the specific location of any oaks or oak woodlands in the area would be identified in this report. Future projects would still be required to analyze site specific impacts to oak trees and wildflower reserve areas through oak tree reports, surveys, and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on local policies or ordinances protecting biological resources.

g.) The CSD area is not located within a CDFW Natural Community Conservation Plan, nor is it located within a federal Endangered Species Act Habitat Conservation Plan. There are, however, five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD:

- SEA No. 3A (Buffer) - Zuma Canyon
- SEA No. 3B (Buffer) - Zuma Canyon
- SEA No. 4 - Upper La Sierra Canyon
- SEA No. 6 - Las Virgenes
- SEA No. 12 - Palo Comado Canyon

Also, as noted, most of the CSD area is located within the proposed Santa Monica Mountains SEA.[20]

The proposed CSD amendment would add vineyard development standards that may prevent or reduce impacts to SEAs, by requiring vineyards to provide buffers from streams/drainage courses, prohibiting vineyard planting on slopes over 50 percent, prohibiting pesticide use and requiring integrated pest management practices, and requiring site development measures that prevent runoff. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

Further, the proposed development standards for water wells may help to prevent or reduce impacts to SEAs, because applicants would have demonstrate that the proposed wells would not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources, in order to get the wells approved.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect SEAs. The amendment would not include any changes to SEA conformance criteria or permit requirements, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code, SMMNAP, or General Plan policies regarding SEAs.

Future projects that are subject to CEQA and are located in an SEA would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). Future projects would still be required to analyze site specific impacts to SEAs through surveys, and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on adopted state, regional, or local habitat conservation plans.

[20] GIS-NET3 "SEA Proposed" layer accessed 8/10/2015.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a., b., c., d., and e.) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, add development standards for water wells, and require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. New development in the project area related to a vineyard or water well could be located on property that contains a cultural resource (historical resource, archaeological resource, unique paleontological resource on site or unique geologic feature or contain rock formations indicating potential paleontological resources, human remains, or tribal cultural resource), however all existing federal, state, and local regulations that mandate protection of such cultural resources shall still apply. Therefore, any impacts would be reduced to a less than significant level. A list of applicable federal and state local regulations are below.

Federal

- United States Code, Title 16, Sections 470 et seq.: National Historic Preservation Act
- United States Code, Title 16, Sections 470aa et seq.: Archaeological Resources Protection Act
- United States Code, Title 25, Sections 3001 et seq.: Native American Graves Protection and Repatriation Act State

State

- California Health and Safety Code Section 7050.5: Disturbance of Human Remains
- California Public Resources Code Sections 5020 – 5029.5: Authorized State Historical Resources Commission
- California Public Resources Code Sections 5079 – 5079.65: Authorized Office of Historic Preservation.
- California Public Resources Code Sections 5097.9 – 5097.99: Protections for Native American historical and cultural resources and sacred sites; authorized Native American Heritage Commission (NAHC); prescribes responsibilities respecting discoveries of Native American human remains.
- California Government Code Sections 65352.3 et seq. (Senate Bill 18): Native American Consultation
- California Code of Regulations, Title 24, Part 8: 2010 California Historic Building Code
- California Government Code Sections 50280 et seq.: Mills Act

d) In addition, maps show that there are no known formal cemeteries in the project area. In the event of unintended discovery of human remains, project development would be subject to all existing regulations regarding human remains, including notifying the County coroner and law enforcement. Therefore, any impacts would be reduced to a less than significant level.

e) In addition, the Department mailed formal notification of the proposed amendment to the Fernandeño Tataviam Band of Mission Indians on August 4, 2015. To date, no comments have been received.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment does not modify existing energy efficiency regulations. New development related to vineyards and water wells in the project area shall comply with existing regulations, including the Los Angeles County Green Building Standards Code (L.A. County Code Title 31). Therefore, the proposed amendment will not conflict with the Los Angeles County Green Building Standards Code (L.A. County Code Title 31). No impact is anticipated.

b.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment would not grant entitlements for any project. New development related to vineyards and water wells in the project area shall comply with all existing energy efficiency regulations. Therefore, the proposed amendment will not involve the inefficient use of energy resources. No impact is anticipated. The existing code does not regulate vineyard cultivation practices. The proposed amendment will mandate efficient irrigation and cultivation practices for existing and future vineyards, thereby implying that energy will be used more wisely and efficiently than without the proposed amendment.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating	☐	☐	☒	☐

substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.i. and ii.) The proposed Santa Monica Mountains North Area CSD amendment would define vineyards as a use, add development standards for vineyards, require a CUP for water wells as a primary or accessory use, and add development standards for water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The amendment would apply to the entire CSD area.

The entirety of Los Angeles County is part of the seismically active region of Southern California. This presents overall risks for damages to new and existing development. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 addresses active surface faults and is intended to prohibit the location of developments and structures for human occupancy across the trace of active faults. The Seismic Hazards Zone Mapping Act (California Public Resources Code, Section 2690) deals with other effects of seismic activity, including ground shaking, liquefaction, landslides, or other ground failures. The County General Plan also prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

No Alquist-Priolo Special Studies Zones have been identified within the Santa Monica Mountains North Area and no major active faults are currently mapped within the CSD area.[21,22] The nearest fault to the area is the Malibu Coast Fault, which is approximately five miles south along the coast.[23] The proposed CSD amendment does not grant entitlements for any projects in an active or potentially active fault zone.

The proposed amendment to the CSD would not rezone any parcels or ease existing development regulation and therefore would not induce new development to occur. Further, the proposed project would not change or prevent future development from being required to comply with all applicable seismic building standards.

Therefore, the potential for the CSD amendment to expose people or structures to rupture of a known earthquake fault or strong seismic ground shaking is a less than significant impact.

[21] Ventura Freeway Corridor Area Wide Plan Draft Environmental Impact Report. Prepared by LSA Associates. March 10, 1999.
[22] GIS-NET3, "Fault Trace" layer accessed 8/5/15.
[23] GIS-NET3, "Fault Trace" layer accessed 8/5/15.

a.iii.) There are pockets of identified liquefaction areas throughout the CSD, such as in and near the Lobo Canyon Area, the Topanga Canyon area, areas adjacent to Malibu Creek and Malibou Lake, and near Cheseboro and Liberty Canyon.[24]

The proposed CSD amendment, however, does not grant entitlements for any projects in liquefaction areas. Further, the proposed amendment would not rezone any parcels or ease existing development regulation and therefore would not induce new development in or near liquefaction areas to occur. The CSD amendment would not change or prevent future development from being required to comply with all applicable seismic building standards related to liquefaction areas. As such, even though portions of the CSD area are subject to seismic related hazards, the proposed CSD amendment would not induce any unanticipated development to occur that would exposing people seismic-related ground failure.

Additionally, the CSD amendment would require that vineyards provide a buffer from streams/drainage courses, where liquefaction areas are often found. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. The amendment would also require discretionary review for new water wells, which would help ensure that they are built in conformance with all applicable seismic standards related to liquefaction areas. As such, the CSD amendment's potential to expose people or structures to seismic-related ground failure would be a less than significant impact.

a.iv.) Much of the land in the Santa Monica Mountains North Area CSD contains known landslide areas.[25] The proposed CSD amendment, however, does not grant entitlements for any projects in landslide areas. Further, the proposed amendment would not rezone any parcels or ease existing development regulation and therefore would not induce new development in or near landslide areas to occur. The proposed amendment would not change or prevent future development from being required to comply with all applicable seismic building standards related to landslide areas.

Additionally, the CSD amendment would establish vineyard development standards that would prevent or minimize erosion, such as prohibiting vineyard planting on slopes over 50 percent, requiring that tillage be avoided to the maximum extent feasible, and requiring site development measures that minimize runoff and transport of sediment such as bioretention facilities and bioswales. Such standards may also reduce the movement or flow of soil, rocks, earth, water, or debris down slopes during landslides. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The amendment would also require discretionary review for new water wells, which would help ensure that they are built in conformance with all applicable seismic standards related to landslide areas. As such, the CSD amendment's potential to expose people or structures to landslides would be a less than significant impact.

b.) The CSD area is not heavily urbanized and contains a considerable number of vacant and undeveloped parcels, and most development in the area would likely result in at least some small amount of erosion. The proposed CSD amendment, however, does not grant entitlements for any projects that would result in substantial erosion or the loss of topsoil. Further, the proposed amendment would not rezone any parcels or ease existing development regulation and therefore would not induce new development that would result in substantial soil erosion of loss of topsoil. The proposed amendment would not preclude any future development project from being required to comply with all applicable construction best management practices related to soil erosion and loss of top soil.

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[24] GIS-NET3, "Liquefaction Zone" layer accessed 8/5/15.
[25] GIS-NET3, "Landslide Zone" layer accessed 8/5/15.

Additionally, as noted, the CSD amendment would establish vineyard development standards that would prevent or minimize soil erosion, such as prohibiting vineyard planting on slopes over 50 percent, requiring that tillage be avoided to the maximum extent feasible, and requiring site development measures that minimize runoff and transport of sediment such as bioretention facilities and bioswales. Such standards may prevent or reduce substantial soil erosion or loss of topsoil. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The amendment would also require discretionary review for new water wells, which would help ensure that they are built in conformance with all applicable construction best management practices related to soil erosion and loss of topsoil. As such, the CSD amendment's potential to result in substantial soil erosion or loss of topsoil would be a less than significant impact.

c.) Much of the land in the Santa Monica Mountains North Area CSD contains known landslide areas.[26] The proposed CSD amendment, however, does not grant entitlements for any projects that would be located on a geologic unit or soil that is unstable or would become unstable as a result of the project. All future vineyards and water wells would continue to be required to comply with all applicable construction techniques and building regulations including soil re-compaction, adherence to all relevant building codes, the preparation of any necessary geotechnical reports, and the procurement of any necessary permits to ensure the integrity of future structures.

Additionally, as noted, the CSD amendment would establish vineyard development standards that would prevent or minimize soil erosion, such as prohibiting vineyard planting on slopes over 50 percent, requiring that tillage be avoided to the maximum extent feasible, and requiring site development measures that minimize runoff and transport of sediment such as bioretention facilities and bioswales. Such standards may prevent or reduce lateral spreading, subsidence, liquefaction, collapse, or landslide from unstable soil. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The amendment would also require discretionary review for new water wells, which would help ensure that they are built in conformance with all applicable construction techniques and building regulations to ensure the integrity of future structures. As such, this would be a less than significant impact.

d.) Within the CSD area, there are locations that are known to have expansive soils.[27] In addition, all soils possess some capacity for expansive behavior. The proposed CSD amendment, however, does not grant entitlements for any projects located on expansive soils. All future vineyards and water wells would continue to be required to comply with the Los Angeles County Building Code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report.

Additionally, as noted, the CSD amendment would establish vineyard development standards that would prevent or minimize soil erosion, such as prohibiting vineyard planting on slopes over 50 percent, requiring that tillage be avoided to the maximum extent feasible, and requiring site development measures that minimize runoff and transport of sediment such as bioretention facilities and bioswales. Such standards may help to prevent or reduce substantial risks to life or property from expansive soils. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

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[26] GIS-NET3, "Landslide Zone" layer accessed 8/5/15.

[27] Ventura Freeway Corridor Area Wide Plan Draft Environmental Impact Report. Prepared by LSA Associates. March 10, 1999.

The amendment would also require discretionary review for new water wells, which would help ensure that they are built in conformance with all applicable construction and engineering standards in the Los Angeles County Building Code, and in conformance with additional recommendations contained in a soils or geology report. As such, this would be a less than significant impact.

e.) There are areas within the CSD that may contain soils incapable of adequately supporting the use of onsite wastewater treatment systems, where sewers are not available for disposal of wastewater. The proposed CSD amendment, however, does not grant entitlements for any projects located in such areas. Further, it does not revise, replace, or attempt to supersede applicable standards and procedures to ensure compliance with the County Code and SMMNAP policies regarding wastewater systems. Therefore, this would be a less than significant impact.

f.) As the Santa Monica Mountains CSD is characterized by mountainous terrain, it would include areas that could be subject to Hillside Management Area (HMA) Ordinance. The proposed CSD amendment, however, does not include any changes to HMA criteria. Proposed vineyards and water wells in the CSD area would still be required to comply with the HMA Ordinance.

Further, the amendment would prohibit planting of vineyards on slopes over 50 percent and would require best management practices that reduce erosion, which would be protective of hillside areas. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. The amendment would also require discretionary review for new water wells, which would help ensure that those wells subject to the HMA Ordinance would be built in conformance with the Ordinance's requirements. As such, this would be a less than significant impact.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) As the project does not induce growth or increase the number of vineyards, there are no impacts. As stated in the Draft Los Angeles County Community Climate Action Plan, emissions of N2O can result from anthropogenic inputs of nitrogen into soil through fertilizers by way of a direct (directly from the soils to which the nitrogen is added/released) and indirect (following volatilization of ammonia and oxides of nitrogen from managed soils) pathway (Intergovernmental Panel on Climate Change 2006). The CCAP estimates GHG emissions generated by agriculture in the unincorporated areas in 2010 were approximately 30, 290 MT CO2e or 0.4% of the 7.9 million MT CO2e from community activities. However, these emissions are primarily generated by dairy operations and livestock activities.

b) The project amendment does not conflict with the State's goals to reduce greenhouse gas emissions by 2020 and 2030. On March 24, 2015, the Board of Supervisors closed the public hearing and indicated their intent to approve the Draft Community Climate Action Plan for the unincorporated areas of Los Angeles County. The CCAP identifies greenhouse gas emissions related to community activities in the unincorporated areas; establishes a reduction target consistent with the State's reduction goals to the year 2020; and provides a roadmap for implementation.

The CCAP estimates GHG emissions generated by agriculture in the unincorporated areas in 2010 were approximately 0.4% or 30, 290 or 0.4% of the 7.9 million MT CO2e from community activities. These emissions are primarily generated by dairy operations and livestock activities. By 2020, future emissions for agricultural activities are expected to decrease slightly, relative to 2010. This trend is a result of reductions in cropping activity. As the project does not induce growth or increase the number of vineyards, and does not conflict with the Draft CCAP. Therefore, there are no impacts.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere	☐	☐	☒	☐

with, an adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐
ii) within a high fire hazard area with inadequate access?	☐	☐	☒	☐
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☒	☐
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, add development standards for water wells, and require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment will not address, change, or replace any existing regulations related to the transport, storage, or production of hazardous materials; and new development related to vineyards and water wells in the project area is not expected to produce nor use hazardous wastes; therefore the proposed amendment will not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. No impact is anticipated.

b.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review; and new

development related to vineyards and water wells in the project area is not expected to produce nor use hazardous wastes; therefore, a significant hazard to the public or the environment through a reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment is not anticipated.

Further, the proposed CSD amendment would prohibit the use of pesticides, rodenticides, fumigants, and other synthetic substances within vineyards. Additionally, the amendment would require that vineyards utilize Integrated Pest Management (IPM) techniques to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. The proposed amendment would also require that waste be contained on site, away from streams/drainage courses and underground water sources used for human consumption, and disposed of in a manner that does not negatively impact natural resources. These proposed development standards would prevent or reduce the likelihood of hazard to the public or the environment through the release of hazardous materials or waste into the environment. As such, this is a less than significant impact.

c.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review; and new development related to vineyards and water wells in the project area is not expected to produce, emit, nor handle hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; therefore, the emission of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses is not anticipated. No impact is anticipated.

d.) The California Department of Toxic Substances (DTSC) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act ((CERCLA, 42 U.S.C §9601-9675), the Toxic Substances Control Act (TSCA) and a number of other state and federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. Per County requirements, any sites with issues regulated by DTSC must be remediated and remedied before new development is allowed to occur. Therefore, because the proposed project would not preclude any new development from remediating on-site hazards prior to development, the proposed project is not expected to result in a significant hazard to the public and environment, any impacts would be reduced to a less than significant level.

e.) The project site is not located within an airport land use plan, nor within two miles of a public airport or public use airport. Therefore, the proposed amendment would not result in a safety hazard for people residing or working in an airport land use plan, or within two miles of a public airport or public use airport. No impact is anticipated.

f.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. New development related to vineyards and water wells will be required to comply with existing Title 22 development standards, plus any additional standards for vineyards and water wells. Vineyards and water wells will not create interference or create malfunctions to air traffic communication, provided that such uses are reviewed and approved by the County. Therefore, any impacts would be reduced to a less than significant level.

g.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. New development related to vineyards and water wells will be required to comply with all applicable health and safety requirements, to ensure that these projects do not interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, any impacts would be reduced to a less than significant level.

h.i.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. It is possible that new development related to vineyards and water wells in the project area will be within Very High Fire Hazard Severity Zones. However, in accordance with the requirements of the County Fire Department, all development must meet standards for adequate fire flow and water pressure. Therefore, any impacts would be reduced to a less than significant level.

h.ii.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. It is possible that new development related to vineyards and water wells in the project area will be within a high fire hazard and may have inadequate access. However, in accordance with the requirements of the County Fire Department, all development must meet standards for adequate fire flow and water pressure, and fire would access would be required upon the development of any specific parcel. Therefore, any impacts would be reduced to a less than significant level.

h.iii.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. It is possible that new development related to vineyards and water wells in the project area will be within an area with inadequate water and pressure to meet fire flow standards. However, in accordance with the requirements of the County Fire Department, all development must meet standards for adequate fire flow and water pressure. Therefore, any impacts would be reduced to a less than significant level.

h.iv.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. It is possible that new development related to vineyards and water wells in the project area will be within proximity to land uses that have the potential for dangerous fire hazard. However, in accordance with the requirements of the County Fire Department, all development must meet standards for adequate fire flow and water pressure. Therefore, any impacts would be reduced to a less than significant level.

i.) The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. Any new construction would be subject to current Title 22 development standards and would also be subject to County Fire Department standards, therefore new development related to vineyards and water wells is not anticipated to constitute a potentially dangerous fire hazard. No impact is anticipated.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional	☐	☐	☒	☐

sources of polluted runoff?

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☒	☐
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☒	☐
k) Otherwise substantially degrade water quality?	☐	☐	☒	☐
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☐	☒
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, and add development standards for water wells, require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The proposed amendment would place new requirements and standards on vineyards and water wells, which are currently allowed uses in the CSD. The proposed amendments to the CSD are focused on ensuring that the development of new vineyards in all zones follow best management practices for water run-off, pest control and soil erosion, as well as requiring a Conditional Use Permit for all new water wells to ensure there are no environmental impacts on individual projects. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. The amendments will not change land use designations of Santa Monica Mountains North Area Plan or County General Plan and, therefore would not violate any water quality standards or waste discharge requirements, impacts would be less than significant.

b) The requirement of a Conditional Use Permit for new water wells as either a primary or accessory use would require the applicant to demonstrate, to the satisfaction of the County, that the proposed well will not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources. For a well location in close proximity of a stream, drainage courses, and similar surface water conveyance, a groundwater assessment must be performed by a qualified professional to ensure surface water will not adversely impact groundwater quality. The applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown. The proposed amendments do not grant entitlements for any projects and will not change residential land use designations in the Santa Monica Mountains North Area Plan or the County General Plan and, therefore would have a less than significant impact on domestic water supply from public or groundwater sources.

c,d) Some portions of the unincorporated Santa Monica Mountains North Area are subject to high erosion and debris disposition from runoff. The proposed amendments do not grant entitlements for any projects and do not lessen development regulations and are not expected to induce increased development of vineyards in the area. Therefore, the proposed amendments would not result in the alteration of existing drainage patterns or the alteration of streams, rivers, or any other waterway. All new development standards related to runoff and soil erosion would follow best management practices and would not alter existing drainage courses or deplete groundwater supplies. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary

basis and subject to those same development standards, the effects would be less than significant. Substantial erosion or siltation, or the substantial increase in the rate of surface runoff that would result in flooding is not expected to increase from the project and, impacts would be less than significant.

e) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, add development standards for water wells, and require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The project would not create features or conditions for increased accumulation of standing water, therefore impacts would be less than significant.

f) The proposed amendments do not lessen development regulations or re-zone properties; therefore an increase in development activities is not expected as a result of these amendments. The proposed project is not expected to increase runoff to an extent that would exceed the capacity of existing or planned stormwater drainage systems. Therefore the impacts would be less than significant.

g) Construction and developments throughout the unincorporated Santa Monica Mountains North Area may create impacts related to runoff, however all future development that would occur after implementation of the proposed project would continue to be required to comply with water quality requirements of the Municipal Separate Storm Sewer System National Pollutant Discharge Elimination System (NPDES) Permit, often referred to as the "MS4 Permit", under which Los Angeles County is a permittee. These water quality regulations are designed to minimize the impact of point and non-point sources of pollution that emanate from development. Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and eventually make their way into a water body. The proposed amendments do not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and Community Plan policies, therefore impacts would be less then significant.

h) The proposed amendments do not grant entitlements for any projects and do not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with the County Code and policies. Therefore the proposed amendments will not conflict with the Los Angeles County Low Impact Development Ordinance and impacts would be less than significant.

i) There are major drainage courses located in the Santa Monica Mountain North Area (per USGS maps), however the proposed amendments add development standards and permit review, they do not grant entitlements for any projects. Areas of Special Biological Significance (ASBS) are designated by the State Water Resources Control Board. In Los Angeles County, ASBSs exist in the ocean waters along the coast of the City of Malibu and around Santa Catalina Island. The Santa Monica Mountain North Area is located approximately five miles inland, runoff that empties into Malibu Creek watershed and Las Virgenes Creek watershed eventually empty into the Pacific Ocean. However, there are no identified

ASBSs near the mouth of Malibu Creek or Las Virgenes Creek, there would be no impact to ASBSs as a result, therefore there would less than a significant impact.

j) Some portions of the Santa Monica Mountains North Area have septic tanks limitations for area with geologic features such as high groundwater or close proximity to surface water. However, the proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, and require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The proposed amendments do not grant entitlements for projects and would not affect regulations governing septic tanks or private sewage disposal and, therefore there impacts would be less than significant.

k) The proposed amendments to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, add development standards for water wells, and require a CUP for all new water wells, including all water wells proposed as an accessory use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The proposed amendment would place new requirements and standards on vineyards and water wells, which are currently allowed uses in the CSD. The amendments would aide in preserving water quality and further enforce County development policies, therefore the impacts would be less than significant.

l,m) The Santa Monica Mountains North Area does contain 100-year flood hazard areas as mapped by FEMA (Federal Emergency Management Agency). The proposed amendment would place new requirements and standards on vineyards and water wells, which are currently allowed uses in the CSD. The amendments would not grant entitlement to any projects and all future development would require compliance with County Code requirements to avoid flood hazard impacts. Therefore there would be no impact.

n) The proposed amendment would place new requirements and standards on vineyards and water wells, which are currently allowed uses in the CSD. The amendments would not grant entitlement to any projects and all future development would require compliance with County Code requirements to avoid flood hazard impacts, therefore there would be no impact.

o) The Santa Monica Mountains North Area is not located in an area subject to seiche or tsunami's however, mudflow from storm events could arise. However, the proposed amendment would place new requirements and standards on vineyards and water wells, which are currently allowed uses in the CSD. The amendments would not grant entitlement to any projects and all future development would require compliance with County Code requirements to mudflow impacts, therefore there would be no impact.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The proposed amendment would place new requirements and standards on vineyards and water wells, which are both permitted through either a plot plan or discretionary review. The amendment, would not grant entitlements for any project, and would not result in the development of any specific project that would physically divide an established community. Therefore, the proposed CSD amendment would not physically divide an established community.

b) The Santa Monica Mountains North Area Plan (SMMNAP) is the component of the County's General Plan that governs land use in the Santa Monica Mountains North Area. The SMMNAP determines land use designations for all property in the Santa Monica Mountains North Area. The proposed amendment would apply to the entire Santa Monica Mountains North Area CSD, and would therefore affect all land use designations:

Open Space: OS, OS-P, OS-DR, OS-W
Mountain Lands: N20, N10, N5
Rural Residential: N2, N1
Residential: U2, U4, U8
Commercial: C, CR
Public and Semi-Public Facilities: P

Vineyards are an allowed use in all land use designations except for the "P" land use designation (Public and Semi-Public Facilities). The proposed CSD amendment would establish vineyard development standards

intended to reduce the impacts of vineyards, e.g., through requiring stream/drainage course buffers, prohibiting vineyard planting on slopes over 50 percent, and requiring practices and measures that regulate water usage, prevent runoff and sediment transport, improve soil condition, and prevent harm to other organisms, air quality, and water quality. These development standards would not conflict with the underlying land use designations.

Water wells are permitted in all land use designations as an accessory use or through a CUP as a primary use. The proposed amendment would require a CUP for all new water wells, including all water wells proposed as an accessory use. This new permit requirement would not conflict with the underlying land use designations.

The proposed CSD amendment would not change any land use designations or result in any land use designations that are inconsistent with the SMMNAP. The proposed CSD amendment is therefore consistent with the SMMNAP.

The proposed CSD amendment would be also be consistent with the policies of the SMMNAP, such as:

"IV-6 Buffer zones shall be established adjacent to areas of important preserved biological resources, including natural streams and drainages. Such buffer zones shall be of an adequate width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands, the need for extensive lighting, and increased erosion and runoff, including winter stream flows. Permitted land modification activities within preservation and buffer areas are to be limited to those that are consistent with the maintenance of the reproductive capacity of the identified resource. The land uses and design of development adjacent to a vegetative preservation area, as well as activities within the designated buffer area, shall not disturb natural drainage patterns to the point that preserved vegetative resources receive too much or too little water to permit their ongoing health."

"IV-17 Promote comprehensive provisions for water conservation and reclamation to protect water supply and to reduce runoff and erosion, thereby helping to protect water quality."

"IV-19 All new development shall incorporate BMPs which promote infiltration of stormwater-onsite wherever possible--where it will not exacerbate geologic hazards. Examples of BMPs include:

- Using pervious materials for parking lots, sidewalks, etc.
- Installation of bioswales, french drains, cisterns, etc.
- Directing rooftop and parking lot runoff to landscaped areas
- Constructing subregional infiltration basin, wet ponds or constructed wetlands."

"VI-3 Preserve areas of diverse topography with large areas unbroken by man-made slopes, and long-range vistas of open ridgelines and mountain slopes which define the extent of urban and suburban development."

"VI-21 Encourage siting of developments to include setbacks that protect public lands, streams, scenic features, views, and other natural features and that maximize open space areas; project density and structure placement shall be consistent with the need to minimize vegetation clearance for fire protection."

"VIII-2 Minimize consumption of new water supplies through active water conservation programs and the use of reclaimed water--on site, wherever possible."

The proposed CSD amendment would prohibit planting of vineyards on slopes over 50 percent, thereby

helping to preserve areas of diverse topography. It would also require that vineyards provide a buffer from streams/drainage courses, as required by SMMNAP policies. The CSD amendment would also require vineyard development standards that help conserve water and require water reclamation when feasible, which would protect water supply. Further, the amendment is consistent with the above SMMNAP policies as it would require measures that reduce runoff and erosion and protect water quality. The CSD amendment would also require applicants for water well CUPs to demonstrate that proposed wells will not adversely impact groundwater, streams, or natural resources. This requirement would help the County better regulate water supply, usage, and quality in the Santa Monica Mountains North Area CSD, in line with SMMNAP policies.

The proposed amendment would also be consistent with the policies of the General Plan's Land Use Element, such as:

"Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards."

"Policy 13: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned."

"Policy 15: Require that new development in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity."

"Policy 20: Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value."

The proposed CSD amendment would require buffers from streams/drainage courses and prohibit vineyard planting on slopes over 50 percent. These requirements would ensure that development is compatible with the natural environment, prevent inappropriate development in environmentally sensitive areas, and establish land use controls that protect ecological and scenic resources. The amendment would also require proof of legal access for any new vineyard development that is not accessed directly from a public road. This requirement would prevent development where essential facilities do not exist and ensures that non-urban development have adequate access to paved roads.

c) The Santa Monica Mountains North Area CSD, Section 22.44.133 of the Los Angeles County Zoning Ordinance (Title 22 of the Los Angeles County Code), was established to implement the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment. The CSD contains development standards that address area-specific concerns.

The CSD amendment would apply to all zones within the Santa Monica Mountains CSD:

Single-Family Residence Zone: R-1
Residential Planned Development Zone: RPD
Light Agricultural Zone: A-1
Heavy Agricultural Zone: A-2
Neighborhood Business Zone: C-2
Unlimited Commercial Zone: C-3
Commercial Planned Development Zone: CPD
Commercial Manufacturing Zone: C-M
Commercial Recreation Zone: C-R

Light Manufacturing Zone: M-1
Heavy Manufacturing Zone: M-2
Manufacturing – Industrial Planned Zone: MPD
Open Space Zone: O-S
Resort and Recreation Zone: R-R
Institutional Zone: I-T

Currently, vineyards are permitted in all zones, except for the I-T Zone (Institutional Zone). Vineyards are permitted under the use "Crops—field, tree, bush, berry and row, including nursery stock." Under the current requirements, vineyards require a CUP in the R-1 and RPD Zones. In all other zones (except I-T), vineyards require a site plan review. The proposed CSD amendment would define vineyards as a use separate from other crop uses, and would establish development standards that would govern its use. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. If the permit requirements for vineyards remain the same as those required for "Crops", then a CUP would be required for R-1 and RPD zones whereas a site plan review is required for all other zones, except for the I-T zone. The new vineyard development standards would not conflict with the existing standards and requirements of each zone.

Individual water wells are currently permitted in all zones through a CUP. Water wells as an accessory use are permitted through ministerial permits, such as plot plan reviews. The proposed CSD amendment would require a CUP for all new water wells, including all water wells proposed as an accessory use (e.g., to a house or to an agricultural use). This would allow all water wells to be subject to a discretionary review, which would require individual projects to analyze impacts to water supply and usage.

The proposed amendment to the CSD would not contain any standards or permit requirements that would conflict with the existing communitywide, zone-specific, or area-specific development standards of the CSD, nor would it change the zoning designations of any property. Therefore, the proposed CSD amendment would be consistent with the CSD and the County Zoning Ordinance.

d) As the Santa Monica Mountains CSD is characterized by mountainous terrain, it would include areas that could be subject to Hillside Management Area (HMA) criteria. Further, there are five identified Significant Ecological Areas (SEAs) in the Santa Monica Mountains North Area CSD. The proposed CSD amendment does not include any changes to HMA criteria or SEA conformance criteria.

The amendment would prohibit planting of vineyards on slopes over 50 percent and would require best management practices that reduce erosion, which would be protective of hillside areas. The amendment would also add vineyard development standards that would be protective of significant ecological areas, such as requiring stream/drainage course buffers, integrated pest management practices, and site development measures that reduce runoff.

The requirement for a CUP for all new water wells, including all water wells proposed as an accessory use, would not conflict with HMA or SEA criteria.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The proposed project would amend the Santa Monica Mountains North Area Community Standards District CSD by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The proposed Santa Monica Mountains North Area CSD amendment would apply to all zones in the CSD area. Currently, all zones in the CSD area, except for the I-T Zone, allow vineyards. Water wells are currently permitted in all zones in the CSD area through either a site plan review or discretionary review.

The proposed project is located within the Santa Monica Mountains North Area CSD, as identified on the map following Section 22.44.133 of Title 22 of the Los Angeles County Code, and does not include property designated as Mineral Resources Zones (MRZ-2s), or is located within the four major MRZ-2s designated within the County, and therefore would result in no impact in the loss of availability of a locally-

important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The California Geological Survey (CGS) has not identified aggregate resources within the proposed project area as to be part of California's current availability of permitted aggregate resources, and therefore will result in no impact to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. In addition, the proposed project would not preclude the future extraction of known resources.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

The proposed project would amend the Santa Monica Mountains North Area Community Standards District (CSD) by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The proposed CSD amendment would apply to all zones in the CSD area. Currently, all zones in the CSD area, except for the I-T Zone, allow vineyards, which are permitted as "crops" per Title 22 standards of the Los Angeles County Code. Crop uses are currently permitted through either a site plan review or a discretionary review, depending on the underlying zone. Water wells are permitted in all zones in the CSD area through either a site plan review or discretionary review. The proposed amendment would define vineyards as a use separate from other crop uses, and would establish development standards specific to vineyards. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed project does not propose development or seek entitlements for a specific project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore, it will not expose persons to noise levels in excess of standards established in the General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies, and result in a less than significance impact.

Projects, including those causing excessive ground-borne vibration or ground-borne noise levels, will be required to meet current noise standards and comply with the County Noise Ordinance. Furthermore, projects including those causing ambient, temporary, or permanent noise increase, will be required to meet current noise standards and comply with the County Noise Ordinance, and thus result in a less than significance impact.

The amendments only address development standards and does not re-zone properties or lessen development regulations such that would induce the growth of vineyards or other uses. Therefore, the CSD amendments would not expose sensitive receptors to excessive noise levels. Further, the proposed project amendments do not propose changes to parking standards or requirements which could increase the amount of ambient noise. Thus, there would not be a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Additionally, the proposed project does not address the use of amplified sound systems, thus the proposed project would have not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems, and result in a less than significant impact.

The proposed project amendments do not rezone any parcels and as a result the project is not expected to induce any new development. The amendments would regulate vineyards and water wells. However, the

amendments do not preclude all future developments from complying with all applicable provisions of Title 12 of the Los Angeles County Code or the General Plan Noise Element. Therefore impacts are expected to be less than significant.

There is no adopted airport land use plan in the CSD area or known private airstrip. Thus, because the proposed CSD amendments would not rezone any parcels or induce development that is not already anticipated to occur and because none of the noise contours extend into the CSD area, they are not expected to expose people residing or working in the project area to excessive noise levels from airports and impacts are less than significant. Projects, including those causing ambient, temporary or permanent noise increases, will be required to meet current noise standards.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed CSD amendment would require a CUP for all new water wells, which will be subject to a discretionary review, and which would require individual projects to analyze the impacts to water supply and usage. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The project will not directly or indirectly induce growth. Therefore, there are no impacts.

b and c) The project is related to vineyards and water wells in the Santa Monica Mountains North area. The Los Angeles County Housing Element of the General Plan does not identify existing affordable housing or sites for potential affordable housing in the Santa Monica Mountains North Area to meet the County's regional housing needs. Although the proposed amendments apply to areas that permit residential uses, and where there are existing residential uses, the housing stock is generally low density, single family uses. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, state and federal rules and regulations would apply, including but not limited to the California Mobilehome Relocation Act and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements. There are no known subsidized projects in the area that are subject to relocation and displacement requirements. The project amendments to the CSD will not result in

the substantial displacement of existing housing and affordable housing, or the substantial displacement of people, and necessitate the construction of replacement housing elsewhere. Therefore, there are no impacts.

d) The project is not anticipated to increase population. The project applies to the Santa Monica Mountains North Area, which is located in the Las Virgenes-Malibu-Conejo subregion of the Southern California Association of Governments (SCAG). Historically, SCAG's RTP growth forecast for this area, particularly in the unincorporated areas, have reflected minimal increases in population compared to the rest of the SCAG region, given the low density character and the presence of natural resources. The project will not cumulatively exceed official or local population projections, and therefore, there are no impacts.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Libraries?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment is unlikely to place any additional demand on existing fire resources or increase response times from the Fire Department because new development related to vineyards and water wells in the project area shall comply with all existing County Fire Department regulations. Therefore, any impacts would be reduced to a less than significant level.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment is unlikely to place any additional demand on existing Sheriff resources or increase response times from the Sheriff's Department because new development related to vineyards and water wells in the project area shall comply with all existing County Sheriff's Department regulations. Therefore, any impacts would be reduced to a less than significant level.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment should not change the number of school-age persons in any school district because the proposed amendment will not create new housing because. No impact is anticipated.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment should not change the number of park patrons in any park service area because the proposed amendment will not create new housing. No impact is anticipated.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment should not change the number of library patrons in any library service area because the proposed amendment will not create new housing. No impact is anticipated.

The proposed amendment would place new requirements and standards on vineyards and water wells, which, in the existing code, are permitted through either a plot plan or discretionary review. The proposed amendment should not change the number of persons in any area because the proposed amendment will not create new housing. No impact is anticipated.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population. Further, Policy IV-48c. of the Santa Monica Mountains North Area Plan (SMMNAP) requires the expansion of the "trails system for hiking, mountain bike riding, and equestrian uses to accommodate projected demands, following an evaluation that has considered such impacts as environmental quality and the safety and enjoyment of all users."

Within the CSD area, recreational facilities include public parkland, such as Peter Strauss Ranch, Malibu Creek State Park, and Summit Valley Edmund D. Edelman Park, and trails such as Rocky Oaks Loop Trail, Coyote Canyon Trail, Morrison Ranch Trail, and Talepop Trail.

The proposed CSD amendment would require a CUP for all new water wells, which would be subject to a discretionary review, and which would require individual projects to analyze the impacts to water supply and usage. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. The amendment would not grant entitlements for any project and would not change residential land use designations of the General Plan or the SMMNAP. Future projects would continue to be required to

mitigate impacts on recreational facilities through the implementation of existing County Code and SMMNAP policies.

The proposed amendment would apply to the Santa Monica Mountains North Area, which is located in the Las Virgenes-Malibu-Conejo subregion of the Southern California Association of Governments (SCAG). Historically, SCAG's RTP growth forecast for this area, particularly in the unincorporated areas, have reflected minimal increases in population compared to the rest of the SCAG region, given the low density character and the presence of natural resources. The project would not cumulatively exceed official or local population projections, would not directly or indirectly induce growth, and would not generate any additional human activity beyond existing conditions. Therefore, the amendment would not cause an increase in the use of or need for expanding recreational facilities, and would therefore have no impact.

b) Within the CSD area, recreational facilities include public parkland, such as Peter Strauss Ranch, Malibu Creek State Park, and Summit Valley Edmund D. Edelman Park, and trails such as Rocky Oaks Loop Trail, Coyote Canyon Trail, Morrison Ranch Trail, and Talepop Trail. The SMMNAP contains policies that require recreational facilities be developed in a manner that protects natural resources:

"IV-47 Locate recreational facilities of all types in a manner consistent with the environmental values of the land, taking special care to avoid impacts on riparian areas. Regulate the intensity, timing, types, and location of recreational facilities to protect resources and established neighborhoods and rural communities.

IV-48 Encourage opportunities for dispersed recreation when consistent with environmental values and protection of natural resources.

> a. Provide passive recreational experiences within undeveloped natural areas consistent with the tolerance capabilities and character of such areas. Natural areas with limited road access and the presence of sensitive environmental resources are to be limited to activities that are keyed to solitude and appreciation of the values of the natural environment.
>
> b. Within natural areas intended for the protection of vegetative, habitat and scenic resources, regulate use to preserve resource values.
>
> c. Expand trails systems for hiking, mountain bike riding, and equestrian uses to accommodate projected demands, following an evaluation that has considered such impacts as environmental quality and the safety and enjoyment of all users. Multiuse trails should be constructed wherever feasible. The trails system should provide linkages between major regional trails and area recreational facilities (see Map 4 - 'Ventura Freeway Corridor Hiking Trails' at the end of this chapter which identifies major hiking trails throughout the region).
>
> d. Ensure that the routing and improvement of trails facilities is compatible with the resource values of adjacent lands.
>
> e. Relocate or redesign any trails that may exist within environmentally sensitive areas to enhance their use and protect natural resources.
>
> f. Prohibit motorized off-road vehicle use on the area trails system; restrict mountain bike use to those trails specifically designed and identified for such use and where conflict with equestrian and hiking uses would not occur..."

"IV-49 Ensure that an appropriate portion of preserved open space areas is devoted to recreational facilities, consistent with the mountains area environment...

...d. Locate and design parking for recreation areas in a manner compatible with the need for preservation of natural resources, including scenic values, wildlife habitats and corridors, and water and groundwater quality."

"IV-52 Allow the development of new, and the retention of existing, private recreational facilities, including equestrian rental and boarding facilities, low intensity campgrounds and conference facilities in rural and mountain areas where the character of such facilities dictates the need for such a setting and can be developed and operated in a manner consistent with the environmental protection policies of the North Area Plan, and where such uses would be compatible with surrounding land uses."

The amendment to the Santa Monica Mountains North Area CSD would add additional development standards for vineyards, and may also require that all vineyards be subject to a discretionary review. Further, the proposed amendment would require a CUP for all new water wells, which would require individual projects to analyze the impacts to water supply and usage. The proposed amendment would not grant entitlements for any project or propose the construction or expansion of any recreational facilities. However, future recreational projects that propose new water wells or vineyards would be subject to the amendment's requirements.

The CSD amendment contains standards that would prevent or reduce the environmental impacts of vineyards and water wells, including those vineyards and water wells proposed at recreational facilities. Such standards include requiring vineyards provide buffers from streams/drainage courses, prohibiting vineyard planting on slopes over 50 percent, prohibiting vineyard pesticide use and requiring integrated pest management practices, requiring vineyard site development measures that reduce runoff, and requiring applicants for new water wells to demonstrate that proposed wells would not have significant adverse impacts on groundwater, streams, or natural resources. Further, future projects would continue to be required to mitigate impacts of recreational facilities on the environment through the implementation of existing County Code and SMMNAP policies.

The proposed amendment would apply to the Santa Monica Mountains North Area, which is located in the Las Virgenes-Malibu-Conejo subregion of the Southern California Association of Governments (SCAG). Historically, SCAG's RTP growth forecast for this area, particularly in the unincorporated areas, have reflected minimal increases in population compared to the rest of the SCAG region, given the low density character and the presence of natural resources. The project would not cumulatively exceed official or local population projections, would not directly or indirectly induce growth, and would not generate any additional human activity beyond existing conditions. Therefore, the amendment would not require the construction or expansion of recreational facilities, and would have a less than significant impact.

c) There are numerous designated Open Space areas throughout the CSD area, including the Upper Las Virgenes Open Space Preserve, Ladyface Open Space area, and the Rocky Oaks Open Space area. The SMMNAP contains policies that require regional open space connectivity, such as:

"IV-1 Place primary emphasis on the preservation of large, unbroken blocks of natural open space and wildlife habitat areas, and protect the integrity of habitat linkages. As part of this emphasis, support programs for the purchase of open space lands, encourage clustering of development to increase the amount of preserved open space, reduce grading and the need for vegetation clearance, and develop design criteria for the construction of highways and other infrastructure improvements that meets environmentally-sensitive standards similar to those imposed on new development.

IV-2 When determining which portions of a development site should be retained in open space, first priority should be the preservation of viable, sensitive habitat areas and linkages. Preserving open space for its aesthetic qualities is also essential, as discussed in Goal II."

"IV- 41 Preserve open space corridors which physically link open space and habitat areas to populated areas as well as to complementary recreational uses."

"VI-6 Preserve open space corridors that link major open space areas, natural habitats and public park lands to activity centers, other open space, and scenic routes to help define suburban form and beautify the region."

"VI-24 Coordinate the provision of greenbelts and open space within individual developments and community areas so as to foster and enhance local identity and sense of place and to connect trails and open space/wildlife corridors wherever possible."

The amendment to the Santa Monica Mountains North Area CSD would add development standards for vineyards, and may also require that all vineyards be subject to a discretionary review. Further, the proposed amendment would require a CUP for all new water wells, which would require individual projects to analyze the impacts to water supply and usage. The proposed amendment would not grant entitlements for any project, including those projects that would interfere within regional open space connectivity. Future projects would continue to be required to preserve or enhance open space connectivity through the implementation of existing County Code and SMMNAP policies. Further, the proposed amendment contains standards that may help to enhance open space connectivity, such as requiring that vineyards provide buffers from streams/drainage courses, and prohibiting vineyard planting on slopes over 50 percent. Therefore, the proposed amendment would have no impact on regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) The proposed amendment to the Santa Monica Mountains CSD would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile through-put. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The 2012–2035 Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) provides various strategies to reduce emissions from transportation sources to comply with SB 375, improve public health, and meet the National Ambient Air Quality Standards as set forth by the Clean Air Act. The RTP/SCS also suggests improvements to regional transportation systems, including new/expanded bus and rail service, commuter rail extensions, high-speed rail construction, and active transportation and transportation demand strategies. The SCS chapter discusses how the majority of new housing and job growth could be concentrated in high-quality transit areas and other opportunity areas, to improve jobs-housing balance and provide more opportunity for transit-oriented development.[28]

The Transportation Element of the adopted Los Angeles County General Plan contains policies requiring the effectiveness of the circulation system, such as:

"3. Plan and develop bicycle routes and pedestrian walkways."

"5. Coordinate land use and transportation policies.

6. Support the development of a mass transportation system that will provide a viable alternative to the automobile.

7. Support continued improvement and expansion of the present bus system as a public service."

"11. Support development of rail transit or exclusive bus lanes in high demand corridors when sufficient patronage, cost-effectiveness and support of land use policies are assured."

The Los Angeles County Metropolitan Transportation Authority (Metro) administers the County's Congestion Management Program (CMP). The CMP is a tool used to link land use decisions with their impact to the regional transportation system. For purposes of the CMP, 160 intersections in the County have been identified for monitoring along with 81 key freeway segments. Furthermore, 133 bus routes and Metro Rail and Metrolink corridors are also monitored by the CMP. The CMP meets the requirements of Section 65089 of the California Government Code and the federal requirements for a Congestion Management System (CMS).[29]

The Santa Monica Mountains North Area Plan (SMMNAP) also contains policies for effectiveness of the performance of the circulation system, such as:

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[28] SCAG Regional Transportation Plan/Sustainable Communities Strategy 2012-2035. http://media.scagrtp.net/media/ff582cb8-d388-4405-aee7-5b9543697458 Accessed 8/11/2015.

[29] Metro 2010 Congestion Management Program. http://media.metro.net/docs/cmp_final_2010.pdf Accessed 8/11/2015.

"Vll-1 Emphasize non-motorized transportation, where feasible, before pursuing construction or widening of roadways through hillside areas. Expand the carrying capacity of the area roadway system only where existing environmental resources (habitats/linkages, viewsheds, SEAs, etc.), residential neighborhoods, and rural communities are adequately protected, and it is economically feasible and prudent to do so in light of the environmental threshold carrying capacities and environmental protection, environmental hazard mitigation, and community character policies contained in the North Area Plan."

"Vll-6 In reviewing projects that generate substantial amounts of "off-peak" traffic, analyze the intrusiveness of project traffic as a land use compatibility issue in addition to the traditional roadway capacity analysis."

"Vll-8 Work with Caltrans to maximize the capacity of the Ventura Freeway within its existing right-of- way and to expand the carrying capacity of bridges over the freeway; consideration should be given to the establishment of a high occupancy vehicle (HOV) lane and the provision of other carpooling incentives."

"VI 1-10 Limit the intensity and traffic generation of new residential, commercial, office, and business park development projects to that which is consistent with achieving and maintaining roadway performance objectives and protecting the integrity of existing rural communities and urban/suburban residential neighborhoods.

Vll-11 Require commercial development, including commercial recreational uses, to provide incentives for carpooling, such as van-pools."

"Vll-13 Encourage the routing of through traffic onto the freeway and designated arterial streets, while discouraging through traffic in residential neighborhoods.

Vll-14 Modify the Highway Plan, as appropriate; complete the highway network, (Map 5 – Highway Plan Policy, as amended) and improve roadways, as needed, to accommodate planned development and increases in recreational activities (Figure 3). All highway construction activity should be accomplished in a manner sensitive to adjacent habitat areas, streams and other sensitive areas that may be impacted by such activity."

"Vll-20 Support the responsible expansion of public transit serving the North Area Plan's communities, including connections between major destinations within the communities and the Los Angeles metropolitan area."

"Vll-22 Develop, and as part of new non-residential development, require the provision of priority park-and-ride lots and parking facilities for public transit vehicles, bicycles, and motorcycles to encourage these modes of transportation.

Vll-23 Encourage public transit service and staging areas--including park-and ride lots, both within the region and from metropolitan Los Angeles to the area's major employment centers and parks.

Vll-24 Promote bicycle use by requiring establishment of secure and adequate areas for the parking and storage of bicycles, showers, lockers, and other facilities at major employment and recreation destinations.

Vll-25 Develop and maintain a comprehensive system of bicycle routes within the planning area, as depicted on Map 7 - 'Ventura Freeway Corridor Bikeway Plan' (located at the end of this chapter), and provide appropriate support facilities for bicycle riders; incorporate bike lanes and/or bike use signage into local road designs wherever feasible."

"VII-27 Promote the establishment of Transportation Demand Management programs in major employment-generating developments."

No part of the proposed amendment would conflict with or alter transportation-related policies, plans, and/or ordinances. The proposed amendment would not grant entitlements to any projects. All future projects would be required to comply with all applicable transportation policies, including those contained in the County Code and the SMMNAP. All future development projects that would occur after adoption of the amendment would continue to be required to comply with all current policies and regulations as maintained by the Los Angeles County Department of Public Works relating to traffic and all modes of transportation, including policies that establish measures of effectiveness for the performance of the circulation system. Therefore, impacts are expected to be less than significant.

b) The Los Angeles County Metropolitan Transportation Authority (Metro) administers the County's CMP. The CMP is a tool used to link land use decisions with their impact to the regional transportation system. For purposes of the CMP, 160 intersections in the County have been identified for monitoring along with 81 key freeway segments. Furthermore, 133 bus routes and Metro Rail and Metrolink corridors are also monitored by the CMP.

The proposed amendment would not rezone any parcels, is not expected to induce development in the area, would not entitle any projects, and thus would not require the construction of any new transportation infrastructure or generate new traffic trips. Accordingly, the proposed amendment would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by the CMP, for designated roads or highways. Additionally, all future development will continue to be required to comply with the County CMP and therefore impacts are expected to be less than significant related to exceeding the CMP Transportation Impact Analysis thresholds.

c) The project site is not located within an airport land use plan, or within two miles of a public airport, public use airport, or military airport. The proposed amendment does not grant entitlements for any projects and would not result in any development that either increases demand for air travel services or results in the development of structures sufficiently tall that flight paths need to be altered or necessitates a change in location that results in substantial safety risks. The proposed amendment would have no impact on airport operations or traffic.

d) The proposed CSD amendment would not directly result in any new development of road construction in the CSD area. Further, the proposed amendment would not result in any development features occurring that could result in potentially hazardous conditions. The proposed project would not preclude future development from being required to comply with all applicable Department of Public Works safe design and access requirements. In addition, the proposed amendment would proof of legal access for any new vineyard development that is not accessed directly from a public roadway. This may help prevent or reduce vineyard development where safe and legal access cannot be provided. Therefore the proposed amendment would have a less than significant impact related to a substantial increase in hazards due to design features or incompatible uses.

e) The SMMNAP contains policies requiring adequate emergency access:

"VII-18 Cooperate with adjacent jurisdictions and Caltrans in establishing an alternate emergency through route parallel to the Ventura Freeway which can be used for local travel and emergency access, and which do not impede wildlife corridors in adjacent canyons. From west to east, this route would consist of Agoura Road, Las Virgenes Road, Mureau Road, and Calabasas Road. To complete this route, the following

improvements shall be required: the opening of Agoura Road between Liberty Canyon and Malibu Hills roads, constructing a new, four lane bridge carrying Mureau Road over the Ventura Freeway west of the present bridge, and widening of Calabasas Road to four lanes west of Parkway Calabasas. (See Map 6 - 'Ventura Freeway Proposed Emergency Alternate Route Plan' at the end of this chapter.)

Vll-19 Work with the Sheriff's Department, California Highway Patrol, and Caltrans to establish emergency detours and traffic routing to handle emergencies on the Ventura Freeway."

The proposed CSD amendment would not grant entitlements or directly result in any new construction that would block or provide inadequate emergency access. Further, the proposed amendment would not result in any development features that could result in inadequate emergency access. The proposed project would not preclude future development from being required to comply with all applicable emergency access requirements, including County Code regulations and SMMNAP policies, nor would it alter any existing standards or requirements for maintaining adequate emergency vehicle and resident/employee access. Therefore, the impacts related to the provision of adequate emergency access would be less than significant.

f) Applicable policies regarding public transit are contained in the soon-to-be-adopted Los Angeles County General Plan Update. Related to bicycle plans and infrastructure, the Los Angeles County Bicycle Master Plan seeks to increase the number of people cycling in the County and to improve safety and convenience for cyclists by planning for an additional 800 miles of new bikeways. In addition to bikeways, the Plan also calls for more supportive facilities like bicycle parking facilities and end-of-trip amenities like changing rooms and showers. The Bicycle Master Plan does propose several new Class III bike lanes within the CSD area.

Related to pedestrian facilities, one of the goals of the County's Healthy Design Ordinance is to promote better physical health by making it easier and more pleasant to walk along the unincorporated County's sidewalks. This ordinance calls for an increase in the minimum sidewalk width and the planting of streets trees and landscaping where possible.

Further, the SMMNAP contains policies that support the use of public transit and the development of bicycle and pedestrian facilities:

"Vll-20 Support the responsible expansion of public transit serving the North Area Plan's communities, including connections between major destinations within the communities and the Los Angeles metropolitan area.

Vll-21 Require the provision of bus turnouts in new development and on existing roadways as acquisition and improvement activities occur when requested to do so by the Metropolitan Transportation Authority; cooperate with adjacent jurisdictions to develop/implement this and other public transit-friendly design features into new subdivisions and other discretionary project applications.

Vll-22 Develop, and as part of new non-residential development, require the provision of priority park-and-ride lots and parking facilities for public transit vehicles, bicycles, and motorcycles to encourage these modes of transportation.

Vll-23 Encourage public transit service and staging areas--including park-and ride lots, both within the region and from metropolitan Los Angeles to the area's major employment centers and parks.

Vll-24 Promote bicycle use by requiring establishment of secure and adequate areas for the parking and storage of bicycles, showers, lockers, and other facilities at major employment and recreation destinations.

VII-25 Develop and maintain a comprehensive system of bicycle routes within the planning area, as depicted on Map 7 - 'Ventura Freeway Corridor Bikeway Plan' (located at the end of this chapter), and provide appropriate support facilities for bicycle riders; incorporate bike lanes and/or bike use signage into local road designs wherever feasible."

The proposed CSD amendment would not grant entitlements and would not include any policies or provisions that would conflict with the Bicycle Master Plan, Healthy Design Ordinance, General Plan Mobility Element, SMMNAP circulation-related policies, or other adopted policies, plans, or programs supporting alternative transportation. All future developments would continue to be required to comply with all applicable policies and regulations contained in transportation plans. Further, the proposed amendment is not expected to induce new development and thus will not generate any new traffic or demand for transportation services in the CSD area. Therefore, the proposed amendment is expected to have less than a significant impact related to alternative transportation policies or decreasing the performance or safety of alternative transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☐	☒
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.) The proposed Santa Monica Mountains North Area CSD amendment would define vineyards as a use, establish development standards for vineyards, require a CUP for water wells as a primary or accessory use, and establish development standards for new water wells. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review.

The proposed development standards and permit requirements for vineyards and water wells would not lessen existing regulations related to utility or other public service systems. Further, the CSD amendment would not grant entitlements to any project and would not be expected to induce population growth or new development in the CSD area. In addition, because the amendment would not rezone any parcels, it would not result in any development that is not already anticipated to occur and planned for in existing plans and regulations.

The Santa Monica Mountains North Area CSD is under the jurisdiction of the Los Angeles Regional Water Quality Control Board. All future development that would occur after the implementation of the amendment would continue to be required to comply with the water quality requirements in the Basin Plan for the Los Angeles Regional Water Quality Control Board (LARWQCB). Future projects that would connect to a municipal wastewater system (which is the Las Virgenes Municipal Water District in the CSD area) would be required to comply with the standards imposed by the municipal water systems' National Pollution Discharge Elimination System (NPDES) permit issued by the LARWQCB. Future projects utilizing on-site septic systems would have to comply with Waste Discharge Requirements (WDRs) of the State of California issued by the LARWQCB.

Therefore the potential for the proposed amendment to exceed wastewater treatment requirements of the LARWQCB is a less than significant impact.

b.) The proposed CSD amendment would not grant entitlements to any project and would not be expected to induce population growth or new development in the CSD area. In addition, because the amendment would not rezone any parcels, it would not result in any development that is not already anticipated to occur and planned for in existing plans and regulations.

The proposed amendment would not alter existing standards and procedures to ensure adequate sewage treatment capacity is available to serve proposed development. Further, the proposed CSD amendment would require a CUP for all new water wells, including all water wells proposed as an accessory use (e.g., to a house or to an agricultural use). This would allow all water wells to be subject to a discretionary review, which would require individual projects to analyze impacts to water supply and usage.

The proposed amendments to the CSD are not expected to increase any demand for water or sewer services in the area. Therefore, the potential for the proposed amendment to create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities is a less than significant impact.

c.) The proposed CSD amendment would not rezone any parcels, and therefore would not result in an increase in impermeable surfaces beyond what is anticipated or result in an increase in stormwater runoff in a way that would significantly impact the stormwater drainage system. The amendment would not grant

entitlements for any project and therefore would have no impact on drainage system capacity or result in the construction of new stormwater drainage facilities or expansion of existing facilities.

The CSD amendment would establish vineyard development standards that may prevent or minimize runoff, such as prohibiting vineyard planting on slopes over 50 percent and requiring site development measures such as bioretention facilities and bioswales that can attenuate or filter flow before it reaches a stream or drainage course. In addition, future projects would be required to comply with the County's Low Impact Development (LID) Ordinance in managing runoff. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Therefore, the potential for the CSD amendment to impact stormwater drainage facilities would be a less than significant impact.

d.) The CSD amendment would not grant entitlements to any project and would not consume any water. In addition, because the amendment would not rezone any parcels, it would not result in any development that is not already anticipated to occur and planned for in existing plans and regulations. The proposed amendment would not alter existing standards and procedures to ensure water supply is available to serve future development.

For those projects that would require private water wells, as a primary or accessory use, the proposed CSD amendment would require applicants to obtain a CUP, as well as to comply with the applicable development standards for new water wells. This would require individual projects to analyze the impacts to water supply and usage from establishing new water wells. As such, the proposed CSD amendment's impact on water supply would be less than significant.

e.) The CSD amendment would not grant entitlements to any project and would not result in additional energy consumption or create increased demand for public utility services. In addition, because the amendment would not rezone any parcels, it would not result in any development that is not already anticipated to occur and planned for in existing plans and regulations. All future developments would continue to be required to provide all necessary energy infrastructure and implement all energy efficiency requirements and comply with applicable policies and regulations pertaining to all utilities and service systems. Therefore, impacts to energy services are expected to be less than significant.

f.) The CSD amendment would not grant entitlements to any project and would not result in additional demand for solid waste disposal capacity at County landfills. In addition, because the amendment would not rezone any parcels, it would not result in any development that is not already anticipated to occur and planned for in existing plans and regulations. All future developments would continue to be required to implement all solid waste diversion requirements. Therefore, impacts to solid waste services are expected to be less than significant.

g.) The proposed CSD amendment would not preclude future projects from complying with federal, State, and local statutes and regulations related to solid waste, including the County's Integrated Waste Management Plan (IWMP) and the California Integrated Waste Management Act of 1989 (AB 939). Therefore, there the proposed amendment with have no impact on complying with federal, state, and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) The proposed project would amend the Santa Monica Mountains North Area Community Standards District CSD by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. Biological resources such as sensitive habitat and plant species do exist on the CSD area. Sensitive plant species have been identified in the CSD area and are inventoried with the CNDDB. These biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The County's primary mechanism to conserve biological diversity is through SEAs, which are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the

preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees. The Santa Monica Mountains North Area CSD contains known sensitive or endangered species as identified by the State's Fish and Wildlife Department as well as the United States Fish and Wildlife Service.

The proposed amendment would add vineyard development standards that may prevent or reduce impacts to sensitive species such as requiring vineyards to provide buffers from streams/drainage course, prohibiting pesticides and requiring integrated pest management practices, and requiring site development measures such as bioswales to reduce runoff. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant.

The proposed CSD amendment would not provide entitlement for any projects, including those projects that could affect SEAs. The amendment would not include any changes to SEA conformance criteria or permit requirements, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code, SMMNAP, or General Plan policies regarding SEAs.

Future projects that are subject to CEQA and are located in an SEA would require review by one of the Department of Regional Planning's technical advisory bodies, unless specifically exempted by Title 22 or State CEQA exemptions. Projects located in an SEA would be reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). Future projects would still be required to analyze site specific impacts to SEAs through surveys, and/or other documentation, and to mitigate these impacts through appropriate measures. Therefore, the CSD amendment would have a less than significant impact on these resources.

b) The proposed amendment would add vineyard development standards that may prevent or reduce impacts to sensitive species, vegetation habitat and water such as requiring vineyards to provide buffers from streams/drainage course, prohibiting pesticides and requiring integrated pest management practices, requiring site development measures such as bioswales to reduce runoff, and prohibiting planting on slopes of fifty percent or greater. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. Both short term and long term environmental protection goals can be met with the addition of these development standards; therefore impacts would be less than significant.

c) The proposed project would amend the Santa Monica Mountains North Area Community Standards District CSD by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use Permit for all new water wells as either a primary or accessory use within the CSD. The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. The proposed development standards for vineyards and water wells do not lessen any existing regulations and therefore are not expected to induce population growth or new development in the CSD area. The proposed amendment is not expected to increase any demand for public services or have cumulative impacts on the environment, and therefore impacts are expected to be less than significant.

d) The proposed project would amend the Santa Monica Mountains North Area Community Standards District CSD by adding a definition of vineyards and new development standards for the development and operation of vineyards in all zones within the CSD, adding development standards for all new water wells, and requiring a Conditional Use The proposed CSD amendment may also require that all vineyards be subject to a discretionary review. Permit for all new water wells as either a primary or accessory use within the CSD. Whether vineyards are allowed by right, subject to development standards, or whether they are permitted on a discretionary basis and subject to those same development standards, the effects would be less than significant. The proposed CSD amendment would not provide entitlement for any projects, nor would it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and SMMNAP, or other State and federal policies and regulations. Future projects subject to CEQA would still be required to analyze site specific impacts and mitigate these impacts through appropriate measures. Therefore, the proposed amendment would have a less than significant impact on human beings.

Attachment IV: Correspondence

Anita Gutierrez

From: Josie Kelly [jasunset@gte.net]
Sent: Monday, September 14, 2015 8:55 AM
To: Anita Gutierrez
Subject: Vineyards

As a long time Topanga resident I support regulation of vineyards in topanga to protect our precious watershed and any kind of chemical pesticide use -thank you, Josie Kelly

Sent from my iPhone

Anita Gutierrez

Subject: FW: Proposed Conditional Use Permit (CUP) re. Vineyards

---------- Forwarded message ----------
From: **Stephen Frantz** <frantzphd@gmail.com>
Date: Thu, Sep 10, 2015 at 6:00 PM
Subject: Proposed Conditional Use Permit (CUP) re. Vineyards
To: agutierrez@planning.lacounty.gov

Dear Ms. Gutierrez:

Re: Project No. R2015-02310-(3), Permits Nos. RADV201500007, RENV201500182

This is to confirm that **I firmly support** the proposed ordinance that would require property owners to apply for a Conditional Use Permit (CUP) and to meet specific development standards if they want to build a vineyard in the Santa Monica Mountains. Vineyards, or any large scale agriculture, greatly tax the local and imported water supply, negatively impact water availability in local streams and aquifers (both of which also negatively affect wildlife), and agricultural irrigation often results in significant silt runoff that clogs local waterways. While always important, these negative impacts are especially significant in this time of severe drought. I previously gave testimony (LA Board of Supervisors, Aug. 26, 2014) to limit vineyard development in the Santa Monica Mountains, and this note continues my support for such limitations. Thank you for registering a **YEA vote** on my behalf.

Very sincerely,

Dr. Stephen C. Frantz
23047 Mulholland Drive
Woodland Hills CA 91364-3847
Email: frantzphd@gmail.com Telephone: 818.591.1163

Anita Gutierrez

From: Ben Allanoff [ben.allanoff@gmail.com]
Sent: Tuesday, September 08, 2015 11:52 AM
To: Anita Gutierrez
Subject: comment on project # R2015-02310-(3)

I support a change that would require a CUP for vineyards in the Santa Monica Mountains. Applicants should have to account for the sustainability of their water consumption, put in place strong erosion control measures to protect water quality in streams. Due to scarce water, among other reasons, vineyards are not an approrpiate use for this area.

thank you

Ben Allanoff
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SANTA MONICA MOUNTAINS CONSERVANCY
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September 28, 2015

Anita Gutierrez, Supervising Regional Planner
Los Angeles County Department of Regional Planning
Community Studies West Section
320 West Temple Street
Los Angeles, California 90012

Draft Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/R2015-02310-(3)/RADV201500007 and Draft Initial Study

Dear Ms. Gutierrez:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/R2015-02310-(3)/RADV201500007 and Draft Initial Study.

The Conservancy has serious concerns regarding the potentially significant, adverse impacts to biological and aesthetic resources associated with possible vineyard development in the North Area under the currently proposed ordinance. In summary, the Conservancy makes the following primary recommendations:

(1) Limit vineyards to "personal vineyards" that cover 1/4 acre or less and that are located within the fuel modification zones A and B. (A 1/4-acre vineyard can produce approximately 900 bottles a year.)
(2) Require that water for vineyards be provided by a municipal water district (i.e., not wells).
(3) Require setbacks of vineyards to riparian areas and other sensitive habitat types of 150 feet (not 100 feet as currently proposed).
(4) Require setbacks of vineyards to Significant Ridgelines of 100 feet (not 50 feet as currently proposed).
(5) Require that vineyards not be visible from official public trails, scenic routes, routes with scenic qualities, and major public use areas (in addition to Scenic Highways and the Backbone Trail as currently proposed).

See below for expanded explanations of these recommendations and additional comments.

The recent "gold-rush" of vineyard applications is anticipated to result (or already has resulted) in extensive acreage of land use conversion[1]. This large number of projects and the extent of the potentially significant, adverse environmental impacts should be a red flag to the County.

The County took the lead in recently prohibiting new vineyards in the Santa Monica Mountains Coastal Zone, right next door to the North Area, as part of the Santa Monica Mountains Local Coastal Program[2]. The County should act now to prevent the continued proliferation of new vineyards in the Santa Monica Mountains North Area. This use, unless minimal and tightly regulated, is totally incompatible with the scenic and rural nature of the Santa Monica Mountains North Area and falls squarely opposite to the policies and spirit of the North Area Plan. Absent a complete ban, the County must incorporate into the ordinance iron-clad measures to address potentially significant environmental impacts associated with large-scale land conversion, habitat fragmentation, ongoing detrimental impacts to remaining habitat, destruction of public views, and irreversible and harmful groundwater depletion.

Santa Monica Mountains Conservancy Recommendations

(1) Limit vineyards to "personal vineyards" that cover 1/4 acre or less and that are located within the fuel modification zones A and B.

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[1]According to the July 28, 2015 staff report for the hearing on Ordinance Extending Interim Ordinance No. 2015-0022U from Los Angeles County Department of Regional Planning to the Board of Supervisors, in adopting Interim Ordinance No. 2015-0022U on June 16, 2015, the Board of Supervisors found that the Department of Regional Planning received ministerial cases to establish vineyards, since May 2014, that could entail the development of 495 acres of land. In further study, the Department found that it had received 51 ministerial applications to establish vineyards in the Santa Monica Mountains North Area. Of these, 25 have been approved. There are currently 26 pending applications which could entail the development of an additional 308 acres of land. The July 28, 2015 adopted ordinance included the allowance of the pending ministerial applications to move forward with a Director's Review subject to certain requirements. It is unclear if the 24 projects "on-hold" as listed in the Draft Initial Study (p. 9) are included in that group of ministerial applications that were permitted to move forward.

[2]Santa Monica Mountains Local Coastal Program Local Implementation Program Section 22.44.1300.A.2. (2014).

The ordinance should only allow vineyards that are "personal vineyards" that cover 1/4 acre or less and that are located within the fuel modification zones A and B. (A quarter-acre vineyard could yield approximately 900 bottles of wine a year under certain assumptions[3].) This 1/4-acre limit should apply to the entire ownership and to each single-family home/guest house-unit. A ratio of one 1/4-acre vineyard per main house (including guest house) is the maximum sustainable disturbance level.

Grape cultivation is quite different than regular landscaping or orchards. Vineyards leave a vast amount of bare ground, they require extensive inputs of pesticides, and they often utilize fencing to exclude animals. Other types of landscaping like fruit trees, tropical gardens, and Mediterranean gardens do not present these detrimental conditions. Due to the erosion generation, toxicity, and exclusion of wildlife movement associated with vineyard development, any size greater than 1/4 acre would be a permanent ecological detriment to the Santa Monica Mountains ecosystem. The inherent incompatibility of vineyards with the natural habitat of the Santa Monica Mountains warrants limiting the vineyards to the fuel modification zones closest to the home (zones A and B).

As Supervisor Sheila Kuehl indicated in her June 16, 2015 draft motion, the primary concern with the vineyards in the North Area is water supply, water quality is another important concern, and there are concerns related to the fundamental issue if land use compatibility[4]. Vineyards require the removal of natural vegetation, and in many cases, extensive grading due to the presence of steep slopes. The motion further states that this will cause habitat fragmentation and hinder wildlife movement within the expanded Significant Ecological Areas. The ordinance falls seriously short in addressing the land use compatibility issue. The Conservancy suggests that an acreage limit of one quarter and restricting the location to the fuel modification zones A and B is one effective way to address this shortcoming.

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[3]Vineyards usually produce between 2 to 10 tons per acre. Small vineyards produce 3 to 5 tons/acre. One ton yields about 60 cases or 720 bottles. Assuming a 1/4-acre vineyard at 5 tons/acre, this yields approximately 900 bottles per year. (From "How Much Wine Can a Small Vineyard Produce?" E. Weber, D. Hirschfelt, and R. Smith, UC Davis Extension Small Vineyard Series, and http://www.winespectator.com/drvinny/show/id/5350.)

[4]Draft Motion by Supervisor Sheila Kuehl, June 16, 2015, adopting interim urgency ordinance temporarily prohibiting the establishment or expansion of vineyards in the Santa Monica Mountains North Area, accessed online September 22, 2015 http://file.lacounty.gov/bos/supdocs/94733.pdf

(2) Require that water for vineyards be provided by a municipal water district (i.e., not wells).

The Initial Study (p. 8) included Development Standards for New Water Wells and required a Conditional Use Permit for new water wells. The draft ordinance does not address the water source for vineyards. The County Supervisors' Ordinance (July 28, 2015; see footnote 1) allowed pending applications to move forward under certain conditions, including that water service is provided by a municipal water district. This condition must be incorporated into the permanent ordinance. It is impossible to prove that a new well will not have significant, adverse individual or cumulative impacts on groundwater, streams, or natural resources. Supervisor Kuehl pointed out the primary concern of vineyards in this area is water supply and the State of California has entered its fourth year of drought (see footnote 4). Supervisor Kuehl stated that it is imperative that the Santa Monica Mountains avoid the problems that have plagued the Paso Robles region along the Central Coast, where the water level dropped 70 feet in 16 years, leaving many wells dry[5].

(3) Require setbacks of vineyards to riparian areas and other sensitive habitat types of 150 feet (not 100 feet as currently proposed).

For new or expanded vineyards, the draft ordinance requires that vineyards be located beyond 100 feet of several sensitive habitat types (riparian [outer edge of canopy]; riparian, native oak, sycamore, walnut and bay woodlands; wetlands; native grassland and scrub; rock outcrops; etc.). A setback of 150 feet is more ecologically supportable[6] and should be required.

(4) Require setbacks of vineyards to Significant Ridgelines of 100 feet (not 50 feet as currently proposed).

The draft ordinance states that the highest point of a vineyard shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline. The Santa Monica

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[5]http://www.cbsnews.com/news/calif-residents-say-wineries-gulping-down-areas-only-water-source/

[6] For example, see the following website, which recommends even larger setbacks to protect riparian habitats:
http://www.dpi.nsw.gov.au/fisheries/habitat/rehabilitating/fish-friendly/fish-friendly-councils-top-tip-5

Mountains supports world-class scenery, including breathtaking Scenic Ridgelines. These unique and irreplaceable public resources must not be compromised for the sake of private vineyard development. A vineyard should be located at least 100 vertical feet and 100 horizontal feet from a Significant Ridgelines. Variances should not be approved. However, if variances remain an option, the findings must include the consideration of design features such as siting development in the least visible portion of the site and restricting vineyard size. Consideration of reduced structural heights and clustered structures, as currently proposed, do not apply as well to vineyards.

(5) Require that vineyards not be visible from official public trails, scenic routes, routes with scenic qualities, and major public use areas (in addition to Scenic Highways and the Backbone Trail as currently proposed).

Protecting public views in the Santa Monica Mountains National Recreation Area is of utmost importance. There must not be a repeat of vineyards projects like the one at Kanan Dume Road and Mulholland Highway, which resulted in disastrous impacts to the beautiful rocky outcrop habitat, knoll, and rolling hillsides as viewed from Kanan Dume Road. The draft ordinance states that vineyards shall not be visible from Scenic Highways (Figure 9.7 Scenic Highways Map of the General Plan) or the Backbone Trail (Figure 10. 1 Regional Trail System Map of the General Plan). If there is no feasible location where the vineyard would not be visible from a Scenic Highway or the Backbone Trail, then impacts must be minimized. In the case of the vineyard located near Kanan Dume Road and Mulholland Highway, the vineyard location is a significant viewshed from a public road and the ordinance should account for cases like this by prohibiting vineyards that are visible from scenic routes and routes with scenic qualities (as defined in the North Area Plan). With respect to trails, vineyards must not be sited where they are visible to official public trails (e.g., identified in the General Plan or on other trail planning documents). "Official public trail" should also include a trail actively used on public land or in a public easement, in order to encompass potential adverse impacts to trails on recently acquired parkland or a trail easement that may not have yet been incorporated into public planning documents. Also, significant viewsheds must be protected from public use areas such as major and/or primary campsites, trailheads, and picnic areas, as well as visitor centers.

Other Comments

The Conservancy supports limiting vineyards to slopes with a slope of ratio of 3:1 or less (33 percent slope). Some vineyards have a maximum vegetative cover of 20 percent (with

particularly low vegetative cover in the winter), with a high potential for erosion. It is crucial to limit vineyards to more moderate slopes and 33 percent or less meets this criterion. The Conservancy concurs that a conditional use permit shall be required for all new and pending vineyard applications, including expansions.

Thank you for your serious consideration of these comments. Please address any questions and send all correspondence to Paul Edelman of our staff by phone at (310) 589-3200, ext. 128 and at the above letterhead address.

Sincerely,

LINDA PARKS
Chairperson

RESOURCE
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31 August 2015 via email

Anita Gutierrez
Community Studies West Section
Los Angeles County Department of Regional Planning

Re: FINAL Comments for Consideration in Development of the Vineyards Ordinance for the Santa Monica Mountains North Area Plan

Dear Ms. Gutierrez,

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) is a local, non-regulatory public agency located in Topanga Canyon. Our district covers most of the Santa Monica Mountains and the northeastern part of Ventura County, including much of the Simi Hills. For over 50 years, the RCDSMM has been a leader in watershed management, restoration, research and education. Working with numerous private and public partners, the RCDSMM has helped develop a variety of conservation management plans over the years. We appreciate the opportunity to provide input in the development of sustainable, landscape level planning for vineyard management within the Santa Monica Mountains National Recreation Area (SMMNRA).

Introduction and Executive Summary:

The RCDSMM is chartered to work with local communities and private landowners to support resource-conserving land *use*—not merely *preservation*—within our district and associated landscapes. So our institutional perspective looks to support agricultural practices, where established on lands appropriate to that use. To the extent that agriculture, whether "extensive" (grazing) or "intensive" (orchards, vineyards, permaculture, row crops, gardening) is practiced in areas of existing legal and on-going use, we are able to support such practices both as a matter of policy and with technical services.

However, the Santa Monica Mountains (SMM) are now at a critical scale and habitat pattern for sustaining the extraordinarily complete suite of species in our portion of the world's remaining Mediterranean ecosystems, making it imperative to develop and implement

policies focused on reducing habitat fragmentation and incentivizing uses that are compatible with this globally unique resource. The RCDSMM's research and monitoring activities, and that of our numerous other local science-based institutions, agencies and organizations, support the conclusion that we simply cannot sustain additional habitat loss and expect to maintain our full suite of "companion species" into the future.

These conclusions are not only drawn from our long-running science and monitoring programs, but also developed in concert with the values of the communities we serve. Our policy and management recommendations are an outcome of an **integrated** cultural and natural landscape planning approach, and both cultural and natural resource analysis and visioning inform our extensive watershed planning and project support activities. In recent decades, our communities have consistently identified the cultural landscape of the Santa Monica Mountains as a "wild place", where community identity is inextricably linked to the rare and sensitive habitats in which we are privileged to live and work. The Santa Monica Mountains have long since ceased to be primarily agricultural— either as an artifact of land use or of cultural imagination.

We acknowledge that there is interest within a subset of the mountain communities in developing limited agriculture as a cultural and recreational practice within the existing development footprint, and support such activities at scale that does not lead to the reduction of native habitat. Interest in commercial-scale agriculture, including viticulture, in the mountains is much more limited, and far more problematic to balance against the widely-held community desire to sustain landscape-scale functionality- and the cultural identity it supports.

Given these ecological realities and demonstrated cultural preferences, the RCDSMM supports local policies that prevent any and all additional conversion of native habitat in the SMM to other land uses and types- whether through the expansion of recreational, agricultural, or excessive fuel management practices. Therefore, the comments provided below are focused on approaches that would limit vineyard, and other agricultural or domestic landscaping practices, to the minimum area required in order to buffer living spaces from the dangers of wild land fire, with incentives for additional agricultural area available through a Conservation Planning process.

Landscape and Property Scale Considerations of the Proposed Ordinance:

Worldwide, the main ecological issues associated with vineyard conversion include loss of native habitats, increased fragmentation, loss of connectivity and edge effects from vineyards rippling out into the adjacent wild areas (Reynolds 2007). These are critical

concerns within the Santa Monica Mountains that need to be addressed, for otherwise we risk potentially significant cumulative impacts to extensive public lands throughout the SMMNRA. Although traditional vineyard development has resulted in loss of biodiversity, a new and extensive body of research suggests that enhancing biodiversity within vineyards is not only possible, it promotes native local beneficial insects and important pollinators, protects soils from erosion, conserves water and can increase productivity and value of the grapes produced.

Wine growers throughout the world have been working towards a goal of more bio-diverse and sustainable vineyard management. New Zealand, South Africa, Chile and other parts of California have all developed various tools that should be examined and assessed for their applicability for use in the Santa Monica Mountains. We have provided several references for your consideration.

Overall, the proposed ordinance covers many of the concerns associated with agricultural management within the urban-wildland interface and the SMMNRA. However, upon reviewing the text of the proposed vineyard guidance ordinance for the North Area Plan, we have a few additional suggestions.

Again, while we reference vineyards specifically, our suggestions are relevant to any agricultural or "gardening" practice that would be proposed within the private lands of the SMM.

1. Vineyard Development Criteria

Missing from the language we reviewed were specific criteria for appropriate locations for vineyard (or agricultural) development. We recommend that there be two levels of assessment for any proposed vineyards; landscape scale and "property" or "project" scale.

We considered the use of "Farm" level to describe this site specific assessment, but do not know if an individual residential property, whether zoned "agricultural" or otherwise, will support an ecologically or economically sustainable "farm" within the natural and cultural resource parameters we are recommending. Nevertheless, our research and community discussions suggest that sustainable vineyard and wine production might be possible within a "co-op" model involving small plantings on multiple properties, as will be discussed further below, even within the limited footprint and slope conditions we propose herein.

Comprehensive conservation planning and management (soil, water use and quality, best management practices, etc.) should be a required part of the development process and

continually tracked by the County. In addition to restrictions, specific design and management approaches might also be incentivized by allowing for "bonus" area for exemplary practices maintained over time. These should be identified in the planning documents provided as part of the approval process. Property and project-scale Conservation Plans are a proven tool not only for maintaining overall land health and productivity, but can also be helpful in managing both the regulatory and estate-planning issues that owners of high value agricultural and wild lands face.

Landscape Scale Assessment

A recent UCLA study (Pardo et al 2012) used GIS data to examine the current extent of vineyards in the SMMNRA. Of the over 48,000 acres within the SMMNRA, development as of 2012 covered 165 acres, which represented conversion of California sycamores, walnuts, oaks, several types of chaparral community associations, as well as impacts to coastal sage scrub, meadows and riparian areas. An estimated 30,000 plus acres of potentially developable area based on the zoning plans in 2012 were also identified. This suggests that stringent criteria for placement of any new vineyards should be carefully coordinated on a landscape scale. Landscape context has been shown to affect the species richness and community structure of local species (Reynolds 2007) and given the immense effort throughout the SMMNRA to protect and preserve connectivity for our mountain lions and other important predators, an assessment of how proposed vineyard development would impact habitat function and connectivity should be a required part of any proposal.

Project Scale Assessment

In our suggestions below, agricultural uses will be limited to within the current fuel modification zones. To further the intent of ecologically sustainable fire safety approaches, we will use the following terms:

- Zone A: the first 50' from the dwelling, referred to as the domestic vegetation management zone;
- Zone B: from 50' to 100' from the dwelling, referred to as the habitat management zone;
- Zone C: from 100' to 200' from the dwelling

This choice of nomenclature suggests the primary focus of management and design approaches within these zones, from the most domestic to the most habitat-oriented. A primary consideration in our suggestions is to incentivize and educate for management of habitat within the management zones, rather than defaulting to bare earth/non-native grasses or vineyard monoculture approaches.

While landscape scale is important, the devil is always in the site-specific details. Guidelines to assist property owners to assess the potential for vineyard development should include, but not be limited to, considerations such as the following:

- Slopes – vineyards should be limited to areas with slopes of less than 3:1 horizontal to vertical (33%). This is a generally accepted maximum for an artificial cut or fill slope, without engineered or compacted "lift" approaches being required. Land converted from diverse native habitats with varying root depths has effectively lost its "bio-engineered" slope stability. By limiting slopes to less than 3:1 steepness, the need for terracing is reduced, allowing existing soils and native seedbed to remain for recovery in the event of vineyard abandonment. A special application and review process (Conservation Plan) might be instituted through which an increase max slope of up to 2:1 within Zone A might be allowed if done to increase buffer from critical habitat areas that will be preserved within that zone.

- Fuel Modification (vegetation/habitat management) Zones – vineyards should be limited to within Zone A (50" from structures) and not extend out into Zone B without a conditional review process. Vineyards should never extend into zone C, which should be an area of carefully managed habitat. No modification of habitat beyond 200' should be allowed nor mandated by the Fire Department. Introduction of water, extensive thinning or cultivation of Zones B or C should require additional buffers to prevent impacts to surrounding wildlands. Exceptions could be granted as part of a review process if it is shown that fuel management and habitat considerations suggest that "trading" some portions of zone A for zone B provides a net benefit to habitat functionality.

- Total Area – given that the area of vegetation/habitat management zones increases with the square of the radius, an upper total area limit for vineyard, orchard or row crops should be established to avoid incentivizing larger footprint dwellings for the resulting larger agricultural area that would result (see attached diagrams) While the appropriate maximum "of-right" total vineyard area should be the subject of additional analysis, we recommend that it not exceed 0.5 acres within Zone A, based on an "average" dwelling footprint as shown in the diagrams provided below.

- Bonus Agricultural Area – subject to a Conservation Plan process and additional BMPs such as rainwater capture and graywater re-use irrigation, additional "bonus" agricultural area might be granted within Zones A or B. During this process, the design of fire-managed habitat would also be approved, assuring a net gain in habitat that might not otherwise occur without the incentive of additional

agricultural area. Again, the policies should result if possible in a net gain of habitat within the fire management zones, which now are often wastelands, allowing the (flawed) argument to be made that these areas would be better served by vineyard or other low fire risk agricultural land uses. The total vineyard acreage allowed in the Conservation Plan process should also be limited; we suggest to no more than 1 acre, with all available and appropriate Zone A land being used first, with the balance in Zone B. This per-parcel maximum should be defined in consideration of other factors, such as parcel size. All other things considered, a 5-acre parcel residential parcel with an average development footprint is in effect stewarding a larger area of native habitat than a 1-acre parcel with the same development footprint, and so likely to sustain a larger total area of impact, particularly if those impacts can be located to overlap with adjacent parcel development impact zones.

- Undeveloped Land – should vineyards or other agriculture be proposed for undeveloped land, they should be reviewed according to a Conservation Plan that identifies the proposed total impact footprint of any future dwelling, in order to limit the total impact area of all future development to within these approved vegetation/habitat management zones. The certified Conservation Plan should be kept on file and tied to any future residential development proposal, and no such proposal that would increase the impact area should be approved, in perpetuity.

- Access Roads and Ancillary Buildings – placement should be designed to minimize additional fuel modification requirements.

- Fencing – limit fencing to prevent impacts to wildlife movement by clearly defining "perimeter of the area on which crops are grown." A fencing plan should be required as part of the development review and implementation.

- Important Habitat – protect important habitat and connectivity on site. Rocky outcrops, riparian drainages, oak woodlands and wildlife corridors should be identified, mapped and avoided during development of vineyards or other agriculture.

- Type Conversion – type conversion from native landscape to agriculture should be prohibited, outside of the development fire buffer zones defined above.

- Visual Impacts – natural chaparral and woodland covered slopes are a valuable asset in the SMMNRA. Any proposed developments should provide an assessment

of visual impacts to be considered, with viewpoints defined by the reviewing agency and verified by digital model files.

- Significant Ridgelines – protect significant ridgelines from agricultural development.

Another critical site level concern is availability of water to support any proposed irrigation. As described above, we encourage rainwater harvesting, retention of water on-site and appropriate use of gray water (as required in the proposed ordinance) with potential incentives described above to follow from such conservation practices. Drilling wells to support irrigation should be prohibited in order to protect the base flow of mountain watersheds. The requirements related to irrigation management in the document seem reasonable and complete.

2. Vineyard Cultivation and Maintenance Issues

Chemical Pollution:

The prohibition of pesticides, rodenticides, fumigants and other synthetic substances is a great starting place. We also concur that emphasis on integrated pest management is critical.

Another concern involves the use of bio-controls. Numerous so-called "beneficial insects" are widely available, and it is even possible to order garter snakes on line. Use of such introduced bio-controls should be carefully monitored by County Agriculture to prohibit the use of introduced species that could spread into the natural environment and become established to the detriment of native ecosystems. More details on this should be added to the ordinance language.

How will these provisions be enforced? What is the reporting mechanism for compliance? What are the consequences for violations? These questions should be clearly addressed in the ordinance.

Erosion and soil disturbance:

The best management practices included in the proposed ordinance language are well considered and feasible. Use of mulch as well as cover crops has been shown to increase beneficial bacteria and fungi biodiversity as well as control erosion, reduce surface soil temperatures and provide food and shelter for beneficial insects.

Restricting tillage practices to hand digging is recommended to minimize soil erosion, prevent compaction and reduce impacts to existing soils and slopes.

The use of non-native plant species for hedgerows and anti-dust control should be prohibited. Use of native species for this purpose is recommended.

Again, the ordinance should clearly explain how these required BMP's will be monitored, who will monitor, how often and the consequences of violations.

Water Quality:
We appreciate that the proposed ordinance addresses potential problems associated with run-off from agricultural sites. Use of state of the art irrigation technology, along with other practices that can help retain water on site, are critical.

Again, the ordinance should clearly explain how these required BMP's will be monitored, who will monitor, how often and the consequences of violations.

3. Incentives for sustainability
We encourage the county to consider additions to the ordinance that would provide incentives for landowners who develop proposals that meet all the ordinance criteria, and who demonstrate both short and long term commitment to sustainable agricultural practices that promote ecosystem health and biodiversity. Annual monitoring to document compliance with all the ordinance provisions is needed, such as the rating for restaurants. Clearly identifying what the consequences will be for violations is also important. These incentives might include enlargement of the total agricultural area, although expansion beyond 50' from the dwelling should at minimum require gray water irrigation to be designed into a Conservation Plan. Since the percentage of impact of a single family residence to its overall property is inversely proportional to the size of the parcel, larger lots might be provided with a larger potential agricultural impact "bonus" for sustainable practice than smaller lots

For those with a salable agricultural product, publicity programs to celebrate compliance with ordinance-required sustainable practices, such as the "Salmon-Safe" label in the Northwest wine country, have proven to provide positive marketing benefits. We encourage the county to develop such a program on its own, or work with partner agencies to design and implement such certifications to reward exemplary practices.

The RCDSMM recognizes that people who work the land have a special relationship with it. Incorporating a conservation planning process requirement into vineyard and other agricultural development proposals is an excellent tool to assist both the county and landowners with developing the most appropriate resource conserving practices for each specific site. This will provide landowners with the satisfaction of knowing that they are

contributing not only to the overall health of the land they steward, but also to that of the surrounding ecosystem. Such a planning process could also address ecological deficiencies in fuel management practices in the mountains and provide the county with valuable allies in the effort to protect and preserve the ecology of the SMMNRA into the future.

Sincerely,

Clark Stevens, Architect, Executive Officer
Rosi Dagit, Senior Conservation Biologist

References:

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Heaton, E. and A. M. Merenlender. 2000. Modeling vineyard expansion, potential habitat fragmentation. California Agriculture 54(3):12-19. DOI: 10.3733/ca.v054n03p12. May-June 2000
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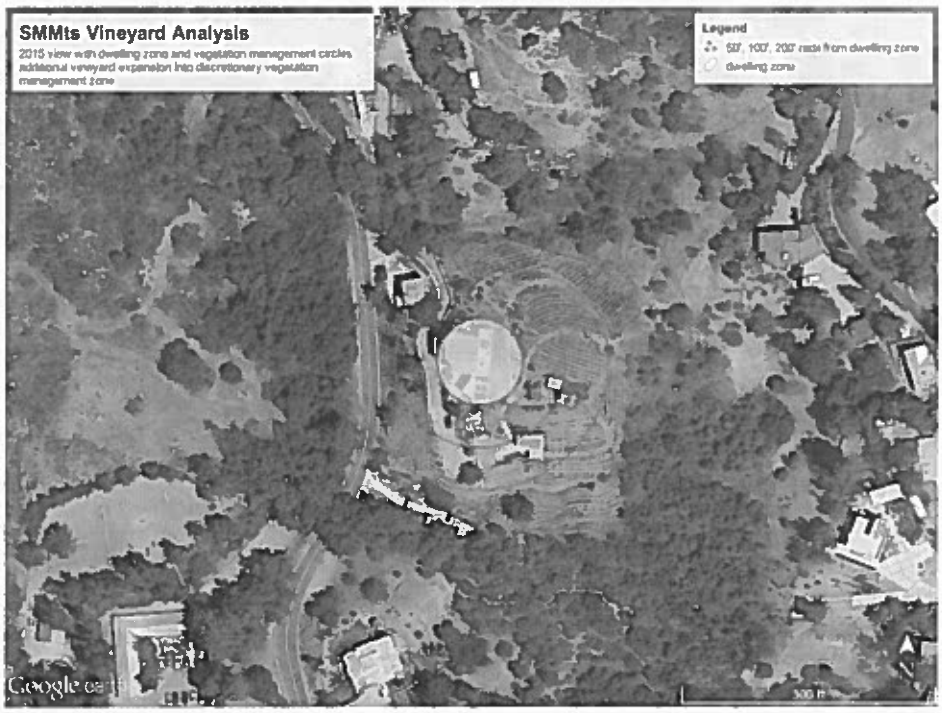
Reynolds. M. 2007. Vineyards and conservation of Mediterranean habitats: threats and opportunities. Presented at Medecos Conference 2007. UCLA.

Attached below:

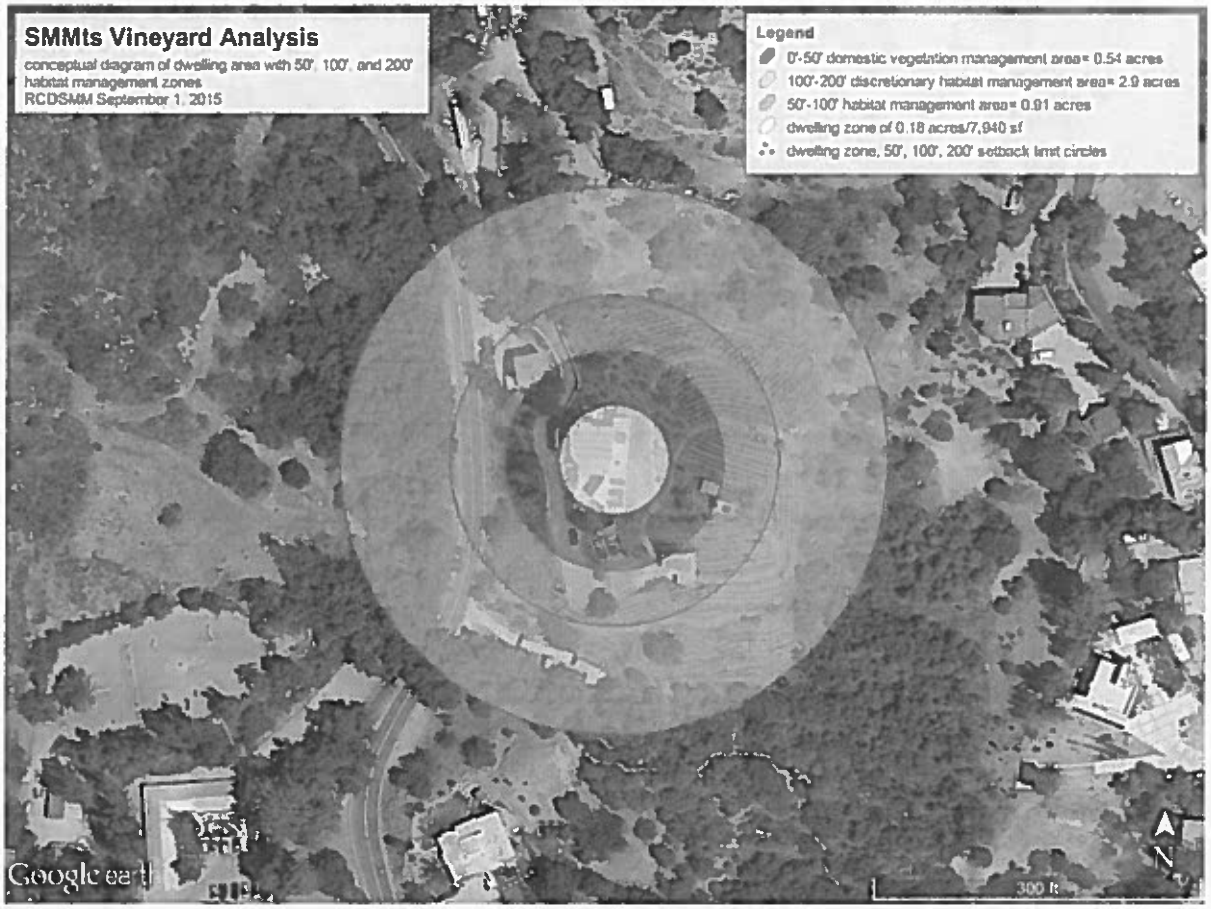
A. The progression of a representative vineyard property in the SMMNA from 1996 to present. Owner indicated that much of the clearing was required by fire department over the years and that habitat would have been preferred in some areas. Coordination with fire and environmental planning officials is an opportunity for a Conservation Plan process.
B. Conceptual diagram of current fuel modification zones as habitat management zones with representative acreages used to identify suggested "of-right" and Conservation Plan-based maximum agricultural acreages.

SMMts Vineyard Analysis
1993 view with future dwelling zone and vegetation management circles
Legend
50', 100', 200' radii from dwelling zone
dwelling zone
300 ft
SMMts Vineyard Analysis
2005 view with dwelling zone and vegetation management circles
Legend
50', 100', 200' radii from dwelling zone
dwelling zone
300 ft

SMMts Vineyard Analysis
2007 view with dwelling zone and vegetation management circles
new vineyards to east of dwelling
Legend
50', 100', 200' radii from dwelling zone
dwelling zone
Google earth
SMMts Vineyard Analysis
2011 view with dwelling zone and vegetation management circles
new vineyards expand into discretionary vegetation management zone
Legend
50', 100', 200' radii from dwelling zone
dwelling zone
Google earth



The sequence above shows that much of the habitat impact due to this vineyard development beyond the 100' setback was on ascending slopes to the south of the dwelling. Wind driven fire comes from the North and East in this location, and so the expansion of the managed vegetation in that direction may be more justified. However, once the vineyard model and management was introduced on the property, the expansion of vineyard into what could have been managed native habitat was incentivized, and so habitat value and function was lost unnecessarily. Our recommendation is that only fire-managed native habitat be allowed in the discretionary zone, and that under no circumstance should discretionary clearing be allowed to exceed 200' from the dwelling. We also suggest that any management expansion into the discretionary zone require review by environmental planners or the Environmental Review Board. A Conservation Plan process would allow both the agricultural landscape and the fire managed landscape to be designed for integrated management, making habitat management less arbitrary in application, and resulting in a reduction in overall type conversion. With "of right" agriculture limited to the domestic vegetation zone, and without the possibility of agricultural expansion beyond 100', impacts are greatly reduced, particularly if combined with "shaded fuel break" approach to native habitat management. This "gardened" habitat can be accomplished through site specific and selective subtraction, resulting in a fire-safe, ecologically functional, and attractive result. Just as agriculture should be prohibited from the discretionary zone, so should clear-cutting of native habitat in order to avoid its replacement with non-native grasses and weeds that are "flashy" fuels during the dormant season, which corresponds with our expanding fire season.



Conceptual diagram showing 100' diameter dwelling zone (7,940 sf) in white, and resulting domestic vegetation (50' setback-dark green), habitat management (100' setback-medium green), and discretionary (200' setback-light green) zones. At this scale of dwelling footprint, up to 0.54 acres is available in the domestic vegetation zone for agricultural or ornamental and irrigated landscape. Through a Conservation Plan process, the proposed absolute maximum of 0.5 acres of agricultural landscape, support structures and access routes might be expanded to perhaps as much as 1 acre including agricultural support structures and access routes, although both numbers require further analysis to be finalized, and the expansion bonus tied to specific design and management conditions yet to be defined. Expansion into the habitat management zone (50-100') should be allowed only within fire-prone portions and planned away from critical habitat types. Certain conditions would prohibit any such expansion, and these conditions should be defined to the greatest extent possible in the ordinance in order to allow purchasers with agricultural interests to select properties within a well-defined marketplace.

MALIBU COAST VINTNERS AND GRAPE GROWERS ALLIANCE

September 23, 2015

Regional Planning Commission
County of Los Angeles
320 West Temple St
Los Angeles, CA 90012

Re: Project No. R2015-02310-(3) / RADV 201500007 **for Santa Monica Mountains North Area Community Standards District Vineyard Ordinance**

Honorable Regional Planning Commissioners:

From the beginning, the Malibu Coast Vintners & Grape Growers Alliance has been troubled by the urgency ordinance temporarily prohibiting new and expanding vineyards in the North Area Plan. Over the last few months we have come to understand what caused the significant increase in new vineyard applications. At a Triunfo / Lobo Canyon Home owners association meeting in June of 2014 the Los Angeles County Regional Planning Department encouraged homeowners to submit their vineyard applications immediately if they ever planned to plant a future vineyard. The net result was a significant increase in new vineyard applications in the North Area that were directly related to the County's encouragement.

Now we find ourselves faced with a burdensome and restrictive ordinance against vineyards, currently a permitted use on the A1 zoned land (Light Agriculture) in the North Area. An ordinance restricting property owners rights to use their land in a lawful manner would not have been undertaken if the County authorities had taken the time to understand what prompted the sudden increase in new vineyard applications.

Based on our meeting Monday with Ms. Anita Gutierrez from the Regional Planning Commission and Ms. Nicole Englund from Supervisor Kuehl's office, the stakeholders of the Malibu Coast Vintners & Grape Growers Alliance has arrived at a firm, united position on the following 5 items which we absolutely cannot accept as proposed. We request our Supervisor Sheila Kuehl's help at this time, before the Regional Planning Commission and the LA County Board of Supervisors rush to implement an ordinance that would not be in the best interest of the county or the stakeholders.

MALIBU COAST VINTNERS AND GRAPE GROWERS ALLIANCE

1. We support the current vineyard permitting process and adaption of good practices and would like to see that carried over in new vineyard and vineyard expansion permit processing. Permitting should continue to be an administrative matter and not require a Conditional Use Permit. There are multiple layers of County ordinances already in place that address all pertinent issues, and once the proposed Amendment to the North Area Plan is adapted, our county staff will be able to process permits with no need for lengthy, costly, and burdensome Public hearings.

2. Existing vineyards, as of the date of the proposed adoption of this ordinance are to be grandfathered-in permanently and are not be subject to re-permitting or demolition in 5 years. Re-permitting during the 5 years period could ultimately result in vineyard removal, demolition and revegetation, which combined will create extreme hardship to property owners and will be an ultra-costly event.

3. Fencing requirements should incorporate the recommendations made by experts in viticulture, as per our last proposal to the County – (reference/attached fence exhibits). Note: the regulations as put forward in the Coastal Commission's LCP are absolutely inappropriate and untenable for vineyard use – requiring vineyards to be fenced with wildlife-permeable fencing makes it impossible for the small vineyards in the North Area to produce grapes, since the vines will be totally consumed by wildlife.

4. Vineyards planted for single family residential use should be allowed (exempted) without permitting process as a part of fuel modification buffer zone in conjunction with the existing uses, or in conjunction with Single Family residential uses to be built in the future. (reference/attached fuel modification exhibit provided to you in our meeting) Note: protecting our lives and property is of the paramount concern ... vineyards planted in the fuel modification buffer zone is good fire protection and good planning.

5. The slope requirement of 3:1 on all new and expanded vineyards is impracticable for vineyards and not acceptable to the Alliance. It should remain at the 2:1 ratio as stated on your website—this is the standard for all other buildings in the area and we do not believe that vineyards should be singled out in this regard. Requiring a 3:1 slope would necessitate vineyards to be planted at the very bottom (if at all) of most properties in the North Area but that subjects vines to regular frosts that inhibits (or prevents) leaf growth and fruit development. In many cases, it would necessitate grading and land replacement; any other land use where this would take place is only

MALIBU COAST VINTNERS AND GRAPE GROWERS ALLIANCE

required to be 15' away from a blue line stream. Why are vineyards subjected to needing to be 200' away? Sustainably-farmed vineyards do not add pollutants to streams, and the water retention requirements already in place would address that issue anyway. The Alliance believes that the section concerning "drainage courses" is too all-encompassing in its definition of the term. The requirement that vineyards be planted no less than 200' away from ANY drainage course as defined is much too broad, is overly prohibitive, and restrictive. The result would be that the bulk of our land would become unusable for vineyards or anything else otherwise allowed within an A1 zone. A 15' setback from all blue line streams is the county standard for all development in the North Area and this should also be the standard used for vineyards.

Finally, since the urgency ordinance was implemented, not one new vineyard application has been submitted to the regional planning department and not one of the 28 pending vineyard permits has been completed. It is our position that the County should not rush to judgment on implementing an ordinance restricting vineyards but should continue to study new vineyard applications to see if an ordinance is even warranted.

Very truly yours,

John Gooden, President
Malibu Coast Vintners & Grape Growers Alliance

PACIFIC COAST CIVIL, INC.
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301-4334
Phone: (818) 865-4168
Fax: (818) 865-4198
www.pacificcoastcivil.com
rich@pacificcoastcivil.com

September 22, 2015

Board of Supervisors
County of Los Angeles
856 S. Los Angeles St.
Los Angeles, CA 90014

Subject: Draft Initial Study for Santa Monica Mountains North Area Community Standards District Vineyard Ordinance

Honorable Board of Supervisors,

The subject Draft Initial Study appears to be an attempt to classify common agriculture, specifically vineyards, as "development". This classification carries with it a whole host of proposed regulations which are needless and burdensome to both existing and prospective grape growers.

Practicing agriculture in the A-1 (Light Agriculture) zone is **not** development- it is the *raison d'etre* of the zone, the very essence of that Land Use classification, as prescribed in the County's General Plan. Vineyards are, further, the very definition of light agriculture. Indeed, the General Plan may still have language that encourages retention and expansion of agriculture.

Why does the proposed ordinance only target vineyards out of all the crop choices permitted? Is there something about vineyards that offends the County's planning or land use sensibilities?

For instance, under definitions in the proposed ordinance, the term *Tailwater* is used to define excess surface runoff draining from an irrigated field under cultivation, with the implication that this is somehow an endemic problem experienced from vineyards or that growing grapes might be likened to strip mining. Speaking from experience with the County and vineyards, this is not the case.

Our firm prepared and submitted a large vineyard development proposal in Los Angeles County. Where vineyards were proposed in place of native brush, the Los Angeles County Department of Public Works treated the slopes as if they were still native growth. In other words, that there would be *no additional runoff* from those slopes. And even though it can be demonstrated that debris production would be all but eliminated where grapes are cultivated, Public Works dictated that we evaluate vineyard-planted slopes as if they were native

growth. Again, *no impact* for purposes of evaluation (see attachment). That is the County of Los Angeles' own engineering regulations, in practice.

The ordinance's further requirements for bio-swales, cisterns, infiltration trenches, etc., are superfluous in light of the State's, the County's and the agriculture industry's long-time understanding of the mechanisms of erosion and sediment transport within vineyards and onerous to grape growers, as well.

The proposed regulations would require a Nonpoint Source Pollution (NPS) Prevention Plan, which is unnecessary with current vineyard practices to protect "waters of the state". Same is true for Land Use Inventory and Watershed Survey- what purpose do these serve except as added bureaucratic burden to a simple agriculture operation.

On top of that, the proposed 100' setback from streams/drainage courses is onerous. The definition of a 'drainage course' is itself nebulous and subject to bureaucratic whim. In our prior dealings with State of California Department of Fish and Wildlife biologists, a 15' setback has been deemed an adequate stream setback to actual development works- grading for instance.

Moreover, the term "waters of the state" is a vague and potentially incendiary concept that seems to have been invented whole-cloth for this ordinance. How are these waters defined? What responsibilities or obligations do they imply, for both landowners and agencies? Perhaps the courts can decide...

Limitations on vineyards in 50% slopes and Significant Ridgelines, proof of legal access, Visual Simulation? It is unclear what these proposed regulations are aimed to achieve, except to add a further layer of bureaucracy and to hamstring the simple process of planting and growing grapes.

To sum up, **agriculture is not development** and should not be treated as such.

Sincerely,

Richard E. Doss, PE, AICP, LEED AP

DRAINAGE CONCEPT / SUSMP / LID HYDROLOGY

FOR

VESTING TENT. TRACT NO. 066952

THE VINEYARDS

Leona Valley, CA

Prepared for:
Valley Vineyards, LLC
c/o Lauren Development, Inc.
P.O. Box 790
Agoura Hills, CA 91376
Attention: John Allday
Tel: (818) 575-9983

RECEIVED
NOV 10 2010
PROCESSING CENTER
LAND DEVELOPMENT DIVISION

Revised November 2010
Revised August 2010
April 2010

Prepared by:
Pacific Coast Civil, Inc.
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301-4311
Tel: (818) 865-4168
Fax: (818) 865-4198

DRAINAGE CONCEPT / HYDROLOGY STUDY / SUSMP / LID PLAN
APPROVED FOR AREA AND Q ONLY
APPROVED BY: Elizabeth Calderon RCE NO. C68328 DATE: 12/28/10
CHECKED BY: DATE: 12/2/10
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

The study guide for the Certified Professional in Erosion and Sediment Control exam states that vegetative canopy reduces soil erosion. The simple planting of rye grass can reduce erosion by 90%. The vineyard canopy and associated ground cover to be planted on both natural and manufactured slopes will reduce debris production from natural hillsides. These practices will minimize on-site debris production to the point of negligibility and promote runoff retention and infiltration. GeoConcepts report, titled Surface Erosion, dated November 6, 2009, explores on-site debris production in Appendix I. County policy does not acknowledge the erosion control benefits of the proposed vineyard and requires that additional debris protection and storage measures be incorporated in the project design. An engineered catchment area with 8 feet minimum bottom width and debris wall or other debris control measures acceptable to Department of Public Works will be provided at the rear of pads and along private driveways and streets abutting natural hillsides. Access rights will be provided to the Homeowners Association or Community Service District to maintain these facilities. Access on project roadways and public streets will not be inhibited by debris.

As a way to account for on-site retention, the Regression TC Method and MODRAT calculations contained in Appendix D have been prepared by reducing the acreage for all developed subareas by 5000 square feet times the number of lots contained in the subarea. The rationale is that 5000 square feet is equal to the projected average of impervious roof and concrete area on each of these developed lots. Since 100 percent of the water falling on the impervious area of the lot is retained, this area does not contribute to downstream runoff. It is therefore deducted from the total. This reduction is statistically conservative as it does not also include the area dedicated to retention.

Additionally, incorporating on-site retention and bio-swales will reduce the impervious percentage on the developed sites to pre-development values. The table on Page A-12 substantiates this rationale using TC Calculator to calculate pre-and post-development flow rates and flow volumes on a typical one acre lot in this subdivision. Based on this data, pre-development imperviousness values are used for developed subareas.

APPENDIX I

DEBRIS POTENTIAL OF PROPOSED VINEYARD

Debris Potential of Vineyards- Tentative Tract 066952

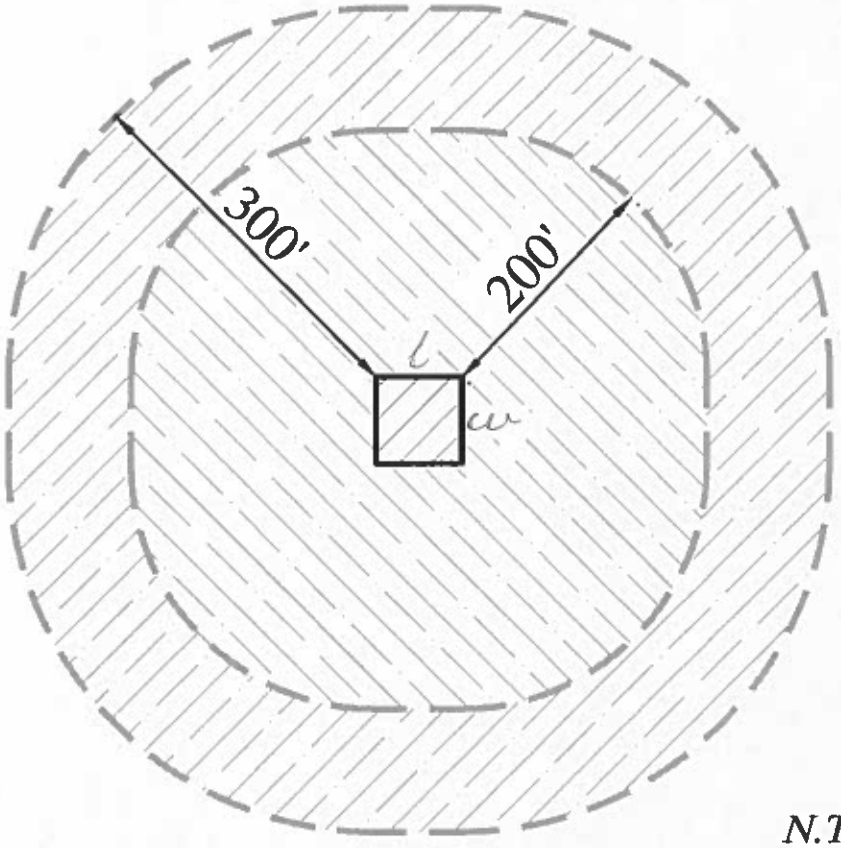
The planting of grapevines and ground cover on ungraded hillsides, as proposed by the Vineyards project, will minimize on-site debris production and promote runoff retention and infiltration. County policy does not acknowledge the erosion control benefits of the proposed vineyard and requires that additional debris protection measures be incorporated in the project design.

The project site is overlain by three distinct debris potential areas- DPA-5, DPA-8, and DPA-9. The Debris Potential for the ungraded slopes in the project was determined using the County of Los Angeles Department of Public Works design debris guidelines for natural hillsides, assuming that no development of vineyards would occur to replace native vegetation or alter site soil characteristics.

An engineered catchment area with 8 feet minimum bottom width and debris wall or other debris control measures acceptable to Department of Public Works will be provided at the rear of pads and along private driveways and public streets abutting natural hillsides. Access rights will be provided to the Homeowners Association or Community Service District to maintain these facilities. Debris volumes for these facilities are included on a table and exhibit shown on Pages I-2 and I-3.

These facilities are designed to retain all on-site debris and prevent deposition on pads, private driveways, and public streets. Access on project roadways will not be inhibited by debris.

FUEL MODIFICATION EXHIBIT



N.T.S.

200' FUEL MODIFICATION RADIUS

LENGTH (FT)	WIDTH (FT)	AREA OF BLDG (SQFT)	AREA OF CIRCLE (SQFT)	FUEL MODIFICATION AREA (SQFT)	FUEL MODIFICATION AREA (AC)
40	40	1600	164221.00	162621.00	3.73
50	50	2500	171511.50	169011.50	3.88
60	60	3600	178959.10	175359.10	4.03
70	70	4900	186563.71	181663.71	4.17

300' FUEL MODIFICATION RADIUS

LENGTH (FT)	WIDTH (FT)	AREA OF BLDG (SQFT)	AREA OF CIRCLE (SQFT)	FUEL MODIFICATION AREA (SQFT)	FUEL MODIFICATION AREA (AC)
40	40	1600	339875.86	338275.86	7.77
50	50	2500	350307.94	347807.94	7.98
60	60	3600	360897.10	357297.10	8.20
70	70	4900	371643.34	366743.34	8.42

UNIVERSITY OF CALIFORNIA AGRICULTURE & NATURAL RESOURCES
UC IPM
Statewide Integrated Pest Management Program

University of California, Davis

http://bit.ly/1FKy45V

BIOLOGY AND BEHAVIOR

Deer eat a variety of vegetation including woody plants, grasses, and forbs (small broadleaved flowering plants). They also consume fruit, nut, and ornamental trees, shrubs, vines, and garden vegetables. Deer trample plants and damage young trees and shrubs by rubbing their antlers on trunks and limbs. Because most deer feed in the late evening and very early morning, it is not always easy to observe them. A good way to determine their presence in the garden or orchard is to look for hoof prints. Deer hooves are split, pointed at the front and more rounded at the rear, and are about 2 to 3 inches long. Deer droppings are another good indicator of their presence.

LEGAL STATUS

The California Fish and Game Code classifies deer as game animals. If you find them damaging property or crops, you may request a permit from your local game warden to shoot them, although this method is not generally recommended for problems around homes and gardens. Traps and poisons of any kind are illegal and cannot be used.

MANAGEMENT

Deterrents such as fences, barriers, frightening devices, and various repellents are recommended and can all be used without a permit. Physical exclusion is by far the best and most reliable way to protect gardens, orchards, and ornamental plantings from deer.

DEER FENCING

Properly built and maintained fencing is the most effective method for preventing deer damage. Deer normally will not jump a 6-foot fence, but if chased or threatened, they can clear an 8-foot fence on level ground. Because of this ability, a 7- or 8-foot fence is recommended, especially in the Sierra Nevada mountain areas where larger deer are found. On sloping ground, you may need to build fences 10 or 11 feet high to guard against deer jumping down slope.

The kind of fence you build depends on the cost, terrain, and your needs. Both high-tensile wire and woven mesh, full-height fences are effective. Deer will crawl under or through a fence if they can, so make sure you secure the fence close to the ground and repair any breaks. An extra strand of wire stretched along the ground of a conventional fence will help prevent deer from crawling under the fence. Stake the wire or mesh firmly to the ground in any depressions between posts, or fill the depressions with materials that will not deteriorate or wash away. If you need to economize, you can stretch two or more strands of 9- or 10-gauge smooth wire spaced 4 to 6 inches apart above a 6-foot mesh fence to make it higher. There is no advantage to using barbed wire for these top strands. In order for the wire to remain tight, the vertical stays on mesh fences should be no more than 6 to 8 feet apart. High-tensile wire fences are less expensive and can be very effective, although their construction requires special techniques. For more information on these types of fences, contact an agricultural fencing contractor or supplier.

Remember, a good deer fence is built to work in both directions. If an animal gets in, it needs to be able to get out without difficulty. A removable section in an uphill corner on sloping ground or a corner farthest from human activity if on level ground can be very helpful in allowing deer to be driven out of the fenced area.

Anita Gutierrez

From: Hugh Robertson [hr@robertsongeotechnical.com]
Sent: Wednesday, September 23, 2015 10:56 AM
To: Anita Gutierrez
Subject: Opposition to new regs-CUP for Vineyards and Wells in the Santa Monica Mountains

Ladies and Gentlemen:
This email is written in opposition to the planned new regulation to require a CUP for owners of property in the Santa Monica Mountains to plant a vineyard or drill a water well on their private property.
A private property owner should not lose their right to use their property in a reasonable fashion and this includes what they want to grow on their property. Requiring a CUP to drill a well, or plant a vineyard is burdensome and is an overreaching regulation. This ordinance should not be passed.

HUGH S. ROBERTSON
30940 Lobo Canyon Road
Agoura, CA 91301
H 818-706-8671
C 805-660-2327
W 805-373-0057
F 805-371-4693
hr@robertsongeotechnical.com

MALIBU COAST VINTNER'S & GRAPE GROWER'S ALLIANCE

Sept 23, 2015,

Regional Planning Commission
County of Los Angeles
320 W. Temple St.
Los Angeles, CA 90012

Dear Esteemed Commissioners,

The issue of vineyard fencing is an important matter to the members of the Malibu Coast Vintners & Grape Growers Alliance. While we understand the reasoning behind the wildlife-permeable fencing standards in place in the present Coastal Land Use Plan, these were written with a total vineyard ban in mind and are untenable in any scenario where grapevines are an allowable use of A-1 (Light Agricultural) zoned land.

The Alliance has been extremely active in moving our members to sustainable farming practices. A major component of this approach is to make sure that we are good neighbors to our community, a community consisting not just of our human neighbors, but of the local wildlife and vegetation as well. It's said that "good fences make good neighbors" and our goal is to make sure we're using the right fencing in order to maintain a beneficial relationship with everyone (and everything) for decades to come.

Appropriate fencing is vineyard's primary protection from hungry deer in the area. Deer have little interest in grapes, but they love the leaves. A single deer can virtually defoliate a vineyard in its nascent phase as leaves develop in the spring of each year.

This problem is increased in a period of drought, as their natural food sources are limited. In periods of ample water, deer will also head to an unprotected vineyard in that it's an easy buffet; the idea of seeking "low-hanging fruit" is not limited solely to human endeavors.

Coyotes, foxes, raccoons, opossums, squirrels, and virtually any other animal in the region will also seek out unfenced vineyards for foraging. Whereas the deer are a concern early in the vines' development, Coyote can decimate (or worse) the grapes themselves. Unlike birds, they don't necessarily wait for the grapes to ripen later in the season, but are happy gorging on grapes once they've changed color.

Given the large animal population in the Santa Monica Mountains in comparison to the small numbers of acres planted to vines, it's understandable that there is a lot of animal pressure on the vineyards. In areas with vast planting of grapes (Napa, Sonoma, Santa Barbara, SLO, Monterey Counties) there are enough vines that the wildlife doesn't hit any one facility too hard – the burden is shared by all of the vineyards in the area and in many cases fencing is not required for successful farming. The fact that there are so few vineyards in the North Area works against us in this regard, thus necessitating fencing.

Fencing will not keep all wildlife out of the vineyard, but properly designed, it will deter most of the animals, sending them away to consume their natural diets in the wild. Modern vineyard fencing is designed to offer the maximum amount of protection to the site while minimally interfering with outsiders' views of the hills. The fencing's height is a factor, as is how it is placed around the vineyard site.

I have included several documents to give you some background on why protective fencing is such an integral part of vineyard design, operation, and maintenance. There is some general information from the University of California regarding the specifics of the deer vs vineyard dynamic, along with a sheet showing the type of fencing we're recommending be allowed. There are also pages relating to general vineyard fencing that provide further background on the topic. Much more has been written on the topic and more can be provided should there be interest, but our goal here is to make sure you're aware of why we're so vehemently opposed to the

current fencing recommendations; they're appropriate for livestock and mature orchards, but unworkable for grapevines. If you consider that vineyards have been planted in the Santa Monica Mountains since the 1800s, this is an appropriate means to continue part of Los Angeles County's agricultural heritage.

Sincerely,

Dan Fredman
Marketing and Communications
Malibu Coast Vintners & Grape Growers Alliance

UNIVERSITY OF CALIFORNIA AGRICULTURE & NATURAL RESOURCES
UC IPM
Statewide Integrated Pest Management Program

University of California, Davis

http://bit.ly/1FKy45V

BIOLOGY AND BEHAVIOR

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MANAGEMENT

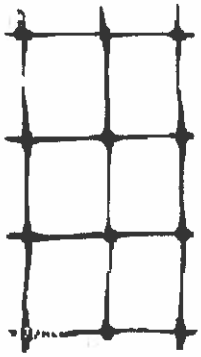
Deterrents such as fences, barriers, frightening devices, and various repellents are recommended and can all be used without a permit. Physical exclusion is by far the best and most reliable way to protect gardens, orchards, and ornamental plantings from deer.

DEER FENCING

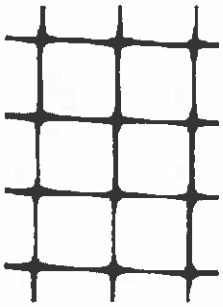
Properly built and maintained fencing is the most effective method for preventing deer damage. Deer normally will not jump a 6-foot fence, but if chased or threatened, they can clear an 8-foot fence on level ground. Because of this ability, a 7- or 8-foot fence is recommended, especially in the Sierra Nevada mountain areas where larger deer are found. On sloping ground, you may need to build fences 10 or 11 feet high to guard against deer jumping down slope.

The kind of fence you build depends on the cost, terrain, and your needs. Both high-tensile wire and woven mesh, full-height fences are effective. Deer will crawl under or through a fence if they can, so make sure you secure the fence close to the ground and repair any breaks. An extra strand of wire stretched along the ground of a conventional fence will help prevent deer from crawling under the fence. Stake the wire or mesh firmly to the ground in any depressions between posts, or fill the depressions with materials that will not deteriorate or wash away. If you need to economize, you can stretch two or more strands of 9- or 10-gauge smooth wire spaced 4 to 6 inches apart above a 6-foot mesh fence to make it higher. There is no advantage to using barbed wire for these top strands. In order for the wire to remain tight, the vertical stays on mesh fences should be no more than 6 to 8 feet apart. High-tensile wire fences are less expensive and can be very effective, although their construction requires special techniques. For more information on these types of fences, contact an agricultural fencing contractor or supplier.

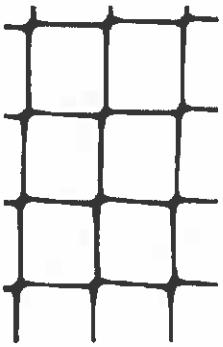
Remember, a good deer fence is built to work in both directions. If an animal gets in, it needs to be able to get out without difficulty. A removable section in an uphill corner on sloping ground or a corner farthest from human activity if on level ground can be very helpful in allowing deer to be driven out of the fenced area.



8' x 100' Professional Tenax C-flex Deer Fencing,
UV-treated black polypropylene with expected life of 10+ years. Also known as "Heavy-duty" or "80 Round." Break strength 650 lb. Mesh size approximately 1.77" x 1.97"



7.5' x 100' Extra-strength Tenax Premium Deer Fencing
UV-treated black polypropylene C-flex P with expected life of 15+ years. Break strength 750 lb. Mesh size approximately 1.77" x 1.97"



8' x 100' Maximum-strength Tenax Heavy-duty Deer Fencing
UV-treated black polypropylene C-flex Heavy with expected life of 20 years. Break strength 950 lb. Mesh size approximately 1.77" x 1.97"

State of Delaware: http://1.usa.gov/1OtukNe

Nonlethal Deer Damage Abatement Techniques - Fencing

Fencing - General

Fencing is the most reliable way to exclude deer from an area. It can last for many years, but requires occasional maintenance. Fencing should be considered for high value plantings that require year-round protection. For example orchards, landscape and tree nurseries, vineyards, and other high value plants require perennial protection. Fencing can be a practical and cost-effective method for protecting small landscapes, residential gardens and small orchards, and for large areas of high value crops. Because of the high cost, fencing is not a practical option for protecting large areas of crops of low value. Some community restrictions may restrict or prevent the use of certain kinds of fencing, so it is best to check local ordinances before considering fencing as an option. With a concerted effort, communities may be able to get local fencing ordinances changed to allow some types of deer-proof fencing.

Eight-foot and taller fences are recommended to exclude deer, as shorter fences may not exclude all deer. Fences need to be properly anchored to the ground, and should conform to the ground contour to prevent deer from going under them. Fencing may need to be marked and made more visible to prevent deer from contacting and getting tangled in it, which could damage the fence and injure deer. Where fencing is erected across known deer travel paths, flagging should be used to alert the deer of its presence. Brightly colored flagging, attached at waist height in three-foot intervals along the fence, can be used to make the fence more visible, which can help deer avoid contact with the fence. When possible, fencing should be erected prior to deer damage to prevent deer from establishing feeding patterns. Deer can be very persistent once they've established a feeding pattern, which can make excluding them very difficult.

Fencing can be costly to erect, and may require maintenance to remain effective, but it can be the most effective deterrent to deer damage. Gates, posts, and hardware are additional materials that may be needed, which will add to the cost of fencing an area. Installation and maintenance costs should also be considered before deciding on fencing as a deer damage deterrent. Permanent fences can last for 30 years or longer, which can be particularly important when protecting perennial crops such as orchards, vineyards, landscape and tree nurseries and forest plantations. Temporary fencing is less expensive than permanent fencing, and can be useful in protecting plants for short periods of time, such as truck crops, gardens and flowers prior to harvest.

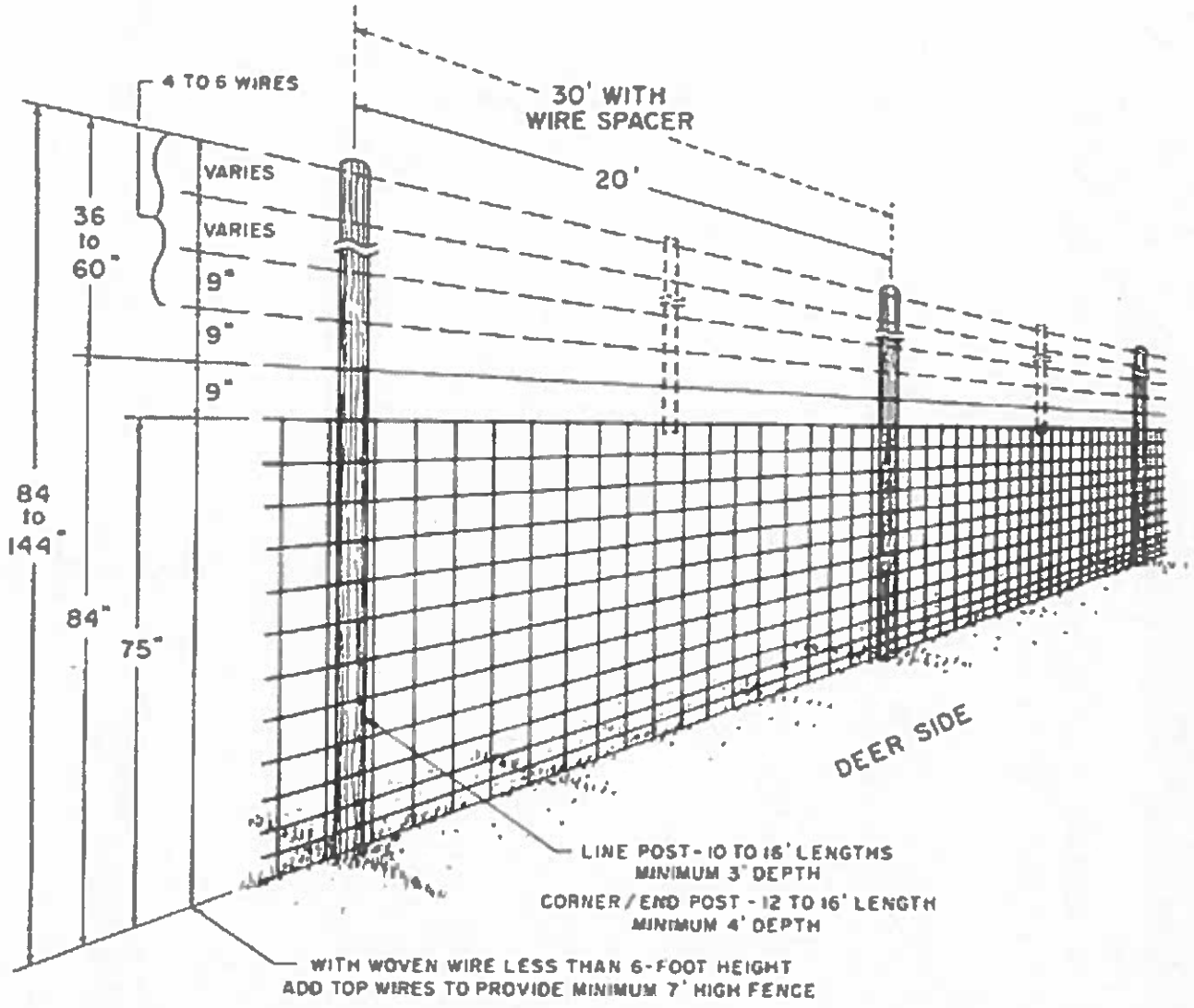


FIGURE 5. 7 to 12' High Tensile Woven and Smooth Wire Non-Electric Deer Fence

The 7 to 12-foot high tensile woven and smooth wire non-electric deer fence (Figure 5) is very effective and recommended for moderate to high deer pressure on moderate to large acreage. Woven wire fence with outrigger and barbed wire at top has been in use many years in the U.S. as deer fence for preserves, parks and game farms. High tensile woven wire fence, originally developed over 10 years ago in New Zealand for deer farming, is now being marketed in the U.S. Considered the ultimate in effective deer fencing, high tensile woven wire is available in 49 and 75-inch heights. A minimum of one strand of HT smooth wire is recommended on top the woven wire and total fence height should be no less than 84 inches for low to moderate deer pressure. Additional wires are added to provide up to a 12-foot high fence. As expected, cost is much higher than other types—both material and construction labor. However, less maintenance is required for this fence.

Agricultural Extension Committee on Deer Damage and Control: Tara A. Baugher, Steven M. Carcaterra, W. Randolph Davidson, William N. Grafton, Thomas R. McConnell, Arthur W. Selders, Charles E. Williams, David J. Workman.

Appreciation is extended to Michael K. Kridle and Mary A. Guariglia.

CORRESPONDENCE RECEIVED AFTER REGIONAL PLANNING COMMISSION PACKAGE SUBMITTAL

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 30, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Anita D. Gutierrez, Supervising Regional Planner
Community Studies West Section

Additional Materials
Vineyard Ordinance – Amendment to the Santa Monica Mountains North Area Community Standards District
Project No. R2015-02310
Advance Planning Case No. RADV201500007
Environmental Case No. RENV201500182
RPC September 30, 2015 – Agenda Item #8

Please find enclosed 132 comment letters for the above referenced item, 96 in favor and 36 opposed, which were received subsequent to hearing package submittal to the Regional Planning Commission. If you need further information, please contact Anita Gutierrez at (213) 974-6462 or agutierrez@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

AG:MS

Enclosure(s): Comment letters

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 9:43 PM
To: Anita Gutierrez
Subject: Support vineyard ban in nap-agenda item #8-rpc

---------- Forwarded message ----------
From: **Hillary Barth**
Date: Tue, Sep 29, 2015 at 9:36 PM
Subject: Support vineyard ban in nap-agenda item #8-rpc
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which cannot be permitted
.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
allow
'special interests'

to
triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty.
We must preserve it for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you
Hillary Barth

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 9:40 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

From: **Jerry Dalton**
Date: Tue, Sep 29, 2015 at 8:25 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Jerry Dalton
Woodland Hills, Ca

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:08 PM
To: Anita Gutierrez
Subject: Fwd: Nissman Letter Supporting Vineyard Ban in the North Area Plan
Attachments: September 28.docx

---------- Forwarded message ----------
From: **Susan Nissman** <nissman@aol.com>
Date: 2015-09-29 13:15 GMT-07:00
Subject: Nissman Letter Supporting Vineyard Ban in the North Area Plan
To: defendnap@gmail.com

September 28, 2015

To: LA County Regional Planning Commission
Re: **SUPPORT VINEYARD BAN IN NAP**
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

Dear Honorable Regional Plannng Commissioners:

We strongly support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource-protective vineyard policies established in the SMM LCP, throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grapevines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic and natural resources, and should not permitted.

.
Vineyards not only block wildlife corridors, but also lure in fragile wildlife only to further endanger them with razor/barbed wire and non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out.

It was scientifically documented during the formation of the SMM LCP, that the nutrients in the soil ammendments added to support the growing of grapes in the SMMs, actually forever alter and convert the very soil that sustains the essential bio-diversity of this rare Mediterranean eco-system. Additionally, the nutrient-rich runoff goes into our creeks and streams, loading up the SM Bay with more nutrients and threatenting a healthy marine environment. Watersheds are one, as should be the policies regulating vineyads. Watersheds do not know the difference between the coastal zone and the North Area; everything flows to the sea from the mountains.

<u>The Santa Monica Mountains should not be home to vineyards</u>. Vineyards are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

The Santa Monica Mountains are a world-renowned treasure; a national recreational area where residents of Los Angeles and millions of visitors from beyond, come to enjoy the resplendent natural beauty in our nation's largest urban park. We must preserve it for future generations.

Please do not allow "special interests" to triumph over the best interests of the public and Los Angeles County's unique and precious natual resources. Please adopt a consitent and protective policy prohibiting new vineyards in the SMM NAP, unless consistent with the SMM LCP.

As residents of the Santa Monica Mountains for almost 4 decades, actively involved in stewarding and protecting this natural resource for the millions who come to enjoy the mountains and our beaches, we remind you these are one coastal mountain range and shoud be treated with the same respect and good sense exhibited in the

SMM LCP. Anything less would open the doors to challenging the science-based policies adopted in the SMM LCP by developers who want to ignore the value of preserving that which makes the SMMs what they are.

Thank you for your considertion of our request to support the Vineywrd Ban in the SMM NAP.

Sincerely,

Susan and Arthur Nissman
PO Box 1510
Topanga, CA 90290

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:14 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban in NAP - Agenda Iterm #8 - RPC
Attachments: Hearing - Vineyards_2015.pdf

---------- Forwarded message ----------
From: **Stacy Sledge** <contact@topangatowncouncil.org>
Date: Mon, Sep 28, 2015 at 10:30 PM
Subject: Support Vineyard Ban in NAP - Agenda Iterm #8 - RPC
To: nenglund@bos.lacounty.gov

Dear Ms. Englund,

Please see the attached letter from the Topanga Town Council regarding vineyard develpment in the NAP.

Respectfully submitted,

Stacy Sledge
Topanga Town Council

TOPANGA TOWN COUNCIL

P.O. BOX 1085 ♦ TOPANGA, CA 90290 ♦ 310.455.3001 ♦ WWW.TOPANGATOWNCOUNCIL.ORG

STACY SLEDGE
PRESIDENT

REBECCA GOLDFARB
VICE PRESIDENT

TANYA STARCEVICH
SECRETARY/TREASURER

TAM TAYLOR
COMMUNITY LIAISON

LINDSAY ZOOK
CHAIR, ACCESS CARDS

JACQUI BENSON
ADVISOR

ANTHONY HALL
ADVISOR

OLIVER DUGGAL
ADVISOR

September 25, 2015

Re: Project No: R2015-02310-(3), Permit Nos: RADV201500007, RENV201500182

Dear Honorable Regional Planning Commissioners,

The Topanga Town Council opposes additional vineyard development in or around the Santa Monica Mountains and asks for your support to do the same.

The Council supports the LCP is because it strengthens the continuity of planning in the Santa Monica Mountains and results in tremendous ecological, social and economic benefits within our coastal zone. We feel that surrounding communities like those in the North Area Plan should be subject to the same policy design of the LCP that otherwise would threaten all of the Santa Monica Mountains down to our coast line.

What is *most* important is that the County's LCP expands on existing principles established in the North Area Plan and the Coastal Act by making resource protection a priority over development. In carrying out these principles, your rejection of new vineyards would protect our most sensitive habitats, provide for the highest level of water quality protection, and place critical restrictions on threatening development.

Banning new vineyard development in the NAP is in total alignment of the LCP which many of us worked so hard to obtain. The LCP banned new vineyards because of their substantial negative impact on the environment, on our pristine scenic resources, wildlife, habitat, eco-system and water. Even organic vintners will find use of pesticides that will have an unhealthy impact to the environment. Our watershed will be inundated with toxins that will flow eventually out into the Bay. Since the LCP line or coastal cut off line is imaginary— the sweeping ridgelines, wildlife and habitat won't suddenly stop or abruptly become less valuable or less scenic.

It is vital, that Regional Planning considers lasting standards for environmental protection for the entire region. It is this commitment that will protect and preserve our region's precious resources for generations to come.

The Topanga Town Council appreciates your consideration and asks you to reject vineyard development.

Thank you for your time.

Respectfully submitted,

Stacy Sledge,

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:20 PM
To: Anita Gutierrez
Subject: NO on Project No. R2015-02310-(3)

---------- Forwarded message ----------
From: **Joan Yabitsu**
Date: Mon, Sep 28, 2015 at 3:53 PM
Subject: NO on Project No. R2015-02310-(3)
To: Defendnap <defendnap@gmail.com>

28 September 2015

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grapevines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot b permitted.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbe wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow 'special interests' to triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles anc visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations - by prohibiting ne vineyards in NAP consistent with the LCP.

Thank you.

Joan Yabitsu

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:20 PM
To: Anita Gutierrez
Subject: NO on Project No. R2015-02310-(3)

---------- Forwarded message ----------
From: **Chester Yabitsu**
Date: 2015-09-28 15:53 GMT-07:00
Subject: NO on Project No. R2015-02310-(3)
To: Defendnap <defendnap@gmail.com>

28 September 2015

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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Thank you.

Chester Yabitsu

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:27 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Betty Mehling**
Date: Mon, Sep 28, 2015 at 10:28 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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Please don't allow 'special interests' to triumph over the best interests of the public and our spectacular resources. The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations - by prohibiting new vineyards in NAP consistent with the LCP.

Thank you.

betty radstone mehling
resident of calabasas since 1972
resident of calabasas highlands 1988

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:27 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Honorable

Planning Commissioners:

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prohibiting new vineyards in NAP
consistent with the LCP

.

Thank you.

Robert Lia Family
Calabasas, CA

--

"Never hate your enemies. It affects your judgment."

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:26 PM
To: Anita Gutierrez
Subject: Santa Monica Mountains

---------- Forwarded message ----------
From: **Gerry Homer**
Date: Mon, Sep 28, 2015 at 10:34 AM
Subject: Santa Monica Mountains
To: defendnap@gmail.com

This is not Napa Valley, please, please,Please, No more vineyards. These mountains are a treasure, dont help to destroy the natural beauty of this area Thank you, Gerry Homer, 23641 Summit Drive, Calabasas, Calif

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:25 PM
To: Anita Gutierrez
Subject: Oppose new vineyards in the North Area Plan

---------- Forwarded message ----------
From: **Joan Yacovone**
Date: Mon, Sep 28, 2015 at 11:00 AM
Subject: Oppose new vineyards in the North Area Plan
To: "defendNAP@gmail.com" <defendNAP@gmail.com>

Dear Commissioners,

I strongly oppose allowing new vineyards in the NAP.

As one of the original members of the 101 Freeway Corridor committee, I have been involved with the planning and policies pertaining to the Santa Monica Mountains for many years and still serve on the Policy Committee that continues to meet quarterly.

Vineyards block wild life corridors, carve large parcels out of the natural landscape, disturb the scenic beauty of the Mountains,and are a threat to the environment.

I urge you to adopt the same protective vineyard policies for the North Area Plan as have been established in the in the Local Coastal Plan. These two plans should be consistent to protect the mountains for generations to come.

Sincerely,
Joan Yacovone
27328 Country Glen
Agoura Hills, CA 91301

Sent from my iPad

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:38 PM
To: Anita Gutierrez
Subject: RE: Item #8 - Project R2015-02310-(3): Ban Vineyards

---------- Forwarded message ----------
From: **Joel Schulman**
Date: Sat, Sep 26, 2015 at 12:27 PM
Subject: RE: Item #8 - Project R2015-02310-(3): Ban Vineyards
To: nenglund@bos.lacounty.gov
Cc: defendnap@gmail.com

Los Angeles County Regional Planning Commission
320 West Temple St.,
Los Angeles, CA

Dear Regional Planning Commissioners,

We support the vineyard **ban** in the North Area Plan for the Santa Monica Mountains. Vineyards are wonderful in the right time and place, and the NAP is the **wrong place**. The current drought (which will not be the last one) is reason enough. Sensibly, taking water from the aquifer should be completely ruled out in perpetuity.

At least as important is our precious coastal mountain ecosystem. True if you stand in the right places in the Santa Monica mountains you can get the wonderful feeling of being surrounded by nature and nothing else, but there are few of those places left and they are decreasing. Furthermore, as we are learning from our local mountain lions, bobcats, and other wildlife, a critical mass of open space is necessary for the healthy survival of the creatures we should be taking care of.

It can always be argued that "just a bit more" land can be sacrificed for agriculture, or housing, or ball fields, or whatever other kind of development is wiping out the tiny amount of nature we have left. The result of this strategy is that +90% of nature in this country is gone, mostly forever.

You are sure to hear from true wine lovers, and also from those that have a purely commercial interest, how nice vineyards are. It is your job to see the bigger picture and mandate - NOT HERE, NOT NOW.

Sincerely,

Joel & Kian Schulman
1832 Lookout Road
Malibu, CA 90265

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:38 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

-

From: **Jan Dougall**
Date: Sat, Sep 26, 2015 at 8:31 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment,
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a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty.
We must preserve it for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you.

Jan Dougall & Norm Goldstein
Resident of the Liberty Canyon neighborhood of Agoura Hills

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:37 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Don Wallace**
Date: Sun, Sep 27, 2015 at 12:26 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable
L.A. County
Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I have worked for years to advocate 'one' consistent vineyard policy for the Santa Monica Mountains. I ask you to please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
grape
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Santa Monica Mountains National Recreation Area's scenic resources
- which cannot rationally be permitted
.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment,
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We must preserve it for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you.

Donald W. Wallace

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:34 PM
To: Anita Gutierrez
Subject: Support Vinyard Ban-In Nap-Agenda item 8 RPC
Attachments: Doc1.docx

---------- Forwarded message ----------
From: **Carrie Baltin**
Date: Sun, Sep 27, 2015 at 2:40 PM
Subject: support Vinyard Ban-In Nap-Agenda item 8 RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I Carrie Baltin support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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- which cannot be permitted

.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. <u>The Santa Monica Mountains are not home to vineyards.</u> They are a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
allow
'special interests'

to
triumph over the best interests of the public and our spectacular resources.

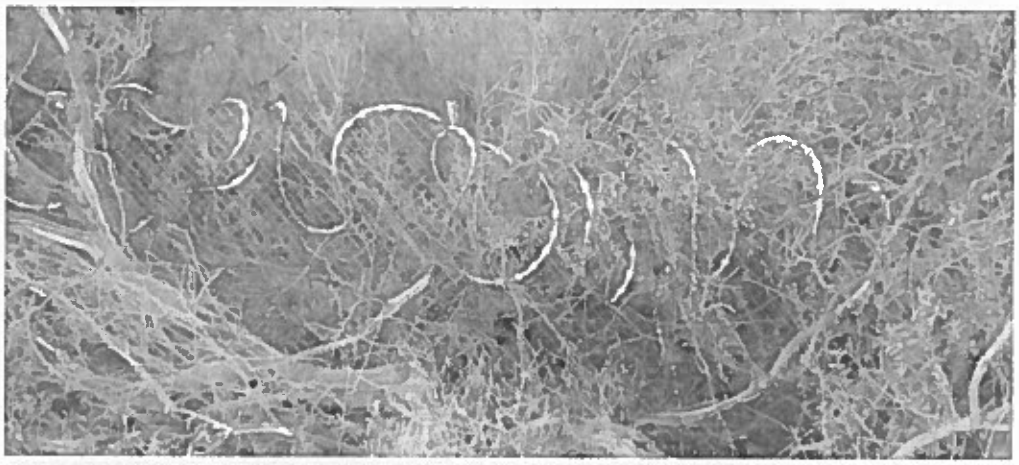
The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP

Thank you.

Carrie Baltin MNVCA President

These
steep
hillsides have been denuded of natural vegetation for vineyards.
In the middle of their habitat, this razor
wire and fencing blocks
and is a threat to
wildlife



Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:34 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Sara Horner**
Date: Sun, Sep 27, 2015 at 3:01 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Dear Members of the Los Angeles County Regional Planning Commission,

As a second generation resident of Los Angeles I urge you to protect one of our most significant natural resources, the Santa Monica Mountains, by carrying forth the same vineyard policies for the North Area Plan that have already been adopted by the Local Coastal Program.

The monoculture of vineyards are a wasteland in comparison to the extraordinarily rare Mediterranean ecosystem of our local natural environment.

Thank you for your attention.

Sincerely,

Sara Nelson Horner

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 7:40 PM
To: Anita Gutierrez
Subject: BAN VINEYARDS IN NAP

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains.

Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which cannot be permitted

.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out.

The Santa Monica Mountains are not home to vineyards.

Vineyards are a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and to our water quality.

Please don't
allow
'special interests'

to
triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy resplendent natural beauty.

We must preserve the Santa Monica Mountains for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP

.

Thank you.

Morrie Ruvinsky
Santa Monica resident and voter

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:39 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Ren Larison**
Date: Sat, Sep 26, 2015 at 9:15 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: nenglund@bos.lacounty.gov

Honorable Regional Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I am writing in support of imposing a ban on vineyards in the Santa Monica Mountains North Area. Vineyards and other agriculture are incompatible with maintenance of the wild lands that are intrinsic to the Santa Monica Mountains. Erosion, in particular, is a source of concern given the steep slopes of much of the area under consideration. In addition, excessive water use, the application of pesticides, disruption of wildlife corridors, and introduction and spread of non-native weeds are all negative side-effects of vineyards that should be strongly discouraged in the Santa Monica Mountains as a whole.

Sincerely,

--
Brenda Larison
Assistant Adjunct Professor
Department of Ecology and Evolutionary Biology
University of California, Los Angeles

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:40 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP: AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Kay Austen** <kayausten@gmail.com>
Date: Fri, Sep 25, 2015 at 3:22 PM
Subject: SUPPORT VINEYARD BAN IN NAP: AGENDA ITEM #8 - RPC
To: nenglund@bos.lacounty.gov

TO: Los Angeles County Regional Planning Commission
320 West Temple St., Los Angeles, CA.

Honorable Regional Planning Commissioners:

It is inconceivable to me that the Board of Supervisors, having permanently banned new vineyards from the coastal zone, is considering allowing them in the North Area. What is the rationale for this radically disparate treatment of the SAME mountains? If one area is worth saving, all areas are! Vineyards large and small are extremely destructive to habitat and wildlife: they have no place here in our increasingly fragile mountains.

I also oppose what I call "vanity vineyards." These are vineyards from one to forty acres planted by wealthy landowners so they can trot out their "private label" to their friends. Why are we decimating the mountains for their ego gratification? Is there no limit to the taking of the one percent? The single and cumulative impact of such vineyards damages public lands and wildlife. They too should be banned outright.

Pope Francis said: "We seem to think that we can substitute an irreplaceable and irretrievable beauty with something which we have created ourselves."

Commissioners and Board of Supervisors: you have a public trust to keep. Protect the Santa Monica Mountains!

Sincerely,

Dr. Kay Austen
2630 Tuna Canyon Rd.,
Topanga, 90290
310-455-1611

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:40 PM
To: Anita Gutierrez
Subject: Opposing Vineyards

From: **Stacy Sledge Email** <ssledge@verizon.net>
Date: Fri, Sep 25, 2015 at 10:26 AM
Subject: Opposing Vineyards
To: defendnap@gmail.com

To Whom It May Concern,

Please accept this email as confirmation of my opposition to any additional vineyard developments in the Santa Monica Mountains.

Thank you,

Stacy Sledge
19611 Valley View Drive
Topanga, CA 90290

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:40 PM
To: Anita Gutierrez
Subject: Vineyards

From: **David Shapiro** <nrsimhananda@gmail.com>
Date: Fri, Sep 25, 2015 at 8:50 AM
Subject: Vineyards
To: defendnap@gmail.com

Commercial vineyard development is antithetical to the spirit and purpose of the Santa Monica Mountain Conservatory which represent the wishes of intelligent, caring, compassionate people who lead the world toward light, not shadow.

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:41 PM
To: Anita Gutierrez
Subject: Vineyard Ordinance

---------- Forwarded message ----------
From: **Toby** <toby@finecut.com>
Date: Tue, Sep 22, 2015 at 5:52 PM
Subject: Vineyard Ordinance
To: defendnap@gmail.com

Dear Regional Planning Commissioners -

As a resident of the Santa Monica Mountains, I support a ban on new vineyards in the North Area Plan. I believe in one vision, one Santa Monica Mountains - and that this policy should be a continuation of the vineyard policy already adopted by the Board of Supervisors and the Coastal Commission in the Local Coastal Program. Vineyards negatively impact our natural resources, impede wildlife corridors, eradicate native habitat and consume water we don't have. The pesticides get into our watershed and ultimately flow into the ocean.

Sincerely,
Toby Keeler
23333 Valdez Road
Topanga, CA 90290
818-591-8500

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

September 28, 2015

Anita Gutierrez, Supervising Regional Planner
Los Angeles County Department of Regional Planning
Community Studies West Section
320 West Temple Street
Los Angeles, California 90012

Draft Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/R2015-02310-(3)/RADV201500007 and Draft Initial Study

Dear Ms. Gutierrez:

The National Park Service offers the following comments on the Draft Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/R2015-02310-(3)/RADV201500007 and Draft Initial Study.

Much of the North Area plan area is within the Santa Monica Mountains National Recreation Area (SMMNRA). Lands within the boundary of the SMMNRA are owned or managed by a variety of agencies and entities, including state and local governments, private property owners and the National Park Service. The Santa Monica Mountains National Recreation Area provides wildlands, habitat, and recreation for the millions of people that visit the area each year.

The National Park Service supports recommendations advanced by the Santa Monica Mountains Conservancy to accommodate small vineyards, under limited conditions, in the North Area (see attachment). Specifically, NPS endorses the recommendations that the vineyard ordinance:

1. Limit vineyards to "personal vineyards" that cover 1/4 acre or less and that are located within the fuel modification zones A and B.
2. Require that water for vineyards be provided by a municipal water district (i.e., not wells).
3. Require setbacks of vineyards to riparian areas and other sensitive habitat types of 150 feet (not 100 feet as currently proposed).
4. Require setbacks of vineyards to Significant Ridgelines of 100 feet (not 50 feet as currently proposed).

5. Require that vineyards not be visible from official public trails, scenic routes, routes with scenic qualities, and major public use areas (in addition to Scenic Highways and the Backbone Trail as currently proposed).

David M. Szymanski
Superintendent

Attachments

Comments from the Santa Monica Mountains Conservancy on Draft Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/R2015-02310-(3)/RADV201500007 and Draft Initial Study, dated September 28, 2015.

COMMITTEES
BUDGET
BUSINESS AND PROFESSIONS
HIGHER EDUCATION
TRANSPORTATION

SUBCOMMITTEE
SUBCOMMITTEE NO. 6 ON BUDGET PROCESS OVERSIGHT AND PROGRAM EVALUATION

Assembly
California Legislature

RICHARD BLOOM
CHAIR, BUDGET SUBCOMMITTEE NO. 3 ON RESOURCES & TRANSPORTATION
ASSEMBLYMEMBER, FIFTIETH DISTRICT

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0050
(916) 319-2050
FAX (916) 319-2150

DISTRICT OFFICE
2800 28TH STREET, SUITE 105
SANTA MONICA, CA 90405
(310) 450-0041 AND
(818) 596-4141
FAX (310) 450-6090

E-MAIL
assemblymember.bloom@assembly.ca.gov

September 25, 2015

Anita Gutierrez, Supervising Regional Planner
Los Angeles County Department of Regional Planning
Community Studies West Section
320 West Temple Street
Los Angeles, California 90012

As the Assemblymember for District 50, which encompasses much of the Santa Monica Mountains and as a former member of the California Coastal Commission, I am concerned about the expansion of commercial vineyards in the area covered by the Draft Santa Monica Mountains North Area Community Standards District Vineyard R2015-02310-(3)radv201500007 and Draft Study

After many years of careful deliberation, community outreach and participation, the Local Coastal Plan recently enacted by the LA County Board of Supervisors, and supported by the Coastal Commission, should be the guide for preserving the aesthetic, biological and recreational resources in all of the Santa Monica Mountains. The recent spike in vineyard applications in the area covered by the North Area Plan suggests the need for a careful review, guided by the LCP, of the Draft North Area Vineyard Ordinance.

Of particular concern are the issues of water use, view shed encroachment, commercial use of pesticides, watershed pollution and erosion runoff, habitat loss and wildlife corridor interruption. Limiting vineyards to smaller, garden sized plots on residential properties would go a long way towards addressing these issues, coupled with strengthened ridgeline restrictions and buffers around significant ecological and riparian areas. Given the limited and varied conditions of groundwater in the region, requiring the use of municipal sources of water will help avoid water source issues we've seen elsewhere in the state and allow for better overall water management. Finally, we must consider the mission of the Santa Monica Mountains National Recreation Area to provide open space, wilderness access, outdoor education and preservation of the wild and scenic beauty of the Santa Monica Mountains.

I strongly urge County Staff to carefully consider the need for balance between the private pursuits of vintners and the well-established public purpose in preserving the Santa Monica Mountains for all Californians.

Sincerely,

Richard Bloom
Member, California State Assembly, 50th District

Printed on Recycled Paper

Honorable Planning Commissioners:

PLEASE SUPPORT VINEYARD BAN IN NAP RE:
AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains in (SMM) their entirety. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted.

Vineyards not only block wildlife corridors, but they also lure in fragile wildlife only to further endanger them with razor/barbed wire and non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains must not be home to vineyards. Vineyards are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please do not allow "special interests" to triumph over the best interests of the public and our spectacular resources.

The Mountains should look like this:

Not this:

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations - by prohibiting new vineyards in NAP unless consistent with the LCP .

Thank you.

Carl Ehrlich
Calabasas resident since 1964

* * * * *

These steep hillsides have been denuded of natural vegetation for vineyards. In the middle of their habitat, this razor wire woven throughout the none permeable fencing, blocks and is a threat to wildlife.

Anita Gutierrez

Subject: FW: New Message From Los Angeles County Supervisor Sheila Kuehl - Shoot Us An Email

Anita D. Gutierrez, MPL, AICP |Community Studies West Section Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
Phone: 213.974.6422

From: Anne Saldo <annesaldo@verizon.net<mailto:annesaldo@verizon.net>>
Date: September 27, 2015 at 4:51:13 PM PDT
To: <bmardueno@bos.lacounty.gov<mailto:bmardueno@bos.lacounty.gov>>
Subject: New Message From Los Angeles County Supervisor Sheila Kuehl - Shoot Us An Email
Reply-To: Anne Saldo <annesaldo@verizon.net<mailto:annesaldo@verizon.net>>

Please do not approve new vineyards in the Santa Monica Mountains North Area/Community Standards District. I am concerned about the ecological health of the area. Thank you.

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Sunday, September 27, 2015 12:32 PM
To: Anita Gutierrez
Subject: Fwd: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Begin forwarded message:

From: Barbara Willahan <bwillahan@verizon.net<mailto:bwillahan@verizon.net>>
Date: September 27, 2015 at 12:19:17 PM PDT
To: <nenglund@bos.lacounty.gov<mailto:nenglund@bos.lacounty.gov>>
Cc: <defendnap@gmail.com<mailto:defendnap@gmail.com>>,
<topanga.tcwc@gmail.com<mailto:topanga.tcwc@gmail.com>>
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Honorable Regional Planning Commissioners:

I am a private home owner having lived in the Santa Monica Mountains since 1967. I moved here because of the specialness of these beautiful mountains, the rich wildlife, its native habitat, the beauty that surrounds me daily. I love the specialness of this land and do everything possible to protect it and its wildlife.

I do not envision vineyards as a part of the natural eco-system. Pesticides, which I have fought against for years, and other toxins, pollute our watershed. Overall, how long do we, as a small part of humanity, stand up to protect those less capable of the destruction that money and special interest feel is their right. When do we regard the rights of nature and its beauty as just, or more, important then the special interest of those who see their goal as money producing for private interest rather then honoring the spiritual goal of preserving the beauty within the Santa Monica Mountains National Recreation Area.

This is not the Napa Valley; these are the Santa Monica Mountains, a proud component of the Santa Monica Mountains National Recreation Area.

I support carrying forth the same vineyard policies already established in the LCP. It is a necessary approach for the NAP: One vision, One Santa Monica Mountains.

Thanking you in advance for your consideration of my input.

Very Sincerely,

Barbara Willahan
20082 Stites Dr
Topanga, CA 90290
310-455-1827

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Sunday, September 27, 2015 9:40 AM
To: Ken Wheeland
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Thank you for your comments and input. I will share your correspondence with the planning commission.

On Sep 27, 2015, at 8:39 AM, Ken Wheeland <ksafarri@gmail.com<mailto:ksafarri@gmail.com>> wrote:

Los Angeles County Regional Planning Commission
320 West Temple St.,
Los Angeles, CA

Honorable Regional Planning Commissioners:

Vineyards are a non-native crop in the Santa Monica Mountains.
The wholesale removal of natural vegetation and replacement with grape vines increases erosion and negatively impacts water quality. Many existing vineyards are planted on steep terrain further exacerbating erosion and water quality impacts.

Vineyards introduce a non-native food source to our local wildlife. Vineyards using fencing that is non-permeable for wildlife impedes their movement and impacts their habitat. Vineyards are spread over acres and acres representing solid blocks to wildlife passage.

The Santa Monica Mountains have no water basin or aquifer. Rather, the ground water is found in sporadic pockets within fractured subsurface rock. This type of ground water is particularly hard to measure and characterize, making it virtually impossible to predict if a new well will have any potential impact to neighboring wells. Virtually all vineyards in the Santa Monica Mountains are irrigated with well water.

If you are more comfortable including a

'
personal
garden vineyard
'

option
for property owners -
then limit
area to a ma
x of
10,000 square feet
or 1/4 of an acre - whereby it is also necessary to meet all of the conditions imposed by the Ordinance , without any variances.

TOPANGA ASSCOCIATION FOR A SCENIC COMMUNITY

PO BOX 352 TOPANGA CA 90290

September 26,2015

Anita Gutierrez, Supervising Regional Planner
Los Angeles County Department of Regional Planning
Community Studies West Section
320 West Temple Street
Los Angeles, California 90012

Re: Draft Santa Monica Mountains North Area Community Standards District Vineyard R2015-02310-(3)radv201500007 and Draft Study

The Topanga Association for a Scenic Community (TASC) opposes new vineyard expansion the Santa Monica Mountains North Area. As reported recently in the Los Angeles Times more than 50 vineyard applications have been filed with the County and await approval. If only 10% to 20% of these applications are approved, enormous significant adverse impacts to the biological and aesthetic resources in the Santa Monica Mountains would result.

If the County chooses to approve new vineyards in the North Area, sections of the draft North Area Vineyard Ordinance need strengthening and water issues must be addressed.

These include:

Limiting the size of vineyards on residential properties to accommodate only "garden size" vineyards based on a formula taking into account parcel size and habitat constraints on each parcel. Industrial size vineyards in the Santa Monica Mountains are not part of the natural habitat of the Santa Monica Mountains and should be discouraged.

Water usage and its source for new vineyards need to be addressed in the Draft Ordinance. Due to the severe water restrictions currently in place in the Santa Monica Mountains it's essential to place strict conditions on irrigation of new vineyards. The use of well water must be prohibited to protect against the depletion of ground water. Our diminishing ground waters feed streams, protect riparian areas, and provide water for our wildlife. Municipal water usage is preferred, although even this source is questionable due to continuing severe

drought conditions. We recommend that the Draft Ordinance require the use of municipal water as well as drip irrigation systems for all approved vineyards.

Protection of significant ridgelines must be strengthened. The Draft Ordinance recommends 50 feet high and 50 feet vertical distances from significant ridgelines. We believe that these restrictions must be increased to 100 feet high and 100 feet vertical distances. Variances should not be permitted.

We recommend increasing the buffer around Significant Ecological and Riparian areas to 150 feet (the Draft Ordinance recommends 100 feet). Any farming near such fragile areas not only impacts the stability of the soil, but increases the likelihood of introducing pesticides or other toxins into the ground.

The impact of new vineyards or the expansion of existing vineyards must also take into account their aesthetic impact on our National and State Parks system. Their trails, scenic routes, and other public use areas in the mountains need to be protected from the visual intrusion of this kind of development.

Sincerely,

Roger Pugliese
Chairperson

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Saturday, September 26, 2015 12:29 PM
To: Joel Schulman
Cc: Anita Gutierrez
Subject: Re: RE: Item #8 - Project R2015-02310-(3): Ban Vineyards

Thank you for your input. I will share your comments with the planning commission.

On Sep 26, 2015, at 12:27 PM, Joel Schulman <jnschulman@gmail.com<mailto:jnschulman@gmail.com>> wrote:

Los Angeles County Regional Planning Commission
320 West Temple St.,
Los Angeles, CA

Dear Regional Planning Commissioners,

We support the vineyard ban in the North Area Plan for the Santa Monica Mountains. Vineyards are wonderful in the right time and place, and the NAP is the wrong place. The current drought (which will not be the last one) is reason enough. Sensibly, taking water from the aquifer should be completely ruled out in perpetuity.

At least as important is our precious coastal mountain ecosystem. True if you stand in the right places in the Santa Monica mountains you can get the wonderful feeling of being surrounded by nature and nothing else, but there are few of those places left and they are decreasing. Furthermore, as we are learning from our local mountain lions, bobcats, and other wildlife, a critical mass of open space is necessary for the healthy survival of the creatures we should be taking care of.

It can always be argued that "just a bit more" land can be sacrificed for agriculture, or housing, or ball fields, or whatever other kind of development is wiping out the tiny amount of nature we have left. The result of this strategy is that +90% of nature in this country is gone, mostly forever.

You are sure to hear from true wine lovers, and also from those that have a purely commercial interest, how nice vineyards are. It is your job to see the bigger picture and mandate - NOT HERE, NOT NOW.

Sincerely,

Joel & Kian Schulman
1832 Lookout Road
Malibu, CA 90265

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Saturday, September 26, 2015 9:49 AM
To: Ren Larison
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Thank you for your comments and input. We will share your correspondence with the regional planning commission.

On Sep 26, 2015, at 9:15 AM, Ren Larison <blarison@ucla.edu<mailto:blarison@ucla.edu>> wrote:

Honorable Regional Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I am writing in support of imposing a ban on vineyards in the Santa Monica Mountains North Area. Vineyards and other agriculture are incompatible with maintenance of the wild lands that are intrinsic to the Santa Monica Mountains. Erosion, in particular, is a source of concern given the steep slopes of much of the area under consideration. In addition, excessive water use, the application of pesticides, disruption of wildlife corridors, and introduction and spread of non-native weeds are all negative side-effects of vineyards that should be strongly discouraged in the Santa Monica Mountains as a whole.

Sincerely,

--
Brenda Larison
Assistant Adjunct Professor
Department of Ecology and Evolutionary Biology University of California, Los Angeles

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, September 25, 2015 5:21 PM
To: Edward Greenberg
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Thank you for your comments. We will share them with the planning commission.

On Sep 25, 2015, at 5:12 PM, Edward Greenberg <edwardgreenberg@hotmail.com<mailto:edwardgreenberg@hotmail.com>> wrote:

I am a resident of Tuna Canyon watershed and I oppose vineyards in this area . I live at 2250 Tuna Canyon Road.

This area of the Santa Monica Mountains is a fully functional wildlife ecosystem that would be measurably and irreparably harmed if vineyards were allowed to be built here

It would be naïve to the point of negligent to assume that landowners that put in a vineyard would not be inclined to use every conceivable means to protect such an investment, including methods that would be destructive to the ecosystem (high nitrogen fertilization with attendant runoff, animal traps, etc.). What benefit of the doubt can you justify giving to these landowners? What basis of trust that they will follow any restrictions they are required to observe? A vineyard must obviously prevent and obstruct access to wildlife in order to protect the vines and the irrigation. Moreover, construction of a vineyard would kill the habitat of ground animals that are essential to the quality of life here. I'm thinking, for example, of deer, coyote, and, yes, rattlesnakes that keep the rodent population in check. Think about what rampant squirrel and gopher population increase would do the neighboring slopes, or the attendant rise in dangerous disease.

Further, in a state in which permanent drought is now a scientifically determined fact, legally recognized with mandated water quotas, it is inconceivable that you would not see that a vineyard, especially a "vanity vineyard", would fly in the face of the severe strain and sacrifice we have all now been forced to bear. Does the governor know you are giving consideration to this? How can you justify this contradiction? And what will happen to these vineyard slopes in the event of the projected severe El Nino? Gosh, I would think this is all obvious to you.

If you allow a prior claim to landowners who have no regard for these values which are quite obviously in conflict with their personal, private financial investment then you almost certainly open the way for the area to be turned into an ecological desert. You may think I'm using extreme terms. Any biologist familiar with this area should be able to explain all of this to you, if you need to have the particulars for your opposition. Allowing responsible land ownership does not include the right to destroy this irreplaceable treasure for personal financial gain (I assume you can see for yourself that no one puts in an expensive to build, expensive to maintain small plot vineyard because they're pretty to look at). Please act accordingly.

Respectfully,

Edward and Claudia Greenberg

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, September 25, 2015 2:23 PM
To: roryfreedman@aol.com
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Thank you for your input and comments. We will share them with the planning commission.

On Sep 25, 2015, at 1:57 PM, "roryfreedman@aol.com<mailto:roryfreedman@aol.com>" <roryfreedman@aol.com<mailto:roryfreedman@aol.com>> wrote:

Ms. Englund,

On Wednesday, Sept. 30, the Los Angeles County Regional Planning Commission will hear a newly proposed Draft Vineyard Ordinance for the North Area Plan (NAP) - 21,000 acres of equally significant resources - adjacent to the Local Coastal Program (LCP) in the Santa Monica Mountains. Much of NAP also falls into the Santa Monica Mountains National Recreation Area.

As you know, the Santa Monica Mountains LCP banned new vineyards because of their substantial negative impact on the environment - on our pristine scenic resources, wildlife, habitat, eco-system and water. Pesticides are also an unmitigatable impact - even for purported organic vintners - our watershed will be inundated with toxinsthat will flow eventually out into the bay.

Since the certification of the LCP, there has been a flood of new applications for vineyards in NAP that could destroy forever our finite resources that we the public have invested in and battled to preserve for decades.

As we all know, the LCP or coastal cut off line is imaginary - the sweeping ridgelines, wildlife, habitat, do n't suddenly stop or abruptly become less valuable or less scenic .

I am in support for maintaining one consistent vineyard policy for the Santa Monica Mountains. Carry forward the ban on new vineyards already in force in the SMMLCP to and throughout the NAP.

Thank you very much

,

Rory Freedman
Concerned Resident

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, September 25, 2015 10:34 AM
To: Connie Zweig
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Thank you for your input and comments.

On Sep 25, 2015, at 10:00 AM, Connie Zweig <conniezweig@gmail.com<mailto:conniezweig@gmail.com>> wrote:

Vineyards are destroying our natural habitat in the SM mountains.
please stop their development.

--
Connie Zweig, Ph.D.
Co-author of Meeting the Shadow and Romancing the Shadow, Author of The Holy Longing: Spiritual Yearning and Its Shadow Side, and A Moth to the Flame: The Life of Sufi Poet Rumi

Climate Reality Leader
www.conniezweig.com<http://www.conniezweig.com>

ü Please consider the environment before printing this email

Anita Gutierrez

From: Cynthia Maxwell [zinthia@charter.net]
Sent: Friday, September 25, 2015 9:21 PM
To: Anita Gutierrez
Subject: Draft vineyard ordinance

From: Mary Ellen Strote [mailto:mestrote@gmail.com]
Sent: Friday, September 25, 2015 8:13 PM
To: Cynthia Maxwell
Subject: please review asap

September 25, 2015

Anita Gutierrez
Community Studies West Section
Los Angeles County Department of Regional Planning

RE: Draft Vineyard Ordinance

Dear Ms. Gutierrez:

The Cold Creek Community Council has represented homeowners in the Cold Creek area of the Santa Monica Mountains for more than 40 years. Some of our 250 families are located in the Coastal Zone, some in the area governed by the North Area Plan, a small fraction within Calabasas city limits.

The CCCC is a longstanding stakeholder in planning for the mountains. Our homeowners were an intrinsic part of the creation of Santa Monica Mountains National Recreation, worked for the acquisition of King Gillette Ranch and Ahmanson Ranch, and lobbied for the creation of the Mulholland Scenic Corridor.

The CCCC applauds the efforts put into the draft ordinance and supports nearly all its elements.

However, waiting five years to regulate existing vineyards will only add to the environmental damage many of them continue to cause. Some use wildlife-unfriendly razor wire fencing, some have dammed creeks, some are the source of ongoing erosion and stream silting. We urge you to amend the draft ordinance to require compliance with the suggested regulations in no less than one year.

The CCCC board also suggests that allowing two acres of vineyards per parcel could be devastating to the visual landscape of the Santa Monica Mountains and to the wildlife that depends on native habitat. While two acres doesn't sound like much, multiplied times the number of parcels in the North Area, a significant percentage of undeveloped habitat could be converted to agriculture. We request that vineyards or other agricultural crops be limited to the area within the first 50 feet of any habitable structure, within fuel modification "Zone A". Since this area is defined as an irrigated zone, the planting of crops n this area would not result in more habitat removal or irrigation than would otherwise occur.

We support the use of cover crops and the other Best Management Practices outlined in the proposed ordinance. We request that the cover crops be limited to native or non-invasive plant species.

We applaud the County's efforts, as exemplified by this proposed ordinance, to protect the sensitive Mediterranean ecosystem of the North Area, and respectfully submit our requested modifications. We feel these would allow a reasonable use of private property for small-scale agricultural endeavors, while assuring that widespread habitat destruction and fragmentation does not result.

Thank you for the consideration of our comments.

Sincerely,

Cynthia Maxwell
President, Cold Creek Community Council

Maya Saraf

From: Stacy Sledge [contact@topangatowncouncil.org]
Sent: Monday, September 28, 2015 1:12 PM
To: Anita Gutierrez; Maya Saraf
Subject: Project No: R2015-02310-(3), Permit Nos: RADV201500007, RENV201500182
Attachments: Hearing - Vineyards_2015.pdf

Dear Planning Commissioners,

Please see the attached letter from the Topanga Town Council regarding:
Project No: R2015-02310-(3), Permit Nos: RADV201500007, RENV201500182

Thank you for your consideration.

Respectfully,

The Topanga Town Council

TOPANGA TOWN COUNCIL

P.O. BOX 1085 ♦ TOPANGA, CA 90290 ♦ 310.455.3001 ♦ WWW.TOPANGATOWNCOUNCIL.ORG

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PRESIDENT

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CHAIR, ACCESS CARDS

JACQUI BENSON
ADVISOR

ANTHONY HALL
ADVISOR

OLIVER DUGGAL
ADVISOR

September 25, 2015

Re: Project No: R2015-02310-(3), Permit Nos: RADV201500007, RENV201500182

Dear Honorable Regional Planning Commissioners,

The Topanga Town Council opposes additional vineyard development in or around the Santa Monica Mountains and asks for your support to do the same.

The Council supports the LCP is because it strengthens the continuity of planning in the Santa Monica Mountains and results in tremendous ecological, social and economic benefits within our coastal zone. We feel that surrounding communities like those in the North Area Plan should be subject to the same policy design of the LCP that otherwise would threaten all of the Santa Monica Mountains down to our coast line.

What is *most* important is that the County's LCP expands on existing principles established in the North Area Plan and the Coastal Act by making resource protection a priority over development. In carrying out these principles, your rejection of new vineyards would protect our most sensitive habitats, provide for the highest level of water quality protection, and place critical restrictions on threatening development.

Banning new vineyard development in the NAP is in total alignment of the LCP which many of us worked so hard to obtain. The LCP banned new vineyards because of their substantial negative impact on the environment, on our pristine scenic resources, wildlife, habitat, eco-system and water. Even organic vintners will find use of pesticides that will have an unhealthy impact to the environment. Our watershed will be inundated with toxins that will flow eventually out into the Bay. Since the LCP line or coastal cut off line is imaginary— the sweeping ridgelines, wildlife and habitat won't suddenly stop or abruptly become less valuable or less scenic.

It is vital, that Regional Planning considers lasting standards for environmental protection for the entire region. It is this commitment that will protect and preserve our region's precious resources for generations to come.

The Topanga Town Council appreciates your consideration and asks you to reject vineyard development.

Thank you for your time.

Respectfully submitted,

Stacy Sledge,

Anita Gutierrez

From: Rosie Ruiz
Sent: Monday, September 28, 2015 4:07 PM
To: Anita Gutierrez
Subject: FW: No CUPs for wineries

From: Ellen Kehr [mailto:quilterellen@yahoo.com]
Sent: Monday, September 28, 2015 3:01 PM
To: Rosie Ruiz
Subject: No CUPs for wineries

I am writing to voice my strong support of wineries in Malibu. The wine industry has a long and successful history in California. Wineries not only offer employment, but it's hard to think of a more picturesque landscape than vineyards. Additionally, under cultivation, the vineyards provide protection against fires--always a threat in the hills of Malibu.

Las Virgenes Homeowners Federation, Inc.

Post Office Box 353, Agoura Hills, California 91301

The voice and conscience of the Santa Monica Mountains since 1968

Monday, September 28, 2015

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012
Via email to

Dear Regional Planning Commissioners:

Support One Consistent Vineyard Policy For SMMS
Re: Agenda Item #8 - Project No. R2015-02310-(3) Vineyards In The SMM North Area CSD

The Las Virgenes Homeowners Federation (LVHF), representing more than 10,000 homeowners and property owners in the Santa Monica Mountains and environs, voted unanimously to support a Vineyard Ordinance for the North Area Plan (NAP) that is consistent with the vineyard policy certified in the Local Coastal Program (LCP) in 2014. This is a no-brainer.

As residents and activists in the Santa Monica Mountains for 47 years, LVHF has been the integral force fighting for and working with the County to develop and drive to fruition both the NAP and the LCP. We know better than anyone else that there is no distinction between the LCP and NAP landscapes – one ecosystem, one Santa Monica Mountains. Both embody policies that bring balance, consistency and predictability to all stakeholders. Most importantly it is critical now to update and lock in the same natural resource protection for NAP as we've done in the LCP, to protect our pristine mountain resources from the new and escalating threat of non-native vineyard plantations.

The LCP prohibits new vineyards because they are a menace to our environment, native habitat, oak woodlands, magnificent scenic resources, wildlife/wildlife corridors, water quality and supply – and a threat to our rural mountain villages. Maintaining the unique character and quality of life for our mountain communities has been assured and protected in the LCP.

We need to afford those same continued protections to our rural communities in the NAP. Vineyard blight and cumulative vineyard blight pockmarking and overtaking mountain slope and canyon terrain, converting the resplendent wild and natural environment into unnatural, unsightly, agricultural commercial operations *destroys resources and property values.*

The Santa Monica Mountains are a renowned treasure – people from all over the world enjoy our spectacular viewsheds, sweeping ridgelines and magnificent and unparalleled raw beauty. All LA County citizens are heavily invested in protecting and recreating in the Santa Monica Mountains. For decades, millions and millions of tax dollars have been spent on preserving open space, on a comprehensive trail network, on parkland and on scenic route preservations - all of which are significantly negatively impacted and destroyed by vineyard plantation crops. Battle after battle has been fought to save these pristine mountains - hand in hand with our political leaders - so that all Angelenos and future generations may have an unparalleled opportunity to escape - just a breath away - to a beautiful natural place.

A hike on the spectacular Backbone Trail should not elicit views of denuded hillsides filled with rows and rows of uniform, unnatural vegetation (also barren for several months of the year) – as opposed to magnificent oaks, native chaparral and accompanying wildlife.

Commercial vineyard operations bring noise, tractors, workers, dust, lights and pesticides to rural villages and into the habitat of our most precious and fragile wildlife - who are already severely impacted by urban sprawl. Pesticide spraying cannot even be properly monitored – and so called organic vineyards can contribute even more pollutants down and into our fragile watershed than those that are not. With vineyard plantations, pesticides and poisons become part of the new landscape dripping into our creeks and streams, contaminating water quality and our wildlife.

Vineyards are a serious and irrefutable threat to wildlife. They block wildlife corridors and cumulatively create a series of dangerous obstacles that impede movement and create new hazards. Firstly, wildlife native habitat is stripped bare, then re-planted with a *huge crop food source* that blocks wildlife out, but lures them in, at the same time. Barriers and non-permeable fencing are installed. To further discourage their passage cruel razor wire and barbed wire are woven oftentimes throughout that fencing - at ground level, on top, and even some slice through trees and chaparral which grow up around it, camouflaging it. Worse, there can be much distance between where this razor wire fencing blocks wildlife and where the actual vineyards are planted.

Further, entire vineyards are covered in massive amounts of netting to keep birds out. They too are lured in by a non-native crop in the middle of their habitat, and then they get tangled up in the netting - and die. This is a very common occurrence.

The visual impacts of acres of vineyards covered in netting are yet another defacement of the Santa Monica Mountains.

As stewards of the environment, together, we need to stand up and protect our imperiled wildlife and resources who cannot speak for themselves. The special interests of a few trying to convert and fragment the Santa Monica Mountains into their own personal commercial vineyard playground should not and cannot trump the public's best interests. Commercial vintners cannot be allowed to exploit the efforts that have been vested in preserving the Santa Monica mountains for 40 years for their own personal gain. This is not the Napa *Valley,* these are the Santa Monica *Mountains*, a proud component of the National Recreation Area.

Since the LCP became law last year, there has been a flood of new applications for vineyards in NAP - which raises major red flags and makes the case as we've stated for land-use compatibility between the LCP and NAP. Unless the same resource protections are instituted for NAP, the natural landscape will be further scarred and stripped with vineyard blight altering the precious natural environment and resplendent Santa Monica Mountains forever.

LVHF concurs with and would also like to incorporate the comments submitted by the Santa Monica Mountains Conservancy herein – with the exception of:
We recommend that 4300 feet be classified as the maximum garden 'personal vineyard' and the setbacks to riparian areas/and other sensitive habitat be 200 feet as opposed to 150 feet.

In summary, we respectfully request that you support one consistent vineyard policy for the Santa Monica Mountains – one ecosystem, one vision. Please vote to carry forward the resource protective vineyard policies established in the LCP, adopted by the Board of Supervisors and the California Coastal Commission, for and throughout the North Area Plan.

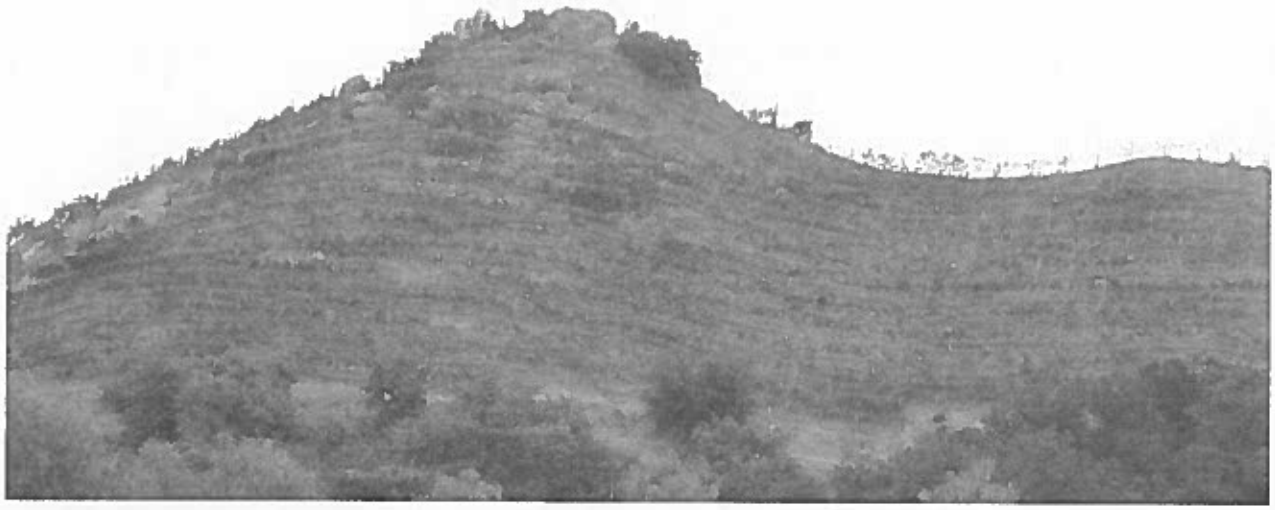
Sincerely,

Kim Lamorie
President
Las Virgenes Homeowners Federation, Inc., of the Santa Monica Mountains

The following pictures are also submitted as part of our LVHF comments.

This is the pristine Santa Monica Mountains the public has invested heavily in preserving over decades.

We need to protect the Santa Monica Mountains NAP from this.



Vineyards planted on steep slopes – barren dirt.

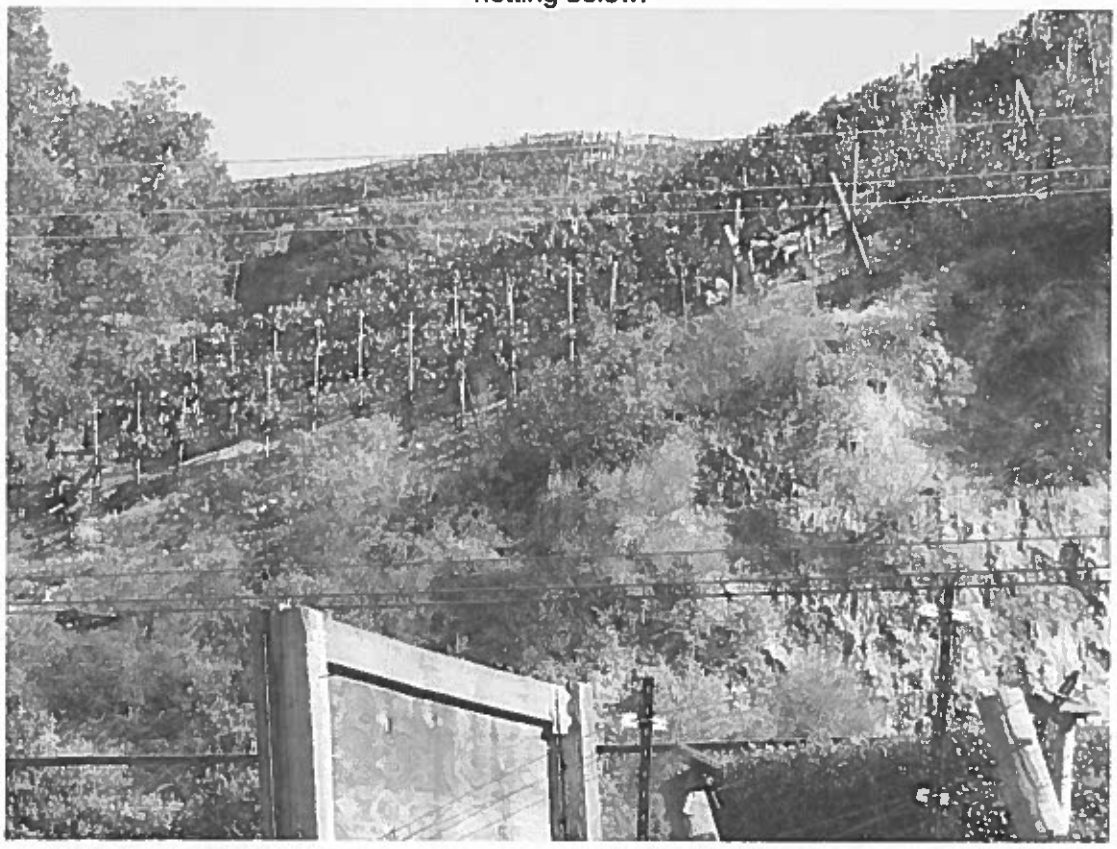
Native habitat removed for vineyards on steep slopes.

Razor wire woven throught non-permeable fences to keep out wildlife from vineyards.

Razor wire woven into fencing bottom and top and up the hillside to keep wildlife out.

Razor wire woven in non-permeable fence to keep out wildlife. Woven in trees below.

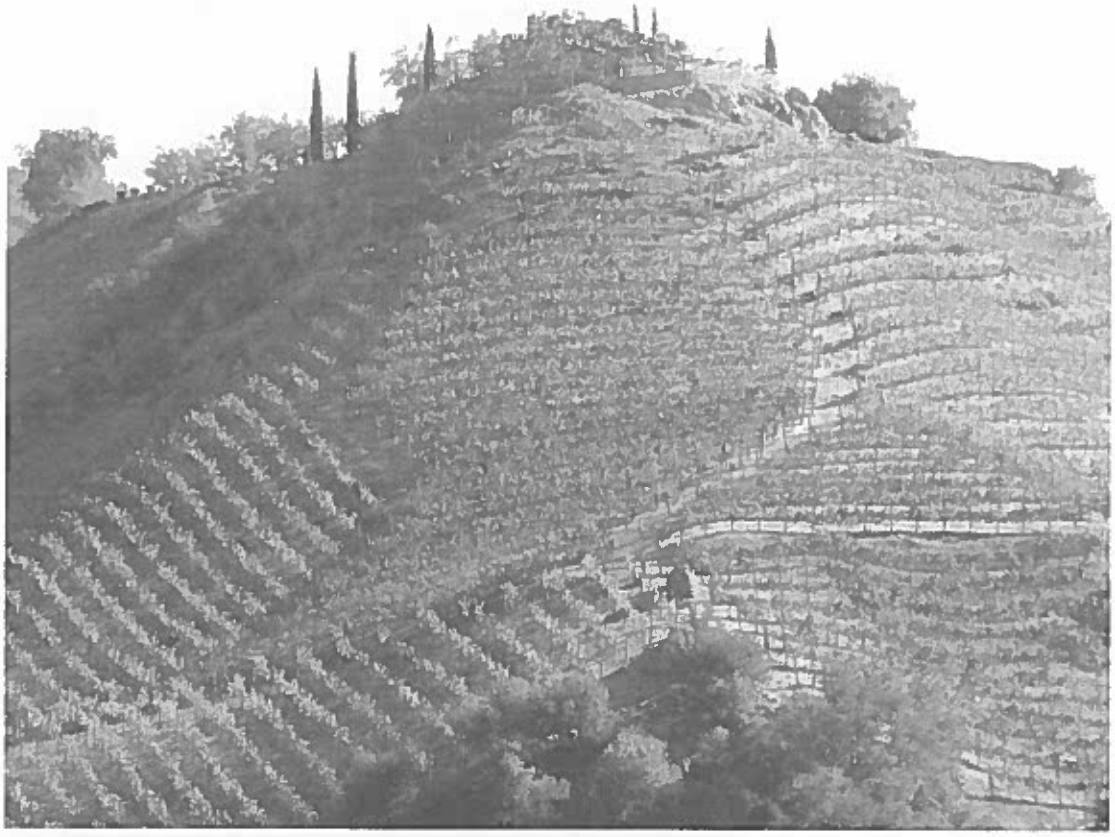
Acres of vineyards on steep slopes/ridgelines – native habitat removed - and vines covered in netting below.



Hillside including ridgeline has been denuded of native vegetation. Viewed from scenic highway. Netting on ridge covers vines too...

Netting over vineyards.

This is a hillside/ridgeline eradicated of natural vegetation, re-planted with vineyards - with evidence of commercial operation. Wooden stakes are piled up and strewn along with remnants of tour buses.



Vineyards carved out of the hillsides....

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DISTRICT OFFICE
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California State Senate

SENATOR
FRAN PAVLEY
TWENTY-SEVENTH SENATE DISTRICT

COMMITTEES
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ENVIRONMENTAL QUALITY
GOVERNANCE & FINANCE

L.A. County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

September 29, 2015

Dear Commissioners:

I write in concern regarding the recent rush of applications to establish new vineyards in the Santa Monica Mountains.

As Chair of the State Senate Natural Resources and Water Committee, I am concerned about the impacts of vineyards with their potential to erode our steep hillsides, which will degrade our water supply. In addition, vineyards require cumulatively more intensive water use that reduces our limited water supply. Many existing vineyards are planted on steep terrain further exacerbating erosion and water quality impacts.

Vineyards introduce a non-native food source to our local wildlife. When vineyards are established using fencing that is non-permeable for wildlife, this impedes their movement and impacts their habitat. Vineyards, when spread over acres and acres, represent solid blocks to wildlife passage.

Our community has invested millions of dollars to protect the Santa Monica Mountains and their ecosystems. The environmental impacts of establishing new vineyards in the Santa Monica Mountains are substantial and I advocate for adherence to the regulations found in the existing Local Coastal Plan. Thank you for your consideration.

Sincerely,

Fran Pavley

Fran Pavley
California State Senator, District 27

Wishtoyo

September 29, 2015

Los Angeles County Regional Planning Commission
Attn: Nicole Englund, Anita Gutierrez
320 West Temple Street
Los Angeles, CA 90012
NEnglund@bos.lacounty.gov, agutierrez@planning.lacounty.gov

VIA EMAIL

Re: Comments on Project No. R2015-02310-(3), Vineyards in the Santa Monica Mountains North Area Community Standards District, Land Use Regulation Case No. 201500007

Dear Planning Commissioners:

On behalf of Wishtoyo Foundation, we are writing to express our concern over the Vineyard Ordinance for the Santa Monica Mountains North Area Community Standards District, Project No. R2015-02310-(3). We urge the Planning Commission to maintain consistency with the Santa Monica Mountains Local Coastal Program (LCP) and prohibit new vineyards in the North Area.

The Santa Monica Mountains are a unique and highly biodiverse ecosystem that are threatened by human development through habitat loss, fragmentation, and pollution. The LCP recognizes the importance of protecting this ecosystem through the prohibition of vineyards. The North Area should receive the same protection, as allowing vineyard land use would necessarily result in native habitat loss and fragmentation. Furthermore, the use of pesticides and herbicides that will carry well beyond the intended targets, harming terrestrial and aquatic wildlife through direct exposure and impacts to water quality.

In addition to concerns over impacts to habitat and water quality, we have serious concerns over impacts to water supply. We are currently in a major drought and face dwindling water supplies. Because vineyards consume more water per acre than crops that are sustainable for the arid Southern California Region, use of water in times of regional drought and water scarcity is unreasonable and impermissible under the California Constitution and Water Code. Article X Section 2 of the California Constitution and Water Code Section 100. Article X, Section 2 of the California Constitution provides that:

> because of conditions prevailing in this State the general welfare requires that the water resources of the State be put to beneficial use to the fullest extent of which they are capable, and that the waste or unreasonable use or unreasonable method

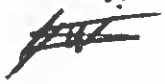
3875-A Telegraph Rd., #423 • Ventura, CA 93003 • Phone 805.658.1120 • Fax 805.258.5107
www.wishtoyo.org

> of use of water be prevented, and that the conservation of such waters is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and for the public welfare. (Cal. Const. Art. X, § 2., Cal. Water Code § 100.)

While approval of water use for new vineyards in arid Southern California may at one time have been reasonable, current circumstances clearly provide that the use of water for hobby or private vineyards is not reasonable today. California courts have made it clear: "[w]hat is a [reasonable] beneficial use at one time may, because of changed conditions, become a waste of water at a later time," such as in an area experiencing great water scarcity and need. (Tulare Irrigation Dist. v. Lindsay-Strathmore Irrigation Dist. (1935) 3 Cal. 2d 489, 567; Envtl. Def. Fund, Inc. v. East Bay Mun. Util. Dist. (1977) 20 Cal.3d 327, 332.). We simply cannot allow Southern California's precious water resources to be used unreasonably, which would be the case if new vineyards are authorized and or new wells can be used to support irrigation in the North Area. Furthermore, existing wells should be metered and all water use should be reported annually to ensure existing uses and all uses of water in the North Area conform the reasonable use requirements in the California Constitution and Water Code.

Thank you for the opportunity to comment. Please don't hesitate to contact us if you have any questions.

Sincerely,



Jason Weiner, M.E.M.
Water Initiative Director, General Counsel
Wishtoyo Foundation

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Heal the Bay

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Santa Monica CA 90401

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fax 310 496 1902

info@healthebay.org
www.healthebay.org

September 29, 2015

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Submitted via email to: Nicole Englund NEnglund@bos.lacounty.gov and Anita Gutierrez agutierrez@planning.lacounty.gov

Re: Comments on Project No. R2015-02310-(3), Vineyards in the Santa Monica Mountains North Area Community Standards District, Land Use Regulation Case No. 201500007

Dear Planning Commissioners:

On behalf of Heal the Bay, a non-profit environmental organization with over 30 years of experience and 15,000 members dedicated to making the Santa Monica Bay and Southern California coastal waters and watersheds safe, healthy, and clean, we offer our comments on the Vineyard Ordinance for the Santa Monica Mountains North Area Community Standards District, Project No. R2015-02310-(3). We appreciate the opportunity to provide comments on the Vineyard Ordinance. However, **we have serious concerns on the proposed ordinance, and support a prohibition on new vineyards in the Santa Monica Mountains North Area.**

Very few natural areas in the world rival the extraordinary biodiversity of the Santa Monica Mountains. As the world's largest urban national park, the Santa Monica Mountains National Recreation Area not only provides significant wildlife habitat, but also greatly benefits the millions of people that utilize the area for recreation and enjoyment. The Santa Monica Mountains lie within the California Floristic Province, a worldwide biodiversity hotspot[1], which is an area that has an unparalleled number of unique plants and animals; however, biodiversity hotspots are also the most threatened areas, due to human development and pressure. Preserving native habitat must be a priority for this region. Native habitat provides numerous and invaluable ecosystem services or benefits to humans such as carbon sequestration, climate regulation, purification of air and water, recreational experiences, as well and scientific and educational opportunities. There is also an inherent value to the Santa Monica Mountains ecosystems and the plants and animals that live within them. Despite some protection, we see clear evidence of environmental degradation in the Santa Monica Mountains; habitat has been lost and fragmented, streams have been channelized and covered in concrete, streambanks have eroded, water in streams contains high levels of bacteria, nutrients and sediment, and invasive species proliferate. This stream pollution threatens habitat for wildlife, recreational enjoyment of the area, and public health. Encroaching development,

[1] Myers, N. et al. 2000. Biodiversity hotspots for conservation priorities. *Nature* 403: 853-858.

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agriculture, and poor land use practices are exacerbating pollution problems in the Santa Monica Mountains.

In addition to concerns over impacts to habitat and water quality, we have serious concerns over impacts to water supply. We simply cannot allow precious and limited water resources to be used for new vineyards, a non-essential use. We are currently in a major drought and face dwindling water supplies. Water use for new vineyards is unreasonable and an impermissible use of water under Article X Section 2 of the California Constitution and Water Code Section 100. Article X, Section 2 of the California Constitution states that "because of conditions prevailing in this State the general welfare requires that the water resources of the State be put to beneficial use to the fullest extent of which they are capable, and that the waste or unreasonable use or unreasonable method of use of water be prevented, and that the conservation of such waters is to be exercised with a view to the reasonable and beneficial use thereof in the interest of the people and for the public welfare." [2] While approval of water use for new vineyards in arid Southern California may at one time have been reasonable, current circumstances clearly indicate that the use of water for hobby or private vineyards is no longer reasonable today.

Concerns over increasing viticulture land use in the Santa Monica Mountains and the associated water use and degradation of habitat and water quality led to a ban on vineyards in the Coastal Zone through the recently passed Santa Monica Mountains Local Coastal Program (LCP), approved and adopted by the Los Angeles County Board of Supervisors and California Coastal Commission. Ecosystems don't follow political boundaries; the same habitat and wildlife that exist in the Coastal Zone of the Santa Monica Mountains are also found in the North Area and they should be afforded the same protection. Both the California Coastal Commission and the Los Angeles County Board of Supervisors agreed that there is a place for viticulture but that the Santa Monica Mountains Coastal Zone is not that place. There is no reason that the North Area should be treated any differently. Our native habitat is too precious, particularly as we are surrounded by urban Los Angeles and the need for open space is paramount. **We urge the Planning Commission to follow the policies of the LCP as a precedent and enact a prohibition on new vineyards in the Santa Monica Mountains North Area.**

Absent a full prohibition, we would consider supporting strict conditions on vineyards, to ensure that they have the smallest impact possible on native ecosystems. Heal the Bay is particularly concerned about water use associated with viticulture, sedimentation from vineyard development on steep slopes, polluted runoff, and habitat loss and degradation. We were happy to see numerous safeguards already in the Draft Ordinance, such as conditions which encourage use of rain barrels and gray water, restrictions on steep slopes, and the requirements of an annual water audit, cover crops, drip irrigation, and erosion control plans. However, the conditions do not provide for the necessary protection of natural resources and we submit the following recommendations to the Ordinance:

[2] Cal. Const. Art. X, § 2., Cal. Water Code § 100.

Heal the Bay

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1. **Limit vineyards in size to ¼ acre or less and locate them within the fuel modification zone A.**
2. **Prohibit pesticides, herbicides, and any toxic chemical that has the potential to degrade natural resources.**
3. **Prohibit new wells to support irrigation.**
    a. **Require existing wells to be metered, regularly monitored, and water use reported annually.**
4. **Require monitoring of best management practices (BMPs).**
5. **Give existing vineyards two years to conform to the new development standards in the ordinance.**

1. Limit vineyards in size to ¼ acre or less and locate them within the fuel modification zone A.

The ordinance should reduce the maximum size of allowed vineyards to ¼ acre and restrict location to be only within fuel modification zone A. This is more consistent with the Crop Policy of the LCP, where crops are allowed in "the building site area allowed in H2 habitat areas…and in Fuel Modification Zones A and B… or in H3 habitat areas, only on natural slopes of 3:1 or less steep."[3] Building sites are restricted to 10,000 square feet, which is equivalent to 0.23 acres. The Santa Monica Mountains are not the appropriate place for large scale agriculture and vineyards should be restricted to personal sizes or "garden vineyards." Limitations on size and restrictions on location would reduce impacts to native habitat, reduce water usage, and further protect streams and water quality.

Allowing for larger vineyards would cause additional stressors on the ecosystem through loss of habitat, fragmentation, and impacts to streams and wildlife through increased levels of sediment, nutrients, and toxic chemicals. Heal the Bay and Pepperdine University researchers have documented negative impacts to streams from increased sediment and nutrients most likely entering from vineyards and equestrian facilities. As previously stated in a comment letter[4] to the Los Angeles county Board of Supervisors, Dr. Lee Kats, Biology Professor and Vice Provost for Research & Strategic Initiatives at Pepperdine University, has seen in-stream habitat steadily decline in Newton Canyon in the Santa Monica Mountains, which is downstream from several vineyards. There is a large waterfall at Newton Canyon which has historically provided prime habitat for sensitive species such as California newts (a species of special concern) and other amphibians. Historically, this pool has been over a meter deep, yet over the past few years, Dr. Kats has documented sediment filling the pool to a level where it no longer provides habitat for amphibians. Upstream from the Newton Canyon waterfall are large vineyards on steep slopes with little to no cover cropping. Inputs of sediment to Newton Creek from these vineyards through stormwater and irrigation runoff is very likely occurring and causing negative impacts to the stream ecosystem. Heal the

[3] County of Los Angeles, Department of Regional Planning. 2014. Santa Monica Mountains Local Coastal Program, Local Implementation Plan 22.44.1300: 209.
[4] Heal the Bay. July 28, 2015. Letter submitted into record for Los Angeles County Board of Supervisors public hearing on Interim Ordinance 2015-0022U.

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Bay has documented high levels of nutrients downstream from equestrian facilities and vineyards[5]. Nutrients come from fertilizers, animal waste, as well as from other sources. High nutrient levels can cause excessive algae, negatively impacting the biological health of the stream through loss of habitat and low levels of dissolved oxygen (eutrophication), a condition that threatens aquatic life, such as steelhead trout, which require a relatively high concentration of dissolved oxygen. Limiting the size of vineyards as well as implementing strong best management practices will minimize negative impacts to natural resources.

2. Prohibit pesticides, herbicides, and any toxic chemical that has the potential to degrade natural resources.

We recommend consistency with the LCP, CO-58, which prohibits the "use of insecticides, herbicides, anti-coagulant rodenticides or any toxic chemical substance that has the potential to significantly degrade biological resources in the Santa Monica Mountains." [6] If a prohibition of this nature is not legally allowed, we reiterate that we would prefer a full ban on vineyards in the North Area, thus circumventing the need for pesticides and herbicides on vineyard orchards.

Solely encouraging vineyards not to use toxic chemicals has a great potential to negatively impact wildlife and water quality. Anti-coagulant rodenticides are known to enter and travel through the food chain and have lethal impacts to top predators, such as bobcats and mountain lions, in the Santa Monica Mountains. [7] Pesticides and herbicides can also enter waterways from irrigation and rainwater runoff, negatively impacting aquatic life such as fish, amphibians, and benthic macroinvertebrates.[8] Ensuring the protection of aquatic and terrestrial wildlife can only be achieved through prohibiting the use of toxic chemicals throughout the entire Santa Monica Mountains region.

3. Prohibit new wells to support irrigation.

a. Require existing wells to be metered, regularly monitored, and water use reported annually.

Without a permanent groundwater basin in the Santa Monica Mountains, increased agricultural operations will compete with existing private wells for scarce water resources. We recommend that new wells be prohibited to support irrigation and that water usage be monitored more carefully in existing vineyards, with thorough investigations of groundwater and municipal water use, along with mandatory metering of water usage.

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[5] Heal the Bay, *Malibu Creek Watershed: Ecosystem on the Brink, March 2013.* Available at: http://www.healthebay.org/sites/default/files/pdf/Heal%20the%20Bay%20-%20Malibu%20Creek%20Watershed%20Report%20-%20Ecosystem%20on%20the%20Brink.pdf

[6] County of Los Angeles, Department of Regional Planning. 2014. Santa Monica Mountains Local Coastal Program, Land Use Plan CO-58: 31.

[7] www.urbancarnivores.com

[8] Relyea, R.A. 2005. The impact of insecticides and herbicides on the biodiversity and productivity of aquatic communities. *Ecological Applications* 15: 618-627.

Heal the Bay

1444 9th Street
Santa Monica CA 90401

ph 310 451 1500
fax 310 496 1902

info@healthebay.org
www.healthebay.org

4. Require monitoring of best management practices (BMPs).

We recommend regular monitoring and reporting of best management practices for pest management, soil erosion, and water quality. The requirement of BMPs is not enough on its own; to be successful, BMPs need to be regularly monitored and maintained. We recommend annual monitoring and reporting requirements be added to the Ordinance.

5. Give existing vineyards two years to conform to the new development standards in the ordinance.

The Draft Ordinance allows existing vineyards five years to conform to the new development standards. This is too long given that there may be significant detrimental impacts presently occurring. We recommend that the time to compliance be reduced to two years maximum. Similar to the animal facilities path-to-compliance program in the LCP (CO-12)[9], which gives facilities two years to come into compliance, we recommend that existing vineyards be given two years to comply with the new development standards.

In conclusion, **we strongly recommend that the Planning Commission consider prohibiting new vineyards in the Santa Monica Mountains North Area**. The ecosystems of the Santa Monica Mountains are unique, fragile, and in dire need of protection. As an important natural refuge for both wildlife and Angelenos, the Santa Monica Mountains merit the utmost protection. Thank you for the opportunity to comment; please don't hesitate to contact us if you have any questions.

Sincerely,

Katherine M. Pease

Katherine M. Pease, PhD
Watershed Scientist
kpease@healthebay.org
310-451-1500 x 141

[9] County of Los Angeles, Department of Regional Planning. 2014. Santa Monica Mountains Local Coastal Program, Land Use Plan CO-12: 17.

September 29, 2015

Los Angeles County Regional Planning Commission
320 West Temple Street, Room 1356
Los Angeles, CA 90012
Nicole Englund: NEnglund@bos.lacounty.gov
Anita Gutierrez: agutierrez@planning.lacounty.gov

SUBMITTED VIA E-MAIL

Re: Opposition to the Santa Monica Mountains North Area Community Standards District Vineyard Ordinance No. R2015-02310-(3) / RADV201500007

These comments are submitted on behalf of the Center for Biological Diversity ("Center") in response to the proposed Santa Monica North Area Community Vineyard Ordinance, number R2015-02310-(3) ("Proposed Ordinance"). The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through the use of science, policy, and environmental law. The Center has over 900,000 members and online activists, including 31,862 members 111,877 online supporters in California. The Center has worked for many years to protect imperiled plants and wildlife, open spaces, air and water quality, and the overall quality of life for people in Los Angeles County.

The Center commends the Los Angeles County Regional Planning Commission ("Commission") for its efforts to ensure development in the Northern Area Community ("NAC") has a minimal impact on species and habitats. However, this ordinance would be inconsistent with the Santa Monica Mountains Local Coastal Program, which prohibits vineyard growth. Furthermore, any additional vineyards would add further strain onto sensitive coastal ecosystems. **For these reasons, we support a ban on vineyards in the NAC region.**

I. Vineyards Will Decrease Habitat Value and Connectivity

While the Proposed Ordinance does much to promote the protection of native ecosystems, which serve as essential habitat to Southern California's coastal and mountain species, the NAC region should remain in as pristine a condition as possible to the benefit of species, native ecosystems, and all Californians. If new development is allowed, this will place

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sensitive wildlife communities at risk by decreasing the amount of available forage and native habitat. In addition, more crops will undoubtedly add to the amount of wildlife exclusionary fencing in the NAC. Even permeable agricultural fencing is generally not environmentally beneficial or safe for wildlife. Wildlife corridors and habitats would ideally have no barriers installed, which is inconsistent with an increased intensity of agricultural uses of the NAC slopes.

II. The Ordinance Will Intensify Water Use and Decrease Water Quality

A. Additional Vineyards Will Increase Chemical Use and Decrease Water Quality

Implicit in the Proposed Ordinance is the recognition of the scarcity and value of water resources in Southern California. The County has accomplished a host of water efficiency and use reduction measures in response to Governor Brown's State of Emergency Order in response to California's crippling drought. The Center appreciates the County's broader efforts to address water scarcity.

Permitting more vineyards to be grown in the NAC will serve to increase fertilizer and pesticide use. (*See* Proposed Ordinance § 8(b)(viii).) Even with additional erosion and runoff controls, these chemicals will still be able to seep into nearby streams and ponds, causing eutrophication and decreasing overall water quality. Furthermore, even considering the host of soil protections the Proposed Ordinance envisions, additional farming will undoubtedly lead to soil erosion, which would further degrade the quality of sensitive coastal habitats, increase stream sedimentation, and alter stream temperatures. Conversely, a vineyard ban would aid ongoing conservation efforts in the Santa Monica Mountains National Recreation Area, as well as within the NAC.

B. More Vineyards Will Increase Drawdown of the Coastal Plain of Los Angeles Groundwater Basin

California is currently in the midst of a severe, extended drought. Numerous studies have shown that the southwestern region of the United States, which includes California, is very likely in or will very likely enter a megadrought projected to last more than a decade. (Ault 2014; *see also* Rice 2014.) Additionally, there is an 80 percent chance that the Southwest will experience

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an unprecedented megadrought that would last more than three decades, between 2050 and 2099. (Cook 2015.) In the meantime, this region will experience additional droughts leading up to the megadrought. (Cook 2015.) A recent study regarding droughts in California concluded that anthropogenic climate change has resulted in and will continue to result in the co-occurrence of warm and dry periods in California, which in turn will exacerbate water shortages, groundwater overdraft, and species extinction. (Diffenbaugh 2015.)

It is important to enhance and not undermine the County's ongoing drought management efforts. The growth of additional crops in Southern California—even those that use less water—is rightfully viewed with suspicion and disapproval. In recent years, agricultural water use in other counties has switched almost entirely to groundwater consumption. As the initial study ("IS") recognizes, this can have a large impact on surface water quality and quantity. (*See* Draft Initial Study for the Santa Monica Mountains North Area Community Standards District Vineyard Ordinance / R2015-02310-(3)/ RADV201500007, at p. 8.) [hereinafter "IS"].

Additional groundwater pumping beyond an aquifer's safe yield will have a permanent impact on future water storage capacity and water quality in Southern California. The most egregious groundwater pumping counties are literally sinking each year at an increasing rate. This one-off gain in crop water translates into millennia of lost water capacity that will detrimentally impact those counties both today and for the foreseeable future.

The NAC lies above the Coastal Plain of Los Angeles Basin and is within the West Coast Sub-basin and adjacent to the Central Sub-basin. (An Introduction to the Central and West Coast Groundwater Basins: WRD Technical Bulletin No. 4, WATER REPLENISHMENT DIST. OF SOUTHERN CAL. (2005), *available at* http://www.wrd.org/engineering/introduction-groundwater-basins-los-angeles.php.) The West Coast Sub-basin is designated as a medium-priority basin, and the Central Sub-basin is a high-priority basin. (Groundwater Basin Prioritization: Final CASGEM Basin Prioritization Results 2014, CAL. DEP'T OF WATER RES. (Jan. 15, 2015), *available at* http://www.water.ca.gov/groundwater/casgem/basin_prioritization.cfm.) These basins are designated as medium and high priority because they have been overdrafted since the 1960s, and they have suffered from various water quality issues, including seawater intrusion. (*Id.*)

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It is recommended that sustainable groundwater use be the County's first priority. Additional crop acreage in Southern California will ultimately lead to harmful environmental and health outcomes that should be avoided rather than promoted. Even if the Proposed Ordinance required additional groundwater conservation and monitoring measures—and it does not—additional vineyards would likely serve to draw down surface- and groundwater resources, causing permanent aquifer compaction and exacerbating water quality and scarcity issues.

The IS also contemplated submitting new wells to the CUP processing, implying the County would entertain the construction of, and pumping from, new wells. As stated, the West Coast and Central groundwater sub-basins have historically been used beyond their safe yield. Overall, the County should work to reduce the amount of groundwater pumped, and additional well construction will not help meet that goal.

III. Conclusion

For the above reasons, the Center supports a ban on vineyards in the Santa Monica Mountains North Area Community Standards District. Thank you for reviewing and considering our comments. If you have any questions, please call or e-mail Nicholas Whipps at (510) 844-7100, ext. 331 or nwhipps@biologicaldiversity.org.

Sincerely,

Nicholas Whipps

Nicholas Whipps
Legal Fellow
Center for Biological Diversity

REFERENCES

Ault 2014. Ault, T.R., et al. Assessing the Risk of Persistent Drought Using Climate Model Simulations and Paleoclimate Data. 2014. Available at: http://journals.ametsoc.org/doi/pdf/10.1175/JCLI-D-12-00282.1.

Cook 2015. Cook, B.I., et al. Unprecedented 21st-Century Drought Risk in the American Southwest and Central Plains. 2015. Available at: http://advances.sciencemag.org/content/1/1/e1400082.

Diffenbaugh 2015. Diffenbaugh, N.S., et al. Anthropogenic Warming Has Increased Drought Risk in California. 2015. Proceedings of the National Academy of the United States of America. Available at: http://www.pnas.org/content/early/2015/02/23/1422385112.full.pdf+html.

Rice 2014. Rice, Doyle. California's 100-year Drought: Megadroughts a Threat to Civilization. 2014. Available at: http://www.usatoday.com/story/weather/2014/09/02/california-megadrought/14446195/.

Arizona • California • Nevada • New Mexico • Alaska • Oregon • Minnesota • Vermont • Washington, DC
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Phone: 510-844-7100 ext. 331 • Fax: 510-844-7150 • nwhipps@biologicaldiversity.org

RESOURCE
CONSERVATION DISTRICT
OF THE
SANTA MONICA MOUNTAINS

818.597.8627 phone
818.597.8630 fax
info@rcdsmm.org

540 S. Topanga Canyon Blvd. Topanga, CA 90290

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Clark Stevens

28 September 2015

Anita Gutierrez
Community Studies West Section
Los Angeles County Department of Regional Planning

Via email

Re: Response to Santa Monica Mountains North Area Community Standards District Vineyard Ordinance/ R2015-02310-(3)/ RADV201500007 and Draft Initial Study.

Dear Ms. Gutierrez,

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) previously submitted (31 August, 2015) input relative to the development of the proposed Vineyard Ordinance. We acknowledge that many of the practices, principles and spatial parameters we recommended in that letter have been incorporated into the proposed ordinance. In particular we note that Comprehensive conservation planning and management (soil, water use and quality, best management practices, slope limitations etc.) have been required as part of the development approval process.

We restate the primary thesis of our recent letter again here: Given the ecological realities and demonstrated cultural preferences of the communities of the Santa Monica Mountains, the RCDSMM supports policy that prevents any and all additional conversion of native habitat in the Santa Monica Mountains to other land uses and types- whether through the expansion of recreational, agricultural, or excessive fuel management practices.

As such, **the RCDSMM supports the proposed Vineyard Ordinance, provided that the following modifications are incorporated:**

- Vineyard Definition- We note that "vineyard" is defined as an area of grape vines that exceed 1/10th of an acre, or 4,356 SF. We understand that plantings below this threshold would be exempt from the restrictions of the amendment, but nevertheless would be subject to all other requirements of the Santa Monica Mountains North Area Community Standards District. This size limitation is appropriate, **providing that this definition apply to the total area of all grape**

vines planted in a given parcel, whether contiguous or not. The total amount of grape vine canopy on a property, if in excess of 4,356 SF, would in its entirety be treated as a "vineyard", and so subject to the Vineyard Ordinance.

- Type Conversion – type conversion from native landscape to agriculture should be prohibited, outside of the development fire buffer zones as defined below.
- Vineyard zones- Per our previous letter, we recommend that **all vineyard plantings be located within the fuel modification zones A and B only.**
- Maximum and Incentive Area- Per our previous letter, **total vineyard acreage should not exceed 0.5 acres or extend beyond zone A, without a Conservation plan providing for additional BMPs**, such as rainwater capture and graywater re-use irrigation. Additional "bonus" agricultural area might be granted within Zones A or B. We encourage the county to consider additions to the ordinance that would provide incentives for landowners who develop proposals that meet all the ordinance criteria, and who demonstrate both short and long term commitment to sustainable agricultural practices that promote ecosystem health and biodiversity. Annual monitoring to document compliance with all the ordinance provisions is needed, and clearly identifying the consequences of violations is also important. The policies should result in no net loss and preferably a net gain of habitat within the fire management zones.
- Total Vineyard Acreage- Given an idealized 50' diameter area of an average primary residence, the entire area of its associated Fuel Modification zones A and B total approximately 1.75 acres, including all access and hardscape elements. **Therefore we recommend that the proposed 2 acre maximum be reduced to reflect the idealized maximum potential vineyard area within zones A and B, and limited to 1 acre maximum per parcel**, subject to all other conditions and the discretionary review process described in the proposed ordinance. All available and appropriate Zone A land should be used first, with the balance in Zone B. The ultimate per-parcel maximum should be defined in consideration of other factors, such as overall parcel size, and incentives as described above. All other things considered, a 5-acre parcel residential parcel with an average development footprint is in effect stewarding a larger area of undeveloped native habitat than a 1-acre parcel with the same development footprint, and so likely to sustain a larger total area of impact- particularly if those impacts can be located to overlap with adjacent parcel development impact zones.
- Undeveloped Parcels- **Vineyards proposed for as yet undeveloped parcels should be subject to the same area limitations as developed parcels, with the additional requirement that all future primary residential development be restricted to be within the approved vineyard and**

development zone. Access routes to these vineyards must be designed and built to meet all the requirements for residential development, with all fire access and grading limitations needed for a future residence. This permanent access should be completed in advance of planting, to limit erosion and sedimentation of our waterways due to sub-standard access drives. This way, **any speculative development of vineyards on undeveloped parcels will be effectively define the maximum future development footprint of that parcel, and eliminate the possibility of additional habitat conversion beyond that which might be sustained through legal residential development.** This restricted development footprint should be recorded so as to be discoverable and permanent, binding on all future owners of the parcel.

- Variances- The parameters defined above would allow for landowners to choose vineyards as their primary landscape vegetation within the fuel modification zones A and B, but not to create vineyard development beyond that allowed for any other domestic landscape component. We note here that the Ordinance is intended to be site-specific, and that given the other limitations to development (slope, setbacks, etc) contained in the proposed Ordinance, the maximum total vineyard acreage is unlikely to be reached on many properties.. **This maximum potential area should never be used as justification for granting a variance to the ordinance limitations**. Purchasers of land desiring to develop vineyards should therefore select for properties most suitable to their development, and avoid parcels where development under the ordnance would be more restricted.

We thank the County supervisors and staff for acting quickly to develop this ordinance. Without restrictions limiting all vineyard development (or habitat conversion in general) to within existing- or any potential future- fuel modification zones A and B, the potential for habitat fragmentation is too great. As noted in our previously submitted letter, the Santa Monica Mountains is at critical scale and pattern of habitat, and the loss of additional habitat, or fragmentation beyond that which would be caused by all future legal residential development, is unsustainable. And while we hope that owners will choose to landscape with drought tolerant and native species to expand habitat functionality to the greatest extent possible, we suggest that this proposed ordinance and the proposed modifications above, still fairly allows for landowners to choose to manage their fuel modification areas with the fire appropriate vegetation of their preference, within a primarily residential, rather than commercial land use model.

The RCDSMM recognizes that people who work the land have a special relationship with it. Incorporating a conservation planning process requirement into vineyard and other agricultural development proposals is an excellent tool to assist both the county and

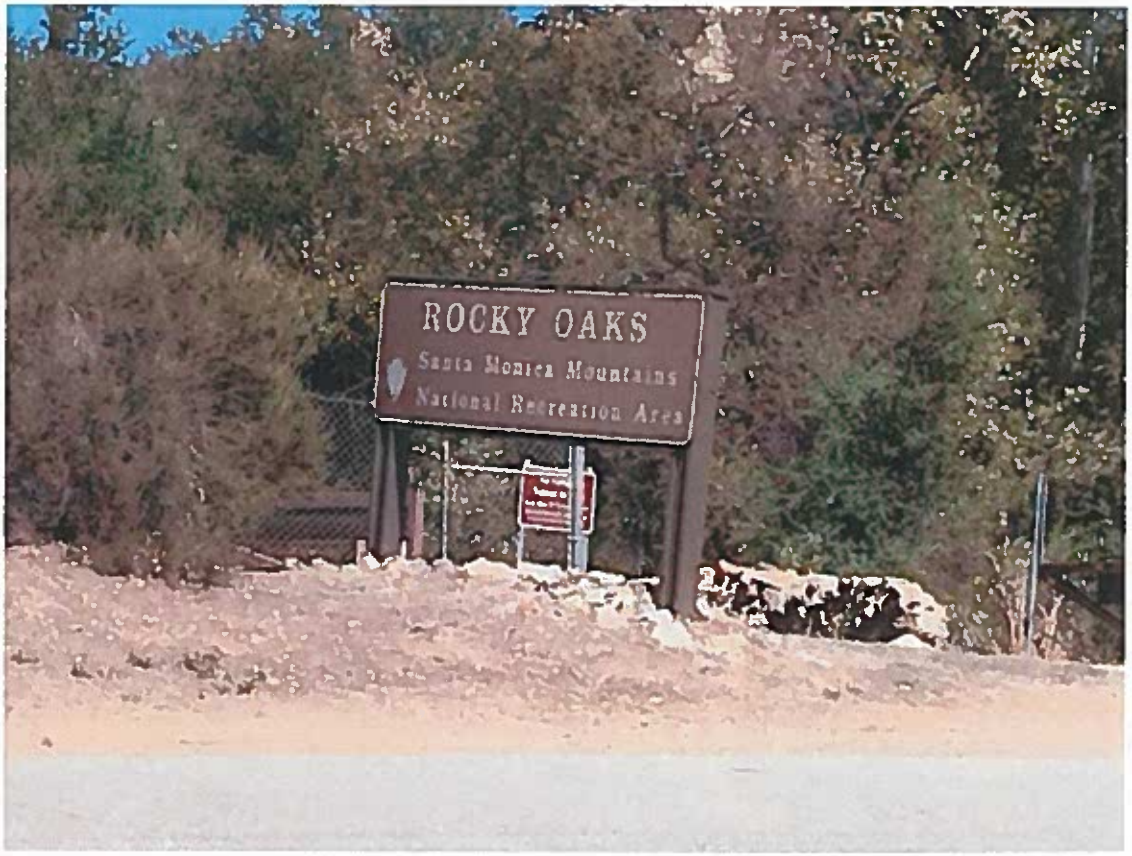
landowners with developing the most appropriate resource conserving practices for each specific site. This will provide landowners with the satisfaction of knowing that they are contributing not only to the overall health of the land they steward, but also to that of the surrounding ecosystem. Such a planning process could also address ecological deficiencies in fuel management practices in the mountains and provide the county with valuable allies in the effort to protect and preserve the ecology of the SMMNRA into the future.

Sincerely,

Clark Stevens, Architect, Executive Officer
Rosi Dagit, Senior Conservation Biologist

Anita Gutierrez

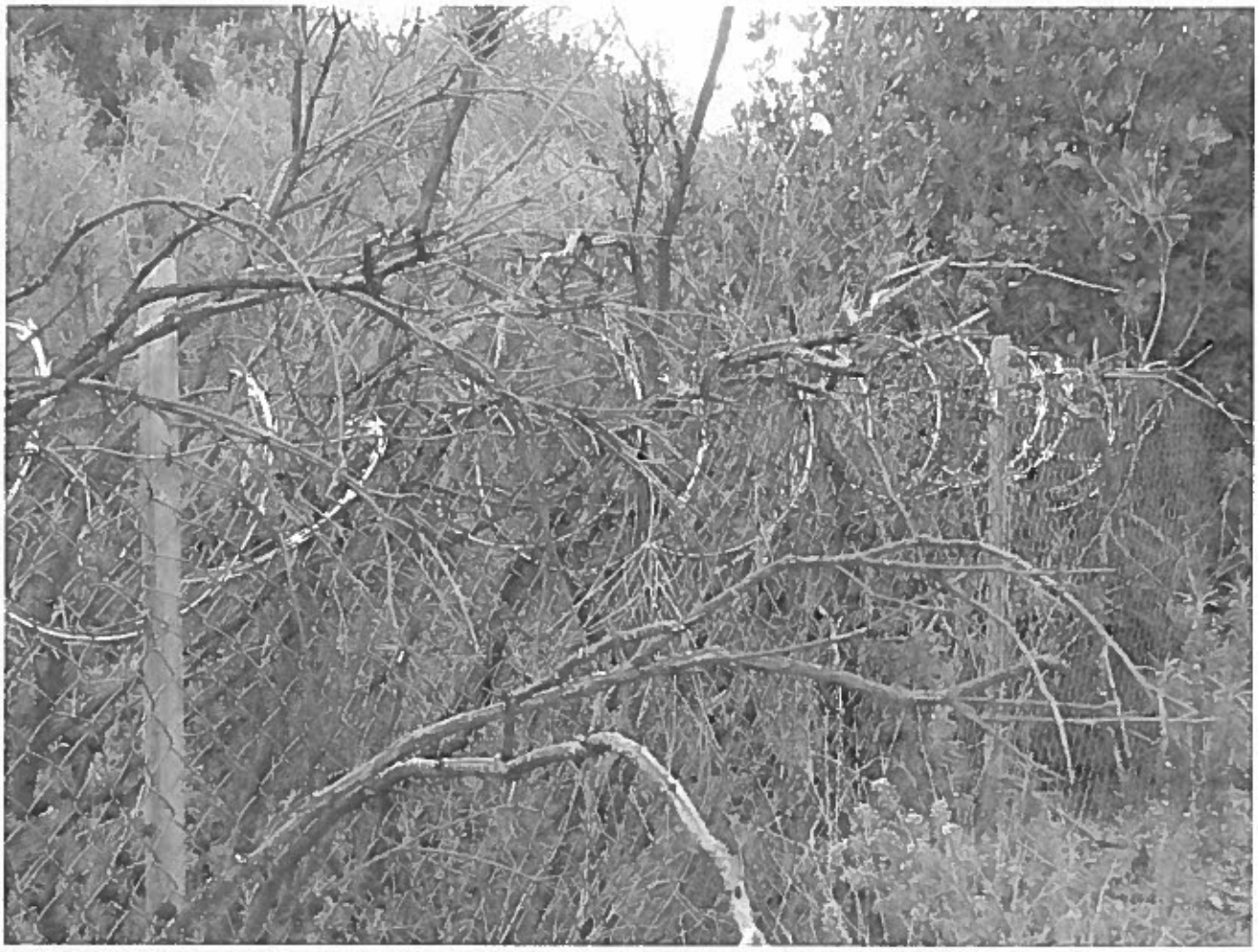
From: Kim Lamorie [kimlamorie1@gmail.com]
Sent: Monday, September 28, 2015 12:53 PM
To: Anita Gutierrez
Subject: 6. PHOTOS - VINEYARDS


ROCKY OAKS
Santa Monica Mountains
National Recreation Area

Anita Gutierrez

From: Kim Lamorie [kimlamorie1@gmail.com]
Sent: Monday, September 28, 2015 12:55 PM
To: Anita Gutierrez
Subject: 7. PHOTOS - VINEYARDS (RAZOR WIRE ETC).

Horrific.....



Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 7:43 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Alicia Wille**
Date: Tue, Sep 29, 2015 at 7:42 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains.

Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which cannot be permitted
.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out.

The Santa Monica Mountains are not home to vineyards.

Vineyards are a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and to our water quality.

Please don't
allow
'special interests'

to
triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy resplendent natural beauty.

We must preserve the Santa Monica Mountains for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP

Thank you.

Alicia Ruvinsky
Santa Monica resident and voter

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 7:41 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Donn Landee**
Date: Tue, Sep 29, 2015 at 7:38 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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- by

prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you.

Donn Landee
25820 Piuma Rd.
Calabasas, CA 91302

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 7:15 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Josh Cudworth**
Date: Tue, Sep 29, 2015 at 7:13 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendNAP@gmail.com" <defendNAP@gmail.com>

Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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- by

prohibiting new vineyards in NAP
consistent with the LCP

.

Thank you.

Joshua Cudworth

Monte Nido Resident

Anita Gutierrez

From: Kim Lamorie [kimlamorie1@gmail.com]
Sent: Tuesday, September 29, 2015 6:48 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban

---------- Forwarded message ----------
From: **Culberg Paul** <paul@lobocreek.com>
Date: Mon, Sep 28, 2015 at 12:52 PM
Subject: Support Vineyard Ban
To: rruiz@planning.lacounty.gov, defendNAP@gmail.com

To: Regional Planning Commissioners

Los Angeles County Department of Regional Planning

Honorable Commissioner Esther L. Valadez

Honorable Commissioner David W. Louie

Honorable Commissioner Stephanie Pincetl, Vice Chair

Honorable Commissioner Curt Pedersen

Honorable Commissioner Pat Modugno, Chair

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

Regarding Zoning change to define vineyards as a use and require a Conditional Use Permit (CUP)

As a founder and past president of the Triunfo Lobo Community Association, I would like to strongly disagree with the position taken by the unregistered Triunfo Lobo Community association. They state that they represent 80 residents which is pure fabrication. The association has never had more than 40 members. Their president is a developer who does not live in the canyon. Here is the reality our our position.

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3)
VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP
consistent with the LCP

.

Thank you.

Paul Culberg

Founder and past president of Triunfo Lobo Community Association.
Board member Naturebridge Santa Monica Mountains.

These
steep
hillsides have been denuded of natural vegetation for vineyards.
In the middle of their habitat, this razor
wire and fencing blocks
and is a threat to
wildlife

.

Culberg Paul
paul@lobocreek.com
SLAGIT

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:38 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Edward Greenberg** <edwardgreenberg@hotmail.com>
Date: Fri, Sep 25, 2015 at 5:12 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: nenglund@bos.lacounty.gov
Cc: defendnap@gmail.com, kayausten@gmail.com, Claudia Cevenini <popa62@hotmail.com>, Sabine Lesavoy <sabinenbh@aol.com>, Isabel Freeman <isabel.freeman@verizon.net>, Kristine Kidd <kkidd3@verizon.net>

I am a resident of Tuna Canyon watershed and I oppose vineyards in this area . I live at 2250 Tuna Canyon Road.

This area of the Santa Monica Mountains is a fully functional wildlife ecosystem that would be measurably and irreparably harmed if vineyards were allowed to be built here

It would be naïve to the point of negligent to assume that landowners that put in a vineyard would not be inclined to use every conceivable means to protect such an investment, including methods that would be destructive to the ecosystem (high nitrogen fertilization with attendant runoff, animal traps, etc.). What benefit of the doubt can you justify giving to these landowners? What basis of trust that they will follow any restrictions they are required to observe? A vineyard must *obviously* prevent and obstruct access to wildlife in order to protect the vines and the irrigation. Moreover, construction of a vineyard would kill the habitat of ground animals that are essential to the quality of life here. I'm thinking, for example, of deer, coyote, and, yes, rattlesnakes that keep the rodent population in check. Think about what rampant squirrel and gopher population increase would do the neighboring slopes, or the attendant rise in dangerous disease.

Further, in a state in which permanent drought is now a scientifically determined fact, *legally recognized with mandated water quotas*, it is inconceivable that you would not see that a vineyard, especially a "vanity vineyard", would fly in the face of the severe strain and sacrifice we have all now been forced to bear. Does the governor know you are giving consideration to this? How can you justify this contradiction? And what will happen to these vineyard slopes in the event of the projected severe El Nino? Gosh, I would think this is all obvious to you.

If you allow a prior claim to landowners who have no regard for these values which are quite obviously in conflict with their personal, private financial investment then you almost certainly open the way for the area to be turned into an ecological desert. You may think I'm using extreme terms. Any biologist familiar with this area should be able to explain all of this to you, if you need to have the particulars for your opposition.

Allowing responsible land ownership does not include the right to destroy this irreplaceable treasure for personal financial gain (I assume you can see for yourself that no one puts in an expensive to build, expensive to maintain small plot vineyard because they're pretty to look at). Please act accordingly.

Respectfully,

Edward and Claudia Greenberg

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:37 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

From: **Linda Thompson**
Date: Sat, Sep 26, 2015 at 8:38 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support **one** consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which cannot be permitted
. We are not Napa Valley.

Vineyards not only block wildlife corridors, but lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing meant to keep them out. The Santa Monica Mountains are not home to vineyards. Vineyards are a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
allow
'special interests'

to

triumph over the best interests of the public and our spectacular resources. Again, we are not the Napa Valley.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP
and be consistent with the LCP

Thank you,
Linda Thompson
VP of The Calabasas Highlands HOA

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:36 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Barry Kaplan**
Date: Sun, Sep 27, 2015 at 8:45 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP

consistent with the LCP

Thank you.

Barry Kaplan

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:34 PM
To: Anita Gutierrez
Subject: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3)

---------- Forwarded message ----------
From: **Jess Thomas** <fixequip@yahoo.com>
Date: Sun, Sep 27, 2015 at 5:31 PM
Subject: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3)
To: defendNAP@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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.

Jess B. Thomas
Property owner in unincorporated Santa Monica Mountains
Las Virgenes Homeowners Federation: Delegate
Old Agoura Homeowners Association: President

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:33 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Jo Powe** <jopowe@gmail.com>
Date: Sun, Sep 27, 2015 at 5:45 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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unless consistent with the LCP
.

Thank you.

Josephine Powe

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:33 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Susan Ellis**
Date: Sun, Sep 27, 2015 at 6:08 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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consistent with the LCP
.

Thank you.
Susan Ellis
26329 W Plata Lane
Calabasas, CA 91302

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:32 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Lynn Kronzek**
Date: Sun, Sep 27, 2015 at 6:40 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendnap@gmail.com" <defendnap@gmail.com>, Leah Culberg <leah@lobocreek.com>

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you.

Lynn C. Kronzek,
Burbank, CA

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:32 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban in NAP - Agenda #8 -RPC

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8-PROJECT NO. R2015-02310-(3)VINEYARDS IN THE SMMNORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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- by

prohibiting new vineyards in NAP
consistent with the LCP

Thank you.

Deborah Nicol
Blake Wheeler

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:31 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Steve Hess**
Date: Mon, Sep 28, 2015 at 6:53 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

My family and I have been long time supporter of the COunty landmark North Area plan and support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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Please don't
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We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you.
Steve, Patricia Hayley-Morgan & Austin Hess

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:31 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Geoffrey Given**
Date: Mon, Sep 28, 2015 at 7:11 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendnap@gmail.com" <defendnap@gmail.com>

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native

grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted.

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow 'special interests' to triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations – by prohibiting new vineyards in NAP consistent with the LCP.

Thank you

Geoffrey C. Given
Given & Company, An Accountancy Corporation
3029 Wilshire Blvd., Ste. 200
Santa Monica, CA 90403
Tel: (310) 828-7547
Fax: (310) 828-3604

e-mail: ggiven@givenco.com
website: www.givenco.com

Click here to securely send files

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:30 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban in NAP - Agenda Item #8

---------- Forwarded message ----------
From: **Illece Buckley Weber**
Date: Mon, Sep 28, 2015 at 7:22 AM
Subject: Support Vineyard Ban in NAP - Agenda Item #8
To: "defendNAP@gmail.com" <defendNAP@gmail.com>

Dear Honorable Planning Commissioners,

As a resident of the city of Agoura Hills, adjacent to the North Area Plan, I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Vineyards are a growing threat to our environment, to our magnificent scenic resources, to our wildlife , to our native habitat, to our ecosystem and water quality. The State of California already has many regions with vineyards, and with your help, we can maintain the unique character of the Santa Monica Mountains - a recreational area where residents of Los Angeles and visitors come to enjoy the

resplendent natural beauty. Please help preserve it for future generations - by

prohibiting new vineyards in NAP

unless
consistent with the LCP

.

Thank you.

Illece Buckley Weber
Mayor, City of Agoura Hills

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:30 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Onken Debi**
Date: Mon, Sep 28, 2015 at 7:58 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you.

Deborah and Martin Onken
26853 Cold Springs Street
Calabasas, CA 91301

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:29 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Stacey**
Date: Mon, Sep 28, 2015 at 8:23 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendnap@gmail.com" <defendnap@gmail.com>

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

Please save this jewel of the SoCal area--especially in light of the upcoming construction of a wildlife corridor!

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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Thank you.

Stacey Goldstein

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:29 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Wayne Pepper**
Date: Mon, Sep 28, 2015 at 9:12 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

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consistent with the LCP
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Thank you.

Wayne Pepper

Wayne Pepper
Wayne Pepper Consulting
wayne@waynepepper.com
310-984-1115

passion + focus = brilliant results

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:29 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Arnold Newman**
Date: Mon, Sep 28, 2015 at 9:22 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:

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Thank you.

Arnold Newman, Ph.D.

Executive Director

International Society for the Preservation of the Tropical Rainforest

President, Oak Forest Canyon Homeowners Association

3931 Camino de la Cumbre

Sherman Oaks, CA 91423

H (818) 788-2002

C (818) 516-1617

F (818) 990-3333

rain.forest@earthlink.net

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:28 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Rothenberg, Nancy**
Date: Mon, Sep 28, 2015 at 10:19 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendNAP@gmail.com" <defendNAP@gmail.com>

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grapevines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted.

Vineyards not only block wildlife corridors, but lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow special interests to triumph over the best interests of the public and our spectacular resources. The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations - by prohibiting new vineyards in NAP consistent with the LCP.

Thank you.

Nancy Rothenberg, President

Calabasas Highlands HOA

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:28 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Dianne Gubin**
Date: Mon, Sep 28, 2015 at 10:27 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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<u>If not you, then who will step up</u>???? WE ARE COUNTING ON YOU TO PROTECT THE SANTA MONICA MOUNTAINS!

Thank you.

Dianne Gubin

23703 Summit Drive

Calabasas, CA

818- 591-1888

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:27 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Morgan Pepper**
Date: Mon, Sep 28, 2015 at 10:30 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP

unless
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.

Thank you.

Morgan Pepper

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:26 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Jody Thomas**
Date: Mon, Sep 28, 2015 at 10:58 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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Thank you,

Jody Thomas
President, Old Topanga Homeowners, Inc.

Sent from my iPad

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:25 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Beth Burnam**
Date: Mon, Sep 28, 2015 at 11:00 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

Vineyards have no place in the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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- by

prohibiting new vineyards in NAP

Thank you,

Beth Burnam
2662 Santa Maria Rd
Topanga, CA 90290

Resident in the NAP

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:24 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Robin Hynek**
Date: Mon, Sep 28, 2015 at 11:30 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

My family and I have lived in the Santa Monica Mountains for 12 years. We have always considered ourselves stewards of this all too rare and beautiful stretch of natural wilderness. We've watched the mountain homes grow and expand since we got here. And many have added vineyards, denuding more and more of the natural habitat of local wildlife. We have also watched our available well water fall every year we've been here. The water table here is not deep and finite. We have had to lower our well as have many of our neighbors. Not only is our water quality in danger from pesticides, our very access to water at all is in danger.

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP
consistent with the LCP

Thank you.

Robin Hynek
31847 Hidden Highland Rd.
The Santa Monica Mountains

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:23 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Marla Robbins**
Date: Mon, Sep 28, 2015 at 12:26 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Dear Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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consistent with the LCP
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Thank you,

Marla Robbins

Sent from my iPhone

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:23 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban

---------- Forwarded message ----------
From: **Culberg Paul**
Date: Mon, Sep 28, 2015 at 12:52 PM
Subject: Support Vineyard Ban
To: rruiz@planning.lacounty.gov, defendNAP@gmail.com

To: Regional Planning Commissioners

Los Angeles County Department of Regional Planning

Honorable Commissioner Esther L. Valadez

Honorable Commissioner David W. Louie

Honorable Commissioner Stephanie Pincetl, Vice Chair

Honorable Commissioner Curt Pedersen

Honorable Commissioner Pat Modugno, Chair

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

Regarding Zoning change to define vineyards as a use and require a Conditional Use Permit (CUP)

As a founder and past president of the Triunfo Lobo Community Association, I would like to strongly disagree with the position taken by the unregistered Triunfo Lobo Community association. They state that they represent 80 residents which is pure fabrication. The association has never had more than 40 members. Their president is a developer who does not live in the canyon. Here is the reality our our position.

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3)
VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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Thank you.

Paul Culberg

Founder and past president of Triunfo Lobo Community Association.
Board member Naturebridge Santa Monica Mountains.

These
steep
hillsides have been denuded of natural vegetation for vineyards.
In the middle of their habitat, this razor
wire and fencing blocks
and is a threat to
wildlife

.

Culberg Paul
paul@lobocreek.com
SLAGIT

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:23 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **John Suwara**
Date: Mon, Sep 28, 2015 at 1:28 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendnap@gmail.com" <defendnap@gmail.com>

Dear Honorable

Planning Commissioners:

We SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

We hike and bike the Santa Monica Mountains. Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources which should not be permitted.

Vineyards not only block wildlife corridors, but also lure in fragile wildlife only to further endanger them with razor/barbed wire and non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains should not be home to vineyards.

Vineyards are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.
Thank you.
John and Joanne Suwara
Calabasas, CA

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:21 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Huang Li**
Date: Mon, Sep 28, 2015 at 1:54 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendnap@gmail.com" <defendnap@gmail.com>

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
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Thank you.

Li Huang
A concerned resident of Los Angeles County

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:21 PM
To: Anita Gutierrez
Subject: support vineyard ban in NAP

---------- Forwarded message ----------
From: **Baim, Dean**
Date: Mon, Sep 28, 2015 at 2:43 PM
Subject: support vineyard ban in NAP
To: "defendnap@gmail.com" <defendnap@gmail.com>
>

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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Thank you.

Dean Baim

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:21 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Marina Tonkonogy**
Date: Mon, Sep 28, 2015 at 2:52 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
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Thank you.

Marina Tonkonogy, Calabasas resident

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:19 PM
To: Anita Gutierrez
Subject: Support Vineyard Ban in NAP---Agenda Item #8--RPC

---------- Forwarded message ----------
From: **Michael Hart**
Date: Mon, Sep 28, 2015 at 5:19 PM
Subject: Support Vineyard Ban in NAP---Agenda Item #8--RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

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Furthermore, let's be honest about the quality of the wine. It is not very good. Look at all the ratings on wine tasting experiences in the watershed. The predominant comments talk about the nice locations and how iffy the wine is.

We live at Malibou Lake and are the recipients of all the worst water already and we do not want the water quality to decrease due to agricultural or industrial endeavors.

Please extend the LCP to the NAP

Thank you,

Michael Hart
2090 East Lakeshore Drive
Agoura, CA 91301

818-575-9902 home
818-489-0151 cell
myrealbeat@gmail.com

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:16 PM
To: Anita Gutierrez
Subject: Support vineyard ban in NAP - agenda item #8

---------- Forwarded message ----------
From: **Frances Alet**
Date: Mon, Sep 28, 2015 at 7:03 PM
Subject: Support vineyard ban in NAP - agenda item #8
To: defendNAP@gmail.com

Dear Planning Commissioners:
I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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Thank you.
Frances Alet
5324 Parkmor Rd.
Calabasas, CA. 91302

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:16 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **JD Warshawsky**
Date: Mon, Sep 28, 2015 at 8:52 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support one consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which should not be permitted
.

Vineyards not only block wildlife corridors, but
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lure in fragile wildlife only to further endanger them with razor/barbed wire
and
non-permeable fencing

to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains
should not be
home to vineyards.
Vineyards are
a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
allow
special interests

to
triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you,
JD Warshawsky

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:16 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Sent from my iPhone

Begin forwarded message:

From: Suze Randall Knipe <susie.knipe@gmail.com>
Date: September 28, 2015 at 9:02:23 PM PDT
To: Kim Lamorie <kimlamorie1@gmail.com>
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP

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consistent with the LCP
.

Thank you.

Susan Randall Knipe

Humphry Knipe

* * * * *

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:15 PM
To: Anita Gutierrez
Subject: We support a Vinyard ban in NAP - Community Association of Saratoga Hills

---------- Forwarded message ----------
From: **Candice Weber**
Date: Mon, Sep 28, 2015 at 10:25 PM
Subject: We support a Vinyard ban in NAP - Community Association of Saratoga Hills
To: defendnap@gmail.com

Honorable Planning Commissioners:

WE SUPPORT a VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support "one" consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted.

Vineyards not only block wildlife corridors, but lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow "special interests" to triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy our resplendent natural beauty. We must preserve it for future generations - by prohibiting new vineyards in NAP consistent with the LCP.

Sincerely,

Candice Weber – President

Community Association of Saratoga Hills

Calabasas, California 91301

Candice Weber, M.S., A.C.C

CERTIFIED Hudson Institute COACH

Corporate and Personal Coaching,

Human Resource Consulting

& Project Management

"....So you can continue to run your business!"

Home - (818) 707-0503

Cell - (818) 635-2434

Fax - (818) 597-9779

Email - clwebe1@pacbell.net

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:15 PM
To: Anita Gutierrez
Subject: We support a Vinyard ban in NAP - Candice Weber Family in Calabasas

---------- Forwarded message ----------
From: **Candice Weber**
Date: Mon, Sep 28, 2015 at 10:28 PM
Subject: We support a Vinyard ban in NAP - Candice Weber Family in Calabasas
To: defendnap@gmail.com

Honorable Planning Commissioners:

WE SUPPORT a VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support "one" consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted.

Vineyards not only block wildlife corridors, but lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow "special interests" to triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy our resplendent natural beauty. We must preserve it for future generations - by prohibiting new vineyards in NAP consistent with the LCP.

Sincerely,

Candice Weber Family

Calabasas, California 91301

Candice Weber, M.S., A.C.C

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Fax - (818) 597-9779

Email - clwebe1@pacbell.net

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:14 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **PETER HEUMANN**
Date: Tue, Sep 29, 2015 at 7:42 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic resources - which cannot be permitted

Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

Please don't allow 'special interests' to triumph over the best interests of the public and our spectacular resources. Once these beautiful ridgelines are destroyed and terraced

with Vineyards, we will never get the views or wildlife back again. There are appropriate areas for Vineyards, the Santa Monica Mountains National Recreation Area is NOT one of them.

The Santa Monica Mountains are a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations – by prohibiting new vineyards in NAP consistent with the LCP.

Thank you.

Peter Heumann

Board member of the Community Association of Saratoga Hills & Delegate to the

Las Virgenes Homeowner's Federation

peterh@roadrunner.com

27049 Esward Drive

Calabasas, CA 91301

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:13 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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unless
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Thank you.

David Jobe

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:13 PM
To: Anita Gutierrez
Subject: Vineyard ban in NAP

---------- Forwarded message ----------
From: **Columbine Culberg** <columbinec@gmail.com>
Date: Tue, Sep 29, 2015 at 9:48 AM
Subject: Vineyard ban in NAP
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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prohibiting new vineyards in NAP
consistent with the LCP
.

Thank you.

Columbine Culberg

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:13 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Conor Linberg**
Date: Tue, Sep 29, 2015 at 10:04 AM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

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are
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We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you.

Conor Linberg

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:12 PM
To: Anita Gutierrez
Subject: chopping up the beautiful Santa Monica Mountains... so very sad!

---------- Forwarded message ----------
From: **Alexa Flagler**
Date: Tue, Sep 29, 2015 at 2:29 PM
Subject: chopping up the beautiful Santa Monica Mountains... so very sad!
To: defendnap@gmail.com

Honorable Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native

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are

a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations

- by

prohibiting new vineyards in NAP

unless

consistent with the LCP

Thank you.

Alexa Flagler

(resident of Agoura Hills and former resident of Napa Valley)

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:12 PM
To: Anita Gutierrez
Subject: Agenda Item #8 Support Vinyard Ban in NAP

---------- Forwarded message ----------
From: **MaryAnn Webster**
Date: Tue, Sep 29, 2015 at 2:29 PM
Subject: Fw: Agenda Item #8 Support Vinyard Ban in NAP
To: "defendnap@gmail.com" <defendnap@gmail.com>

Sept. 29, 2015

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

The **Santa Monica Mountains Task Force** of the Sierra Club supports a consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native

grape
vines creates an increase of blight
fragmenting

the
Santa Monica Mountains scenic and natural resources.
The Santa Monica Mountains
are
an important resource for all - and a valuable recreational area where residents and visitors can continue to enjoy its natural beauty.

We ask that you abide by the polices set forth in the LCP of the North Area Plan, which gives a high level of protection to open space in the Santa Monica Mountains.

Thank you.
Mary Ann Webster, Chair
Santa Monica Mountains Task Force,
Sierra Club, Angeles Chapter

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:12 PM
To: Anita Gutierrez
Subject: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

---------- Forwarded message ----------

Date: Tue, Sep 29, 2015 at 3:29 PM
Subject: RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I/we support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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lure in fragile wildlife only to further endanger them with razor/barbed wire
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to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains
should not be
home to vineyards.
Vineyards are
a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
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'special interests'

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triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you,

Mollie Helfand
Cornell RD

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:12 PM
To: Anita Gutierrez
Subject: Fwd: because we care

---------- Forwarded message ----------
From: **Ellen Geer**
Date: Tue, Sep 29, 2015 at 3:42 PM
Subject: because we care
To: defendnap@gmail.com

September 28, 2015

To: LA County Regional Planning Commission

Re: **SUPPORT VINEYARD BAN IN NAP**

RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

Dear Honorable Regional Planning Commissioners:

My father, Will Geer was a horticulturist , and taught us to respect the earth that gives us food.

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grapevines creates a patchwork of blight fragmenting the Santa Monica Mountains scenic and natural resources, and should not permitted.

Vineyards not only block wildlife corridors, but also lure in fragile wildlife only to further endanger them with razor/barbed wire and non-permeable fencing. Birds get tangled and die in netting that is placed over the grapes.

Added nutrients in the soil to support the growing of grapes in the SMMs, actually alter and convert the very soil that sustains this rare Mediterranean eco-system. Additionally, the nutrient-rich runoff goes into our creeks and streams, loading up the SM Bay and threatenting a healthy marine environment.

The Santa Monica Mountains should not be home to vineyards. Vineyards are a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

The Santa Monica Mountains are a world-renowned treasure; a national recreational area where residents of Los Angeles and millions of visitors from beyond, come to enjoy the resplendent natural beauty in our nation's largest urban park. We must preserve it for future generations. The Theatricum has 9 acres above our venue to remain virgin for future generations. The giant Manzanitas growing there are remarkable.

As residents and a family that serves the public with plays and education of all ages, for over fifty years, we feel responsible as stewards to protect this natural resource for the millions who come to enjoy the mountains and our beaches. Anything less would open the doors to challenging the science-based policies adopted in the SMM LCP by developers who want to ignore the value of preserving that which makes the SMMs what they are.

Thank you for your consideration of my family's request to support the Vineyard Ban in the SMM NAP.

Sincerely,

Ellen Geer and family

Will Geer Theatricum Botanicum

Topanga, CA 90290

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:09 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Date: Tue, Sep 29, 2015 at 3:54 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendnap@gmail.com

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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Vineyards not only block wildlife corridors, but, lure in fragile wildlife only to further endanger them with razor/barbed wire, non-permeable fencing to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains are not home to vineyards. They are a growing threat to our environment,
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Please don't
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are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP
consistent with the LCP

Thank you.

John & Emma Wilby
3945 Bon Homme Rd
Calabasas, 91302

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:09 PM
To: Anita Gutierrez
Subject: Fwd: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Elizabeth Stephens**
Date: Tue, Sep 29, 2015 at 4:01 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: defendNAP@gmail.com

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
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- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you.

Elizabeth Stephens

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:08 PM
To: Anita Gutierrez
Subject: Fwd: Support Vineyard Ban in NAP

---------- Forwarded message ----------
From: **Randall Neece**
Date: Tue, Sep 29, 2015 at 4:18 PM
Subject: Support Vineyard Ban in NAP
To: defendnap@gmail.com

September 28, 2015

To: LA County Regional Planning Commission
Re: **SUPPORT VINEYARD BAN IN NAP**
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

Dear Honorable Regional Plannng Commissioners:

We strongly support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource-protective vineyard policies established in the SMM LCP, throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape vines creates a patchwork of blight
fragmenting the Santa Monica Mountains scenic and natural resources, and should not permitted.

.
Vineyards not only block wildlife corridors, but also lure in fragile wildlife only to further endanger them with razor/barbed wire and non-permeable fencing
to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out.

It was scientifically documented during the formation of the SMM LCP, that the nutrients in the soil amendments added to support the growing of grapes in the SMMs, actually forever alter and convert the very soil that sustains the essential bio-diversity of this rare Mediterranean eco-system. Additionally, the nutrient-rich runoff goes into our creeks and streams, loading up the SM Bay with more nutrients and threatenting a healthy marine environment. Watersheds are one, as should be the policies regulating vineyads. Watersheds do not know the difference between the coastal zone and the North Area; everything flows to the sea from the mountains.

The Santa Monica Mountains should not be home to vineyards. Vineyards are
a growing threat to our environment, to our magnificent scenic resources, to our wildlife, to our native habitat, to our ecosystem and water quality.

The Santa Monica Mountains are a world-renowned treasure; a national recreational area where residents of Los Angeles and millions of visitors from beyond, come to enjoy the resplendent natural beauty in our nation's largest urban park. We must preserve it for future generations.

Please do not allow "special interests" to triumph over the best interests of the public and Los Angeles County's unique and precious natual resources. Please adopt a consitent and protective policy prohibiting new vineyards in the SMM NAP, unless consistent with the SMM LCP.

As residents of the Santa Monica Mountains for almost 4 decades, actively involved in stewarding and protecting this natural resource for the millions who come to enjoy the mountains and our beaches, we remind you these are one coastal

mountain range and shoud be treated with the same respect and good sense exhibited in the SMM LCP. Anything less would open the doors to challenging the science-based policies adopted in the SMM LCP by developers who want to ignore the value of preserving that which makes the SMMs what they are.

Thank you for your consideration of our request to support the Vineyard Ban in the SMM NAP.

Sincerely,

Randall Neece and Joe Timko
1558 Will Geer Road
Topanga, CA 90290

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:06 PM
To: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

---------- Forwarded message ----------
From: **Jere**
Date: Tue, Sep 29, 2015 at 4:31 PM
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC
To: "defendNAP@gmail.com" <defendNAP@gmail.com>

STOP THIS INSANITY OF RUINING OUR LANDS!!!!

Honorable

Planning Commissioners:
SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

We support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native
grape
vines creates a patchwork of blight
fragmenting

the
Santa Monica Mountains scenic resources
- which cannot be permitted

Vineyards not only block wildlife corridors, but
also
lure in fragile wildlife only to further endanger them with razor/barbed wire
and
non-permeable fencing

to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains
should not be
home to vineyards.
Vineyards are

a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
, to our native habitat, to our ecosystem and water quality.

Please don't
allow
'special interests'

to
triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

PLEASE DO THE RIGHT THING!!!

Fred and Jere Berkley

Anita Gutierrez

From: leah@lobocreek.com
Sent: Tuesday, September 29, 2015 6:03 PM
To: defendnap@gmail.com
Cc: Anita Gutierrez
Subject: SUPPORT VINEYARD BAN IN NAP - AGENDA ITEM #8 - RPC

Honorable

Planning Commissioners:

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan.

Extensive agricultural use of the Santa Monica Mountains is inconsistent with the goals of a National Recreation Area and greatly devalues the public investment that has already been made in much of the area. It is also inconsistent with the intent of the North Area Plan, which declared that we are a "rural mountain community", not a rural farming community, and unequivocally stated "let the land be the guide."

Many vineyard owners testified at the last hearing that they are good stewards of the environment, yet I witness every day the damage being done by these "stewards."

1. Non-permeable fencing and razor wire blocking wildlife trails.

2. Bird-netting trapping and killing raptors and songbirds alike when their feet get tangled in the netting.

3. Unending grading adding large quantities of dust to the air.

4. Herbicides and pesticides poisoning our air, topsoil, and streams.

5. Pumping groundwater from extra deep wells, drying up the chaparral and thus increasing fire danger, and taking water from those neighbors dependent on wells.

6. Damming creeks for additional water for irrigation.

7. Unprotected topsoil causing erosion and silting during the rainy season when vines are dormant.

8. Mudslides and rockslides caused by clearing almost vertical hillsides.

9. Ruination of viewshed when vines are dormant and hillsides bare.

10. Increased traffic congestion and accidents due to tasting rooms, wine tours, and vineyard event venues.

Vineyards make bad neighbors for people and animals alike. When the North Area Plan was originally written, we didn't even take agriculture into account. No one could imagine at the time that people would decide to destroy the mountains that we love and the communities in which we have invested so much by introducing extensive farming, what the locals commonly refer to as "vanity vineyards."

Please don't allow 'special interests' to triumph over the best interests of the public and our spectacular resources.

Most sincerely,
Leah Culberg

Past President of the Triunfo-Lobo Community Association
Advisory Committee Member for the North Area Plan

Leah Culberg
leah@lobocreek.com

Anita Gutierrez

From: Las Virgenes Homeowners Federation [defendnap@gmail.com]
Sent: Tuesday, September 29, 2015 6:03 PM
To: Anita Gutierrez
Subject: Agenda Item #8 - Project No. R2015-02310

From: **Beth Cone Kramer**
Date: Tue, Sep 29, 2015 at 5:12 PM
Subject: Agenda Item #8 - Project No. R2015-02310
To: "defendnap@gmail.com" <defendnap@gmail.com>

SUPPORT VINEYARD BAN IN NAP
RE: AGENDA ITEM #8 - PROJECT NO. R2015-02310-(3) VINEYARDS IN THE SMM NORTH AREA CSD

I support 'one' consistent vineyard policy for the Santa Monica Mountains. Please vote to carry forward the resource protective vineyard policies established in the LCP throughout the North Area Plan (NAP).

Carving out swaths of the natural landscape, stripping the native habitat, and replanting it with acres of non-native grape
vines creates a patchwork of blight
fragmenting

the
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- which cannot be permitted
.

Vineyards not only block wildlife corridors, but
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lure in fragile wildlife only to further endanger them with razor/barbed wire
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to keep them out. Birds get tangled and die in netting that is placed over the grapes to keep them out. The Santa Monica Mountains should not be
home to vineyards.
Vineyards are
a growing threat to our environment,
to our magnificent scenic resources, to our wildlife
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Please don't
allow
'special interests'

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triumph over the best interests of the public and our spectacular resources.

The Santa Monica Mountains
are
a world renowned treasure - a recreational area where residents of Los Angeles and visitors come to enjoy the resplendent natural beauty. We must preserve it for future generations
- by

prohibiting new vineyards in NAP

unless
consistent with the LCP
.

Thank you.

Beth Cone Kramer

Anita Gutierrez

From: Rosie Ruiz
Sent: Monday, September 28, 2015 12:46 PM
To: Anita Gutierrez
Subject: FW: No CUP

-----Original Message-----
From: Paula Farinacci [mailto:paula.farinacci@gmail.com]
Sent: Monday, September 28, 2015 11:27 AM
To: Rosie Ruiz
Cc: savethevineyardssm@gmail.com
Subject: No CUP

The vineyards in the Santa Monica mountains have added beauty to our mountains, revenue to the city and jobs to the people. Why are a few trying to take this away! This makes no sense, farmers are a dying breed. We need to help not hurt our local farmers. No to CUP this makes no sense to anyone.
Pauls Farinacci

Sent from my iPhone

Anita Gutierrez

From: Christy Prosser [christy@oldplacecornell.com]
Sent: Monday, September 28, 2015 11:46 AM
To: Anita Gutierrez
Subject: R2015-02310

To whom it may concern,

Please No to CUP- for growing Grapes
No Zoning Changes
No Vineyards are agriculture
& please don't require a conditional use permit

Thank you,

Christina Prosser

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Anita Gutierrez

From: Zack Gilbard [zack.gilbard@gmail.com]
Sent: Tuesday, September 29, 2015 9:59 AM
To: Anita Gutierrez
Subject: Vote NO on proposed ordinance R2015-02310-(3)

Vote NO on proposed ordinance R2015-02310-(3)

This regulation is not something of value for our county. It serves some, while singling out others. I do not support this vineyard regulation ordinance.

While the ordinance may show promise in your eyes, for vineyard owners and other agricultural businesses, it is limited to the point of suffocation. Do not tie our hands, do not pass ordinance R2015-02310-(3).

Thank You,

Zack Gilbard

Anita Gutierrez

From: Kieran [kieran@lighting-design.tv]
Sent: Monday, September 28, 2015 9:04 AM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: NO on R2015-02310-(3)

- **NO to Vineyard CUP**
-
- Re: **Project & Permit(s):** Project No. R2015-02310-(3)
-
- **NO TO CUP - for growing grapes**
-
- **NO Zoning change**
-
- **NO - vineyards are agriculture, Vines are not a special use**
-
- **DO NOT require Conditional Use Permit (CUP)**

Kieran and Debra Healy
31550 Lobo Canyon Road,
Cornell, CA 91301

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Anita Gutierrez

From: David Gomez [malipacabu2@gmail.com]
Sent: Saturday, September 26, 2015 1:49 PM
To: Anita Gutierrez
Subject: Sept 30 LA County Planning meeting

Hello Anita,

Regarding the new vineyard ordinance you are considering for the Santa Monica Mountains North Area:

This ordinance is overly restrictive, as pointed out by my fellow directors on the Malibu Coast Vintners and Grape Growers Alliance, but more importantly, it is directed toward one agricultural crop only; grapes. Unless you are willing to impose these very same restrictions to ALL agriculture in the Santa Monica Mountains North Area you should end this ordinance entirely.

Thank you in advance for your attention to this opinion.

Sincerely,

David Gomez

La Viña Gomez de Malibu; Bodegas Gomez wines

Board of Directors, Malibu Coast Vintners & Grape Growers Alliance

PO Box 577

Agoura Hills, CA 91376-0577

P 818.707.6113 F 818.879.2165 C 818.519.7797

malipacabu2@gmail.com

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Saturday, September 26, 2015 11:36 AM
To: Isabel Freeman
Cc: Anita Gutierrez
Subject: Re: Support Vineyard Ban in the Santa Monica Mountain

Thank you for you comments and input. I will share them with the planning commission.

On Sep 26, 2015, at 10:14 AM, Isabel Freeman <isabel.freeman@verizon.net<mailto:isabel.freeman@verizon.net>> wrote:

RE: Agenda Item #8 Project R 2015-02310: Vineyards in the Santa Monica Mountains

Honorable Regional Planning Commissioners:

As a resident of the Santa Monica Mountains, I am writing to oppose any permitting of additional vineyards in this area. This type of agriculture will require substantial use of scarce water and put additional pesticides into our environment, impacting native animals and plants both in the mountains and the ocean. The terracing and land clearance required will increase erosion and the risk of landslides if the projected El Nino event occurs.

As a resident of the mountains, I value being able to live in an area with natural vegetation and wildlife. Both are currently under extreme stress which additional vineyards will only increase.

I urge you to oppose any expansion of Vineyards in the Santa Monica Mountains.

Sincerely,

Isabel S. Freeman

Anita Gutierrez

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, September 25, 2015 3:26 PM
To: Kay Austen
Cc: Anita Gutierrez
Subject: Re: SUPPORT VINEYARD BAN IN NAP: AGENDA ITEM #8 - RPC

Thank you for reaching out and sharing your input and concerns. We will share your correspondence with the planning commission.

On Sep 25, 2015, at 3:23 PM, Kay Austen <kayausten@gmail.com<mailto:kayausten@gmail.com>> wrote:

TO: Los Angeles County Regional Planning Commission
320 West Temple St., Los Angeles, CA.

Honorable Regional Planning Commissioners:

It is inconceivable to me that the Board of Supervisors, having permanently banned new vineyards from the coastal zone, is considering allowing them in the North Area. What is the rationale for this radically disparate treatment of the SAME mountains? If one area is worth saving, all areas are! Vineyards large and small are extremely destructive to habitat and wildlife: they have no place here in our increasingly fragile mountains.

I also oppose what I call "vanity vineyards." These are vineyards from one to forty acres planted by wealthy landowners so they can trot out their "private label" to their friends. Why are we decimating the mountains for their ego gratification? Is there no limit to the taking of the one percent? The single and cumulative impact of such vineyards damages public lands and wildlife. They too should be banned outright.

Pope Francis said: "We seem to think that we can substitute an irreplaceable and irretrievable beauty with something which we have created ourselves."

Commissioners and Board of Supervisors: you have a public trust to keep. Protect the Santa Monica Mountains!

Sincerely,

Dr. Kay Austen
2630 Tuna Canyon Rd.,
Topanga, 90290
310-455-1611

Anita Gutierrez

From: bonehogg@aol.com
Sent: Friday, September 25, 2015 9:59 AM
To: Anita Gutierrez
Subject: vineyard expansion

This note is to ask and request that the LA County Planning Commission not restrict citizens of our great state from growing and expanding vineyard planting. Our vineyard has been such a great pleasure and hobby for our family that it would affect us adversely in doing so. Thank you for your consideration. Tomas Saucedo, M.D.

Anita Gutierrez

From: John Gooden Montage [jgooden@montagevineyards.com]
Sent: Friday, September 25, 2015 6:27 AM
To: Anita Gutierrez
Subject: Vineyard Ordinance (Project # R2015-02310-(3))

Hello Ms. Gutierrez,

I oppose the Vineyard Ordinance Project # R2015-02310-(3) as it restricts property owners from using their land in a lawful manner.

Sincerely,

John Gooden
Montage Vineyards
400 Del Norte Blvd
Oxnard, CA 93030

Tel: 805.973.1307
Fax: 805.973.1433
Cell:310.505.4106

Anita Gutierrez

From: Alex Frisch [alex@inrealentertainment.com]
Sent: Monday, September 28, 2015 10:03 AM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: NO on R2015-02310-(3)

Hello,
I am writing to the DRP to say that this is not right, we need a NO vote and send it back to staff.

NO to Vineyard CUP

Re: Project & Permit(s): Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO - vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Alexandre Frisch, resident of the Santa Monica Mountains
25779 Vista Verde, Calabasas, Ca, 91302

Maya Saraf

From: Bill Brandel [brandel.bill@gmail.com]
Sent: Monday, September 28, 2015 10:29 AM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: FW: Malibu Vineyards

Dear Maya,

The legislation that is being attempted against Malibu vineyards is extremely unfair!
Wine is one of the most wonderful things in life to many people like me and many of my friends and family.

The wines of Malibu have been getting better and better in recent years and it would be a real shame for neo-prohibitionists to limit their potential under the guise of helping the draught.

Please vote against any legislation that is harmful to the Malibu wine industry.

Sincerely,
Bill Brandel
19953 Baltar Street
Winnetka, CA 91306
(818) 322-5050

Maya Saraf

From: Tom Viren [tomviren@gmail.com]
Sent: Monday, September 28, 2015 11:05 AM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: Board of Directors, TLC
Subject: Project & Permit(s): Project No. R2015-02310-(3)

I live in the affected area of Project No. R2015-02310-(3).

Forty years ago, I purchased vacant property to build my families future home. Along with a home the property provided a lifestyle change from congested urbane living to an open, and more importantly a lifestyle that permitted all kinds of agriculture experiences for my two children, wife and myself.

Because of the A-1 zoning my family was able to experience horses, sheep, hogs, chickens, and other animals permitted in this zone. We were also able to grow much of our own food including fruits and vegetables of all kinds, including grapes.

This is an experience we hope to pass on to our grandchildren, as one of the basic fundamentals of property rights is the passing of that right from on generation to the next. There is no greater expression of this than passing agricultural property (Farms and Ranches) down through the generation. The concept of a family farm is consistent throughout the county, and the rest of California.

My concern is that if the Commission is willing to exclude or servery restrict certain type agricultural product, what is going to happen when the next time a fruit, livestock, or vegetable appears on the politically incorrect list. Agricultural issues are already well defined by State and Federal agencies. I don't think is is appropriate for local officials to cherry pick agricultural products they seem to have a problem with understanding.

I ask your Commission to reject the proposal, and allow me to pass along the same farm my children enjoyed to their children.

Tom Viren
31410 Lobo Canyon Road
Agoura CA 91301

tomviren@gmail.com

Maya Saraf

From: Steve Gilbard [steveg@theatrical.com]
Sent: Monday, September 28, 2015 11:14 AM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: NO on R2015-02310-(3) NO to CUP to grow grapes NO Zoning Change

Dear Ms. Saraf,

Can you forward this to the Commissioners and enter it into the testimony regarding Agenda item #8 - R2015-02310-(3)
Thank you.

Dear Commissioners of the LA County Department of Regional Planning:

Please **REJECT** the current DRAFT ordinance related to R2015-02310-(3).

It needs a great deal of further work to be both fair and practical for the rights of the property owners who have invested and will continue to invest in creating World Class Wine in the new, federally granted Malibu Coast AVA - wine that will bring even more visitors to the Santa Monica Mountains to enjoy our region.

Vineyards protect our homes from fire, protect the hill side from erosion and storm run off, create a viable cottage ag industry in our beautiful mountains and so much more.
The minuscule vineyard acreage that exists or is proposed is trivial in comparison to the size of the SM mountains region (Less than 1%).

The stipulations on size in the proposed ordinance restricts almost all parcels within the North Area CSD which are currently zoned to much larger sizes - 5, 10 or 20 acres to such a small amount of grape farming as to take away our use of the land now and forever. This is wrong.

There is too much vague terminology and overly extrapolated data within the proposed ordinance that it needs significant rework and definition to be valid or even effective in many sections.

Commissioners, PLEASE VOTE NO ON THE PROPOSED ORDINANCE RELATED TO R2015-02310-(3).

Help us, the property owners build a better method of using our agriculturally zoned property through administrative means to manage our property.
We want to continue to be the best stewards of our land in this wonderful region as a partner, not an adversary.as possible,

Sincerely,

Steven Gilbard
3030 Triunfo Canyon Road
Agoura, California 91301

Maya Saraf

From: Wendy Greenberg [adazac@aol.com]
Sent: Monday, September 28, 2015 11:28 AM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: Vineyards

The vineyards are not only beautiful but have created jobs , tourism , and traffic for small business in surrounding areas. Do not prevent this positive growth .
Wendy Greenberg
WLV,CA
Sent from my iPhone

Maya Saraf

From: Christy Prosser [christy@oldplacecornell.com]
Sent: Monday, September 28, 2015 11:46 AM
To: Maya Saraf
Subject: R2105-02310

To whom it may concern,

Please No to CUP- for growing Grapes
No Zoning Changes
No Vineyards are agriculture
& please don't require a conditional use permit

Thank you,

Christina Prosser

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Maya Saraf

From: Laura Gilbard [laura@triunfocanyonvineyards.com]
Sent: Monday, September 28, 2015 12:04 PM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: Please Vote NO on Project No. R2015-02310-(3) Vineyards

Dear Ms. Saraf:

I implore you to VOTE NO on this poorly designed and ridiculous pending CUP requirement on vineyards. While reading the package, I saw many inconsistencies and untruths and speculative statements.

We have established vineyards on our property that we have owned since 1991. We are vested in the upkeep and environmental safety of the Santa Monica Mountains and would never harm the beauty or safety of the area we have called home all these years.

We are completely organic in our farming, have always used drip systems on ALL of our plants, including the grapes. Even though the requirement for use of municipal water only as stipulated in the BOS Urgency Ordinance has been removed from the proposed ordinance before you today, we have always been on municipal water. We have cut water use on our property from August 2013 to August 2015 by more than 65% while still maintaining a viable crop. We are managing our land, our water, and the environment with all the care humanly possible. I know the fellow vintners and neighbors who support our efforts all feel the same way about protecting the environment through all of our actions.

I am concerned by several speculative statements in your document, namely, the claim of an unnatural increase in permit applications. This is a direct result of the meeting with Regional Planning staff in June 2014, where we were told directly by Regional Planning staff to submit applications immediately and along with dozens of other property owners, we did exactly as we were instructed by Regional Planning staff. (I have available a recording of this segment of the meeting of June 2014 should you wish to examine it.)

The claim of water waste via aerial spraying for frost is ludicrous. No one in the Santa Monica Mountains would do this due to our temperate Mediterranean climate which is mentioned in your document.

The allegation of "giant" commercial vineyards is a fantasy fabrication that does not reflect the true topography and vineyards in the region. The average vineyard in the region is two to five acres. The limitation of only two acres is an appeasement to those who are adamantly against the already existing agricultural zoning of the North Area Plan region.

PLEASE VOTE NO! Reject this proposed ordinance on September 30, 2015. Thank you for reading.

Regards,
Laura Gilbard

Laura Gilbard

Triunfo Canyon Vineyards
(818) 519-7671 (C)

(818) 597-8488 (O)

Maya Saraf

From: edolin@aol.com
Sent: Monday, September 28, 2015 12:11 PM
To: Rosie Ruiz; Anita Gutierrez; Maya Saraf
Cc: savevineyardssm@gmail.com; jgooden@montagevineyards.com; dan@danfredman.com
Subject: Project No. R2015-02310-(3)

Dear Ms. Ruiz, Ms. Gutierrez and Ms. Saraf:

Please be advised that I am strongly opposed to this proposed vineyard regulation, which effectively discriminates against a single class of agricultural use and deprives property owners of lawful rights. No evidence has been presented that justifies the singling out of vineyard planting from all other agricultural uses. And little scientific research has been presented to support the probabilities of the actual damage to the environment that the legislation suggests.

The increase in applications for vineyard planting that the County points to as the harbinger of massive vineyard development was a direct result of the County's 2014 encouragement for existing prospective vineyard owners to seek entitlements. To now use that against potential applicants would be as absurd as curtailing the issuance of drivers' licenses to illegal immigrants after the right to do so had been granted, based on the number of "new applicants."

The precedent for this proposed legislation was the passing of the Santa Monica Mountains LCP last year, and the LCP blatantly discriminated against vineyard owners by singling them out only 1 day before the plan was to be heard by the California Coastal Commission. Apparently, the political pressure from other agricultural and equestrian interests was sufficient enough to give them a "pass," while the vineyard faction had virtually no form of organization nor enough notice to mount an effective opposition.

You may feel that the onerous regulations that are being proposed for vineyard development represent a form of compromise, but this is not the case. As written, it is a de facto ban. The vineyard owners' coalition will vehemently oppose this proposal and assert our property rights until all legal remedies are exhausted.

Thank You,

Elliott

Maya Saraf

From: Florie Gilbard [latonidoll@gmail.com]
Sent: Monday, September 28, 2015 12:11 PM
To: Rosie Ruiz; Maya Saraf; savevineyardssm@gmail.com; Anita Gutierrez
Subject: I'm tired of the abuse heaped on small, family vinyards in our region.

Please stop this horrid behavior, that I can only assume is funded by prohibitionists or crooks.

NO to Vineyard CUP

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO - vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

--

My mind can go in a thousand directions.
Now I walk in peace.
Each step creates a warm breeze.
With each step, a lotus blooms.

Thich Nhat Hanh

Maya Saraf

From: Sherrie Nickeas [Sherrie.Nickeas@Nafinc.com]
Sent: Monday, September 28, 2015 12:17 PM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: NO on R2015-02310-(3)

To whom it may concern;
I would like to impart my opinion on the proposed CUP for vineyards. This is just not right. There are real people that have worked extremely hard on their properties and vineyards and will be penalized for no good reason. Please vote NO to Vineyard CUP

Project & Permit(s): Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO - vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Sincerely,

Sherrie Nickeas

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newamerican FUNDING

Sherrie Nickeas
Sr. Loan Consultant
NMLS# 253906

Office: (818)446-7583
Direct: (805) 380-5363
Fax: (818) 475-5290

Address: 5655 Lindero Canyon Rd, # 126
Westlake Village, CA 91362

Get Connected:

CLICK HERE TO ADD MY INFO TO YOUR CONTACTS

Maya Saraf

From: Kieran [kieran@lighting-design.tv]
Sent: Monday, September 28, 2015 12:42 PM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: Re: NO on R2015-02310-(3)

We completely agree withe the statements below:

To: Regional Planning Commissioners

Los Angeles County Department of Regional Planning

Honorable Commissioner Esther L. Valadez

Honorable Commissioner David W. Louie

Honorable Commissioner Stephanie Pincetl, Vice Chair

Honorable Commissioner Curt Pedersen

Honorable Commissioner Pat Modugno, Chair

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

Regarding Zoning change to define vineyards as a use and require a Conditional Use Permit (CUP)

From: Board of Directors, Triunfo-Lobo Community Association

Date: September 25, 2015

The Board of Directors of the Triunfo-Lobo Community Association, representing the community and property owners of greater than 80 parcels and over 1,250 acres within th Santa Monica Mountains North Area Community Standards District **strongly urges the Commission to reject the proposed ordinance Zoning change that will negatively al property values and rights in OUR Community Standards District.**

On behalf of our homeowner's Association within the effected CSD, and all of the property owners who will be detrimentally affected by this proposed ordinance, we believe there wi be real, tangible financial loss of property value to the landowner directly caused by this highly burdensome proposed ordinance.

We feel that there are significant legal issues related to the proposed zoning change that be induced should this proposed ordinance be passed including:

The proposed ordinance changes the existing, long established and permitted Agricultura Zone Use within the Santa Monica Mountains North Area CSD to a more restrictive use without precedent.

The ordinance will restrict or deny an agricultural use from the property owner, causing extreme uncompensated monetary loss that the property owner would not suffer under current zoning.

The restrictions to 1/10th acre and 2 acres allowable maximum planting of grapes effective eliminate the cultivation of grape crops on large portions of parcels that are zoned Agricultural under current zoning, altering the zoning negatively to the property owner and devaluating the property value. The legality of such a maximum limit of a crop is highly questionable except in rare cases by the State Agricultural Commissioner.

The ordinance improperly singles out the planting of a specific type of agricultural plant ar severely limits the cultivation of the plant to an economically and practically unsustainable level. The ability of the property owner on agriculturally zoned land to determine and profi from what crops are planted is usurped under this proposed ordinance.

Grapes are considered a berry by both the California Department of Agriculture and the USDA. Therefore the ordinance improperly applies an unreasonable restriction against or type of berry over any other type of berry. This bias denies the property owner of existing agricultural rights and hardship without compensation.

The ability to protect residences and buildings from wildfire danger within the North Area Plan/Santa Monica Mountains North Area CSD is vital to the region. The Los Angeles County Fire Department requires a defensible *Fuel Modification* zone of 200 feet from any

structure. The minimum area for a simple 2000sf structure currently exceeds 4 acres, not including any outbuildings. The Los Angeles County Fire Department has endorsed and approved grape vines as a valid means of ensuring a defensible Fuel Modification zone in the Santa Monica Mountains. The elimination or reduction of this fire protection tool unde the proposed ordinance will directly endanger property and residents in future emergency events.

The Los Angeles County Department of Public Works has gone on record as stating that grape vines are, for all intents and purposes, the equivalent of native vegetation in the region regarding hillside stabilization and erosion control. Segments of this draft ordinanc do not properly take into consideration many long-standing opinions by County staff in oth departments.

The need created by this proposed ordinance to process a restrictive CUP on Agricultural zoned land in order to exercise a land use right that is currently established and allowed is clear change in zoning.

Such a change would be consistent with a **Regulatory taking**, limiting the use of private property to such a degree that the regulation effectively deprives the property owners of economically reasonable use or value of their property to such an extent that it deprives them of utility or value of that property, even though the regulation does not formally dives them of title to it.

Agriculturally Zoned land, by long standing common law, provides the property owner the inalienable ability to freely obtain, utilize, plant and harvest for any agricultural purpose an crops on the land at their discretion, as long as their activities on the land do not impede c other individuals' rights. This proposed ordinance will effectively damage or eliminate the rights irrevocably. There is no claim or basis of clam that the existing or future grape cultivation will impede any other individuals' 'rights'.

The imposition of strict new restrictions, CUP requirements and covenants on the currentl zoned Agricultural land and the resultant expenses established by proposed ordinance fo mandated County fees, studies, compliance efforts and other expenses will place an undu financial hardship on the property owner under the proposed ordinance.

We implore each of the commissioners of the Los Angeles County Department of Regiona Planning to **VOTE NO** on this proposed ordinance, and send it back to County staff to continue the unfinished task of developing a long term, workable and reasonable set of standards for the Santa Monica Mountains North Area CSD that will provide for us, the property owners and stake holders, the use and enjoyment of by-right property rights unde existing zoning and respect property owners' investment, future value and historic agriculturally diverse use in the region.

The Triunfo-Lobo Community Association has been a partner in the CSD, Hillside Ordinance and other forward looking policies for decades. We look forward to being a positive force now and in the future as stewards of the Santa Monica Mountains.

Sincerely,

Michael Frawley, President

Triunfo-Lobo Community Association

Kieran and Debra Healy
31550 Lobo Canyon Road,
Cornell, CA 91301

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Maya Saraf

From: Rob Cowlyn [rcowlyn@me.com]
Sent: Monday, September 28, 2015 1:45 PM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: Please vote NO on R2015-02310-(3)

Dear Ms. Saraf,

With regard to the upcoming hearing on the "Vineyard Ordinance" - Amendment to the Santa Monica Mountains North Area Community Standards District, Project No. R2015-02310, Advance Planning Case No. RADV201500007, Environmental Case No. RENV201500182, for RPC September 30th, 2015 - Agenda Item #8, I IMPLORE and URGE you to vote:

NO to a Conditional Use Permit on vineyards, for growing grapes and making wine.
NO to any concept of zoning changes.
NO because vineyards ARE agriculture, and a beautiful and important aspect of the area. Vines are therefore NOT a "special" use, and thus do NOT require a Conditional Use Permit.

Please help. This fabricated argument has gone on long enough and affects not only the beauty of the area, but the rights of the property owners. As such any measure to inhibit this valuable and regional form of agriculture is to be encouraged, not targeted, and any attempt to do otherwise ought to be unconstitutional by any rational interpretation. You can buy the products of this form of agriculture in exactly the same stores as you can the numerous other agricultural blessings from the same region, so why single one type? Should we ban the growing of fruit and vegetables? I think not.

I very much hope you will fully support me in this cause, and pressure your colleagues to see this for what it really is.

With my thanks for your kind attention, and assistance, in this important matter.

Sincerely,

Robin R. Cowlyn
rcowlyn@me.com

Maya Saraf

From: Susan J. Hayes [susanjhayes@earthlink.net]
Sent: Monday, September 28, 2015 1:45 PM
To: Maya Saraf
Subject: Project No. R2015-02310-(3)

After reading through the 80+ pages of the proposed vineyard ordinance, it is apparent there are uninformed, misled and downright dishonest parties who have contributed so called "expert" input (more like opinions) into the proposal. It is incumbent upon the Supervisors, Commissioners and Leaders of our County to be rightfully informed with facts which are documented in credible scientific journals and reports. Furthermore, it is also incumbent upon our Leadership to know the facts they are basing their rulings on are in fact applicable to Los Angeles County....not facts which may apply to another County, State or Region. The Supervisors, Commissioners and Leaders have a legal and moral obligation to know the information they are utilizing to make important decisions which impact the lives and livelihoods of their constituents, both current and future, is true, correct and accurate.

As it is currently written, I implore you to vote:

NO to Vineyard CUP

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Please come to the table and join the residents, business people and vineyard owners in reviewing the facts in an open forum so the facts may be confirmed or refuted. Working in a skewed vacuum will produce results which will cause far more damage than good. Open the doors and take a look through a clear lens, unobstructed by the uninformed and misled.

PLEASE VOTE NO!

Susan Hayes

Maya Saraf

From: Alexis Gilbard [alexis.gilbard@gmail.com]
Sent: Monday, September 28, 2015 3:26 PM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: Vote NO on R2015-02310-(3)

Dear Commissioner Saraf,

I am writing to urge you to vote NO on R2015-02310-(3). My family's organic vineyard and home is located in the SM Mountains North Area, an area zoned for agricultural use. We LIVE in the Santa Monica Mountains. We LOVE the Santa Monica Mountains. We chose to put down roots in this place because it is surrounded by beautiful, public, protected lands, and because we had the freedom to enhance our private land with thoughtfully nurtured agriculture. I can assure you that no one values the integrity and sustainability of this area more than its residents. Granted, some of our neighbors (local and distant) don't like vineyards and are in support of this political power play. They are entitled to their opinions and their freedom, and no one is forcing them to plant grapes on their private property. However, their interest in determining what we can or cannot do on our private property which explicitly allows agriculture is disconcerting, and especially so when we are talking about neighbors who do not even live in our community.

This ordinance is driven by forces beyond logic and reason. As you are aware, there has been increasing pressure by environmental organizations in the area to prevent the expansion of grapevine acreage based primarily on claims about excessive water usage and aesthetic degradation. This is a targeted attack against vineyards, ignoring numerous land applications that use far more water such as lawns/horticulture, other agriculture, livestock, and swimming pools. In reality, grapevines use very little water compared to almost any other crop or livestock. The drought and water shortage are real issues, but the science does not support singling out and vilifying Malibu's emerging family winery community. The vines also provide valuable hillside retention / rockslide resistance and firebreaks in an area that is highly susceptible to these events. The issue of appearance is objective, and many would agree that vineyards enhance and diversify the natural beauty of the canyons, rather than the stance taken by the ordinance and its supporters that they are unattractive and decrease property value. Opinions should not be cited as evidence in matters pertaining to property rights or any other legal issue.

The perceived "surge" of vineyard applications mentioned in the Ordinance introduction is artificial and *directly caused* by the Department of Regional Planning. The DRP suggested a June 2014 meeting with our community, which was held at a local vineyard (where DRP staff themselves commented on the beauty of the vineyards multiple times). During this meeting, DRP staff *urged homeowners considering vineyards in the future to get their applications submitted immediately*. The DRP *encouraged* this rush of vineyard applications and is now reacting to it with "urgency" as if the increase in applications was unsolicited.

Vineyards are agriculture, period. We could have chosen any number of crops with harsher environmental impact (avocados, lemons, etc.), but grapes are popular in this area *specifically* because they are environmentally friendly and drought-resistant. The proposal for CUPs and zoning changes has no logical environmental or usage basis.

We are a few dozen grape farmers trying to protect the investments we have made to enhance our properties and futures. Please give careful consideration to the motives of special interests groups

driving this targeted attack. Any balanced review of the situation will result in skepticism regarding the appropriateness of this ordinance.

Thank you for your time and consideration,
Alexis Gilbard

Maya Saraf

From: Bob Tobias [bobtobias@sbcglobal.net]
Sent: Monday, September 28, 2015 4:58 PM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: No on R2015-02310-(3)

To whom it may concern; I am writing to share my opposition to the proposed ordinance. I have spent my career, more than forty years, in the farming/consulting business. I am semi retired and I do not have a financial stake in this. No one paid me to write this or to attend the meetings with County and Supervisorial staff. It was clear to me from the first meeting that the goal was to stop or at least severely limit the planting of vineyards in the North Area, regardless of the agricultural zoning. It was never a search for facts. That is the first thing I find lacking in the staff report, facts. What I do not find lacking is fear. The first fear-fact is what might happen to the ground water. No experts quoted here? Available water is something every farmer needs to consider before planting any crop. The County has no moratorium on water wells. Is staff suggesting that you have control over the water under private property? Perhaps someday, but not today. Grapes vines have very low water requirements making them the best choice where water may be in short supply. Concern (fear) about the potential for growers to use water for frost protection is laughable. To the best of my knowledge not one current vineyard in the Santa Monica Mountains has such a system. And the "fear-fact" the staff would like you to focus on is fifty gallons per minute. Fifty gallons on one acre? Five acres? Just 50 gallons per minute?

The other thing I find absent in the report is the names of real experts who might be reluctant to use anecdotal opinions as fact. Someone from Pepperdine is pretty sure sediment far down stream came from vineyard runoff? Drip irrigation does not produce runoff. Every soil produces runoff and erosion in the rain. The Oxnard plain was created by natural erosion. Erosion can be managed.

These properties are zoned for agriculture. You have a perfect right to hold each and every parcel to that zoning. Agricultural counties have hillside ordinances with required best practices. Until now, none see ag as needing a CUP.

I am actually happy to see the view shed mentioned because I believe it is the most revealing of the arguments. This ordinance is at least partially about the selfishness of humanity. Sure, politicians need to pander. The Planning Commission hopefully operates at a higher standard.

Finally, it is my expert opinion that the best agricultural use for agricultural zoned properties in the North Area is grapes. This ordinance which adds to the cost of business while limiting the size (acreage) to a less than economic number, will reduce the value of the properties. I believe the appropriate term is "a taking".

I hope you will seek out real experts with real facts before you take away private property rights. It is a huge challenge to "do the right thing" when you can make many happy by doing "the wrong thing" to a few. This ordinance is not "the right thing".

Sincerely, Bob Tobias
Tobias & Son
Agricultural Consulting

Sent from my iPad

Maya Saraf

From: Batta Vujicic [battarita@gmail.com]
Sent: Monday, September 28, 2015 5:43 PM
To: Rosie Ruiz; Anita Gutierrez; Maya Saraf
Cc: savevineyardssm@gmail.com; 'HUNT BRALY'
Subject: NO and NO ... on Project & Permit(s) No. R2015-02310-(3)

To: Los Angeles County Planning Commission
Re: Project & Permit(s) No. R2015-02310-(3)

For the record, I would like to urge the Planning Commission to diligently study the proposed ordinance and vote against it. The currently proposed ordinance which has been created is one-sided and does not take into consideration the wisdom, knowledge, and input of the Stakeholders. This proposal is fundamentally wrong, as there is no balance and no equity shown. What is being proposed is a clear evidence of the County's attempt to again and again use its zoning and police powers to take/confiscate Private Property.

With this letter I am herein urging you to please reject the proposed draft and send it back to the Staff. The County Staff is instructed to un-equitable use and consume their productive and professional time in "rezoning" our property by taking agricultural and other constitutional rights away with rashly and unnecessary proposed regulations. If adopted, this new ordinance would be yet an additional layer to the **multitude** of existing regulations in the North Area Plan.

Please instruct County staff to stop this selective enforcement against private property owners and begin practicing equal protection rights and balance. This is yet another wave of regulations which will consequently strip additional property rights away from every property owners in the region who in a good faith have purchased their property based on the current laws. If this proposal is adopted it will place a tremendous hardship and burden on any and all of the existing and future viticulture activities and vineyards located within the region. The proposed ordinance, if adapted, will create a costly and onerous burden on the property owners and on the process of obtaining a permit, which permit might be based on a set of regulations that are neither feasible nor realistic.

COASTAL RIVER PARK, LLC
Batta Vujicic, President
(818) 991-6629 OFFICE,
(818) 991-0450 FAX,
(818) 406-5156 CELL
31826 Village Center Road #C,
Westlake Village, CA 91361

Maya Saraf

From: Christian Perez [c.perezservices@gmail.com]
Sent: Monday, September 28, 2015 9:15 PM
To: Maya Saraf
Subject: NO to vineyard CUP

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Christian Perez
c.perezservices@gmail.com
cell: (818)231-8192
fax: (818)989-0516

Maya Saraf

From: Milt Arenson [marenson@facilitymerchandising.com]
Sent: Monday, September 28, 2015 9:35 PM
To: Maya Saraf
Subject: No To Vineyard CUP

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Sent from my iPad

Maya Saraf

From: jleunis@gmail.com
Sent: Monday, September 28, 2015 9:48 PM
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: Project & Permit(s): Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Sent from my iPhone

Maya Saraf

From: Ray Stewart [ray@1099pro.com]
Sent: Monday, September 28, 2015 9:51 PM
To: Maya Saraf
Cc: Jacqui Lorenzen
Subject: NO on R2015-02310-(3)

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

Maya, please vote no!

NO TO CUP for growing grapes - ***we pay taxes, vineyards acts as a firebreak for the community saving lives and property, allow us to grow plants. I've had firemen come by and with the vineyard acting as a firebreak they say "i'll protect your property anytime"***

NO Zoning change - discriminate against vineyards?

NO vineyards are agriculture, Vines are not a special use, agricultural is our right

DO NOT require Conditional Use Permit (CUP) - you know this is ridiculous.
Vineyards promote soil stability, firebreaks, they are beautiful and when you have a vineyard you take care of the land, you labor, you love and your neighbors share in your passion / your hobby.

ray stewart

24969 Mulholland

2666 Triunfo Cyn Rd

Vineyard planter, owner & conservationist

Maya Saraf

From: dordicklaw@aol.com
Sent: Monday, September 28, 2015 10:18 PM
To: Maya Saraf
Subject: NO on R2015-02310-(3) NO to Vineyard CUP

please vote no

Gary A. Dordick, Esq.
LAW OFFICES OF GARY A DORDICK
509 S. Beverly Drive
Beverly Hills, CA 90212
Tel: (310) 551-0949
Fax: (310) 551-1644
www.Dordicklaw.com

Maya Saraf

From: Eric Abramowitz [eabramowitz647@gmail.com]
Sent: Monday, September 28, 2015 10:22 PM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: Project & Permit(s): Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Eric Abramowitz
MBA Class of 2015
UCLA Anderson School of Management
818-518-7116 | eric.abramowitz.2015@anderson.ucla.edu

Maya Saraf

From: Kevin Foley [kevin@foleyphoto.com]
Sent: Monday, September 28, 2015 11:11 PM
To: Maya Saraf; Rosie Ruiz; Anita Gutierrez
Subject: Re: Project & Permit(s): Project No. R2015-02310-(3)

LA County Planning Commission,

I have been a landowner and resident in Lobo Canyon for over 13 years, and am shocked and dismayed by the plan submitted by the supervisor's office to take away our property rights. We bough this property specifically so that we could grow grapes on it and make wine. This is a good use of the land in an agricultural zone and it provides a very effective fire break to keep my family safe. I had hoped to plant more grapes as I could afford the expense, but the measure before the planning commission is so restrictive that it makes it 100% impossible to plant anywhere legally on our land that again IS ZONED FOR AGRICULTURE. Please vote no on this draconian measure that is meant to appease a small population that does not even live in the area. Thank you.

Kevin Foley

818-889-9900 studio
310-709-1231 cell

Maya Saraf

From: rabbibarclay@aol.com
Sent: Monday, September 28, 2015 11:13 PM
To: Rosie Ruiz; Maya Saraf; Anita Gutierrez
Cc: savevineyardssm@gmail.com
Subject: Project R2015-02310-(3)

Dear Commissioners

As a Rabbi and leader whose synagogue is in the adjoining community of Agoura Hills/Westlake, I dearly ask you to vote NO to Vineyard CUP. Please vote NO on the proposed zoning change; recognize that vineyards are agriculture and not a special use; and should not require a Conditional Use Permit.

I ask this both as a concerned citizen, and as a spiritual leader who recognizes the value these vineyards bring to the community in so many ways.

Please vote NO on this issue, and send this bill back to your staff.

B'shalom

Rabbi Michael Barclay
(310) 980-5189
www.nersimcha.org

Maya Saraf

From: zen@taovineyards.com
Sent: Tuesday, September 29, 2015 6:35 AM
To: Maya Saraf
Cc: Savevineyardssm@gmail.com
Subject: No on R2015-02310-(3)

Dear Ms. Saraf,

I would like to request that you vote "no" on R2015-02310-(3). Grapes are the product of the vineyard and an agricultural commodity, therefore, a vineyard is a farm. Land owners should not be required to obtain a conditional use permit as vines should not be considered "special use". While I agree that the Santa Monica Mountains are beautiful and should be protected to ensure that over development doesn't occur, I think that land owners should be able to grow and farm the product of their choice as that is their right as a land owner.

We appreciate your consideration.

Sincerely,

Nikki & Michael McRory
Proprietor
TAO Vineyards, LLC
"Zen in Every Sip"
www.taovineyards.com

2015 San Fransisco International Wine Competition
Double Gold Winner - 95 Points - 2013 Estate Cabernet Sauvignon

2015 San Fransisco International Wine Competition
Gold Winner - 92 Points - 2013 Estate Merlot

2015 Sunset Magazine International Wine Competition
Bronze Winner - 2013 Estate Syrah

Anita Gutierrez

From: Paul Seeman [pdzerbola@gmail.com]
Sent: Tuesday, September 29, 2015 3:00 PM
To: Anita Gutierrez
Subject: Vineyard Ordinance

Dear Ms. Gutierrez,

I am unhappy at the proposed regulations in the new Vineyard Ordinance - they seem over-broad and one-sided. In your letter proposing the ordinance, you list many potential downsides to vineyard development, but no benefits. Many of the potential impacts listed in the "Background" are supported not by scientific or verified studies, but rather by opinion expressed by individuals, and a number of the cited studies concern riparian vineyards in Sonoma County with limited relevance to the situation here in the Santa Monica Mountains. More, while there are certainly legitimate concerns about development on steep slopes and other more sensitive areas, the proposed regulations are far too broad in scope and effectively limit any vineyard development, rather than addressing the issue in a more nuanced and holistic fashion that would balance those interests (the beauty, value, and environmentally appropriate development of vineyards) that are not discussed in the proposal - even though they too are supported by a great deal of anecdotal evidence - and are wholly missing from the source list.

I have no doubt whatsoever that a cooperative process of regulation development that included both sides of the issue would result in an appropriate, mutually acceptable, and mutually beneficial regulation of vineyard development in the North Area. This proposal, however, is unfortunately one dimensional and needs substantial revision.

Thank you,

Paul Zerbola
Malibu

Anita Gutierrez

From: dbyer@aol.com
Sent: Tuesday, September 29, 2015 11:34 AM
To: Anita Gutierrez
Subject: NO on R2015-02310-(3)

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

,Thank you,

Debra Byer

CORRESPONDENCE RECEIVED AT THE REGIONAL PLANNING COMMISSION HEARING ON 9/30/2015

PACIFIC COAST CIVIL, INC.
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301-4334
Phone: (818) 865-4168
Fax: (818) 865-4198
www.pacificcoastcivil.com
rich@pacificcoastcivil.com

RECEIVED
SEP 30 2015
R2015-02210 (3)
Gutierrez/R.Ruiz

September 22, 2015

Board of Supervisors
County of Los Angeles
856 S. Los Angeles St.
Los Angeles, CA 90014

Subject: Draft Initial Study for Santa Monica Mountains North Area Community Standards District Vineyard Ordinance

Honorable Board of Supervisors,

The subject Draft Initial Study appears to be an attempt to classify common agriculture, specifically vineyards, as "development". This classification carries with it a whole host of proposed regulations which are needless and burdensome to both existing and prospective grape growers.

Practicing agriculture in the A-1 (Light Agriculture) zone is **not** development- it is the *raison d'etre* of the zone, the very essence of that Land Use classification, as prescribed in the County's General Plan. Vineyards are, further, the very definition of light agriculture. Indeed, the General Plan may still have language that encourages retention and expansion of agriculture.

Why does the proposed ordinance only target vineyards out of all the crop choices permitted? Is there something about vineyards that offends the County's planning or land use sensibilities?

For instance, under definitions in the proposed ordinance, the term *Tailwater* is used to define excess surface runoff draining from an irrigated field under cultivation, with the implication that this is somehow an endemic problem experienced from vineyards or that growing grapes might be likened to strip mining. Speaking from experience with the County and vineyards, this is not the case.

Our firm prepared and submitted a large vineyard development proposal in Los Angeles County. Where vineyards were proposed in place of native brush, the Los Angeles County Department of Public Works treated the slopes as if they were still native growth. In other words, that there would be *no additional runoff* from those slopes. And even though it can be demonstrated that debris production would be all but eliminated where grapes are cultivated, Public Works dictated that we evaluate vineyard-planted slopes as if they were native

growth. Again, *no impact* for purposes of evaluation (see attachment). That is the County of Los Angeles' own engineering regulations, in practice.

The ordinance's further requirements for bio-swales, cisterns, infiltration trenches, etc., are superfluous in light of the State's, the County's and the agriculture industry's long-time understanding of the mechanisms of erosion and sediment transport within vineyards and onerous to grape growers, as well.

The proposed regulations would require a Nonpoint Source Pollution (NPS) Prevention Plan, which is unnecessary with current vineyard practices to protect "waters of the state". Same is true for Land Use Inventory and Watershed Survey- what purpose do these serve except as added bureaucratic burden to a simple agriculture operation.

On top of that, the proposed 100' setback from streams/drainage courses is onerous. The definition of a 'drainage course' is itself nebulous and subject to bureaucratic whim. In our prior dealings with State of California Department of Fish and Wildlife biologists, a 15' setback has been deemed an adequate stream setback to actual development works- grading for instance.

Moreover, the term "waters of the state" is a vague and potentially incendiary concept that seems to have been invented whole-cloth for this ordinance. How are these waters defined? What responsibilities or obligations do they imply, for both landowners and agencies? Perhaps the courts can decide...

Limitations on vineyards in 50% slopes and Significant Ridgelines, proof of legal access, Visual Simulation? It is unclear what these proposed regulations are aimed to achieve, except to add a further layer of bureaucracy and to hamstring the simple process of planting and growing grapes.

To sum up, **agriculture is not development** and should not be treated as such.

Sincerely,

Richard E. Doss, PE, AICP, LEED AP

DRAINAGE CONCEPT / SUSMP / LID HYDROLOGY

FOR

VESTING TENT. TRACT NO. 066952

THE VINEYARDS

Leona Valley, CA

DRAINAGE CONCEPT/HYDROLOGY STUDY/SUSMP/LID PLAN
APPROVED FOR AREA AND Q ONLY
APPROVED BY: Ralph Calderon RCE NO. 68328 DATE: 12/28/10
CHECKED BY: DATE: 12/28/10
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

RECEIVED
NOV 10 2010
PROCESSING CENTER
LAND DEVELOPMENT DIVISION

Prepared for:
Valley Vineyards, LLC
c/o Lauren Development, Inc.
P.O. Box 790
Agoura Hills, CA 91376
Attention: John Allday
Tel: (818) 575-9983

REGISTERED PROFESSIONAL ENGINEER
RANDALL A. GREENWOOD
No. 29220
Exp. 3-31-11
CIVIL
STATE OF CALIFORNIA

Revised November 2010
Revised August 2010
April 2010

Prepared by:
Pacific Coast Civil, Inc.
30141 Agoura Road, Suite 200
Agoura Hills, CA 91301-4311
Tel: (818) 865-4168
Fax: (818) 865-4198

The study guide for the Certified Professional in Erosion and Sediment Control exam states that vegetative canopy reduces soil erosion. The simple planting of rye grass can reduce erosion by 90%. The vineyard canopy and associated ground cover to be planted on both natural and manufactured slopes will reduce debris production from natural hillsides. These practices will minimize on-site debris production to the point of negligibility and promote runoff retention and infiltration. GeoConcepts report, titled Surface Erosion, dated November 6, 2009, explores on-site debris production in Appendix I. County policy does not acknowledge the erosion control benefits of the proposed vineyard and requires that additional debris protection and storage measures be incorporated in the project design. An engineered catchment area with 8 feet minimum bottom width and debris wall or other debris control measures acceptable to Department of Public Works will be provided at the rear of pads and along private driveways and streets abutting natural hillsides. Access rights will be provided to the Homeowners Association or Community Service District to maintain these facilities. Access on project roadways and public streets will not be inhibited by debris.

As a way to account for on-site retention, the Regression TC Method and MODRAT calculations contained in Appendix D have been prepared by reducing the acreage for all developed subareas by 5000 square feet times the number of lots contained in the subarea. The rationale is that 5000 square feet is equal to the projected average of impervious roof and concrete area on each of these developed lots. Since 100 percent of the water falling on the impervious area of the lot is retained, this area does not contribute to downstream runoff. It is therefore deducted from the total. This reduction is statistically conservative as it does not also include the area dedicated to retention.

Additionally, incorporating on-site retention and bio-swales will reduce the impervious percentage on the developed sites to pre-development values. The table on Page A-12 substantiates this rationale using TC Calculator to calculate pre-and post-development flow rates and flow volumes on a typical one acre lot in this subdivision. Based on this data, pre-development imperviousness values are used for developed subareas.

APPENDIX I

DEBRIS POTENTIAL OF PROPOSED VINEYARD

Debris Potential of Vineyards- Tentative Tract 066952

The planting of grapevines and ground cover on ungraded hillsides, as proposed by the Vineyards project, will minimize on-site debris production and promote runoff retention and infiltration. County policy does not acknowledge the erosion control benefits of the proposed vineyard and requires that additional debris protection measures be incorporated in the project design.

The project site is overlain by three distinct debris potential areas- DPA-5, DPA-8, and DPA-9. The Debris Potential for the ungraded slopes in the project was determined using the County of Los Angeles Department of Public Works design debris guidelines for natural hillsides, assuming that no development of vineyards would occur to replace native vegetation or alter site soil characteristics.

An engineered catchment area with 8 feet minimum bottom width and debris wall or other debris control measures acceptable to Department of Public Works will be provided at the rear of pads and along private driveways and public streets abutting natural hillsides. Access rights will be provided to the Homeowners Association or Community Service District to maintain these facilities. Debris volumes for these facilities are included on a table and exhibit shown on Pages I-2 and I-3.

These facilities are designed to retain all on-site debris and prevent deposition on pads, private driveways, and public streets. Access on project roadways will not be inhibited by debris.

From: **Wendy Greenberg** adazac@aol.com
Subject: Vineyards
Date: September 28, 2015 at 2:34 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

The vineyards are not only beautiful but have created jobs , tourism , and traffic for small business in surrounding areas. Do not prevent this positive growth .
Wendy Greenberg
WLV,CA
Sent from my iPhone

From: **Alexis Gilbard** alexis.gilbard@gmail.com
Subject: Vote NO on R2015-02310-(3)
Date: September 28, 2015 at 6:26 PM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

Dear Commissioner Ruiz,

I am writing to urge you to vote NO on R2015-02310-(3). My family's organic vineyard and home is located in the SM Mountains North Area, an area zoned for agricultural use. We LIVE in the Santa Monica Mountains. We LOVE the Santa Monica Mountains. We chose to put down roots in this place because it is surrounded by beautiful, public, protected lands, and because we had the freedom to enhance our private land with thoughtfully nurtured agriculture. I can assure you that no one values the integrity and sustainability of this area more than its residents. Granted, some of our neighbors (local and distant) don't like vineyards and are in support of this political power play. They are entitled to their opinions and their freedom, and no one is forcing them to plant grapes on their private property. However, their interest in determining what we can or cannot do on our private property which explicitly allows agriculture is disconcerting, and especially so when we are talking about neighbors who do not even live in our community.

This ordinance is driven by forces beyond logic and reason. As you are aware, there has been increasing pressure by environmental organizations in the area to prevent the expansion of grapevine acreage based primarily on claims about excessive water usage and aesthetic degradation. This is a targeted attack against vineyards, ignoring numerous land applications that use far more water such as lawns/horticulture, other agriculture, livestock, and swimming pools. In reality, grapevines use very little water compared to almost any other crop or livestock. The drought and water shortage are real issues, but the science does not support singling out and vilifying Malibu's emerging family winery community. The vines also provide valuable hillside retention / rockslide resistance and firebreaks in an area that is highly susceptible to these events. The issue of appearance is objective, and many would agree that vineyards enhance and diversify the natural beauty of the canyons, rather than the stance taken by the ordinance and its supporters that they are unattractive and decrease property value. Opinions should not be cited as evidence in matters pertaining to property rights or any other legal issue.

The perceived "surge" of vineyard applications mentioned in the Ordinance introduction is artificial and *directly caused* by the Department of Regional Planning. The DRP suggested a June 2014 meeting with our community, which was held at a local vineyard (where DRP staff themselves commented on the beauty of the vineyards multiple times). During this meeting, DRP staff *urged homeowners considering vineyards in the future to get their applications submitted immediately*. The DRP *encouraged* this rush of vineyard applications and is now reacting to it with "urgency" as if the increase in applications was unsolicited.

Vineyards are agriculture, period. We could have chosen any number of crops with harsher environmental impact (avocados, lemons, etc.), but grapes are popular in this area *specifically* because they are environmentally friendly and drought-resistant. The proposal for CUPs and zoning changes has no logical environmental or usage basis.

We are a few dozen grape farmers trying to protect the investments we have made to enhance our properties and futures. Please give careful consideration to the motives of special interests groups driving this targeted attack. Any balanced review of the situation will result in skepticism regarding the appropriateness of this ordinance.

Thank you for your time and consideration,
Alexis Gilbard

From: **Kevin Foley** kevin@foleyphoto.com
Subject: Re: Project & Permit(s): Project No. R2015-02310-(3)
Date: September 28, 2015 at 11:10 PM
To: msaraf@planning.lacounty.gov, rruiz@planning.lacounty.gov, **Anita Gutierrez** agutierrez@planning.lacounty.gov

LA County Planning Commission,

I have been a landowner and resident in Lobo Canyon for over 13 years, and am shocked and dismayed by the plan submitted by the supervisor's office to take away our property rights. We bough this property specifically so that we could grow grapes on it and make wine. This is a good use of the land in an agricultural zone and it provides a very effective fire break to keep my family safe. I had hoped to plant more grapes as I could afford the expense, but the measure before the planning commission is so restrictive that it makes it 100% impossible to plant anywhere legally on our land that again IS ZONED FOR AGRICULTURE. Please vote no on this draconian measure that is meant to appease a small population that does not even live in the area. Thank you.

Kevin Foley

818-889-9900 studio
310-709-1231 cell

From: **Bill Brandel** brandel.bill@gmail.com
Subject: FW: Malibu Vineyards
Date: September 28, 2015 at 1:30 PM
To: agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

BB

Dear Anita,

The legislation that is being attempted against Malibu vineyards is extremely unfair!
Wine is one of the most wonderful things in life to many people like me and many of my friends and family.

The wines of Malibu have been getting better and better in recent years and it would be a real shame for neo-prohibitionists to limit their potential under the guise of helping the draught.

Please vote against any legislation that is harmful to the Malibu wine industry.

Sincerely,
Bill Brandel
19953 Baltar Street
Winnetka, CA 91306
(818) 322-5050

From: **Florie Gilbard** latonidoll@gmail.com
Subject: I'm tired of the abuse heaped on small, family vinyards in our region.
Date: September 28, 2015 at 3:10 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, savevineyardssm@gmail.com, agutierrez@planning.lacounty.gov

Please stop this horrid behavior, that I can only assume is funded by prohibitionists or crooks.

NO to Vineyard CUP

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

NO TO CUP - for growing grapes

NO Zoning change

NO - vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

--

My mind can go in a thousand directions.
Now I walk in peace.
Each step creates a warm breeze.
With each step, a lotus blooms.

Thich Nhat Hanh

From: **Batta Vujicic** battarita@gmail.com
Subject: NO and NO ... on Project & Permit(s) No. R2015-02310-(3)
Date: September 28, 2015 at 8:42 PM
To: rruiz@planning.lacounty.gov, **Anita Gutierrez** agutierrez@planning.lacounty.gov, **Maya Saraf** MSaraf@planning.lacounty.gov
Cc: savevineyardssm@gmail.com, HUNT BRALY hbraly@pooleshaffery.com

To: Los Angeles County Planning Commission
Re: Project & Permit(s) No. R2015-02310-(3)
For the record, I would like to urge the Planning Commission to diligently study the proposed ordinance and vote against it. The currently proposed ordinance which has been created is one-sided and does not take into consideration the wisdom, knowledge, and input of the Stakeholders. This proposal is fundamentally wrong, as there is no balance and no equity shown. What is being proposed is a clear evidence of the County's attempt to again and again use its zoning and police powers to take/confiscate Private Property.

With this letter I am herein urging you to please reject the proposed draft and send it back to the Staff. The County Staff is instructed to un-equitable use and consume their productive and professional time in "rezoning" our property by taking agricultural and other constitutional rights away with rashly and unnecessary proposed regulations. If adopted, this new ordinance would be yet an additional layer to the **multitude** of existing regulations in the North Area Plan.

Please instruct County staff to stop this selective enforcement against private property owners and begin practicing equal protection rights and balance. This is yet another wave of regulations which will consequently strip additional property rights away from every property owners in the region who in a good faith have purchased their property based on the current laws. If this proposal is adopted it will place a tremendous hardship and burden on any and all of the existing and future viticulture activities and vineyards located within the region. The proposed ordinance, if adapted, will create a costly and onerous burden on the property owners and on the process of obtaining a permit, which permit might be based on a set of regulations that are neither feasible nor realistic.

COASTAL RIVER PARK, LLC
Batta Vujicic, President
(818) 991-6629 OFFICE,
(818) 991-0450 FAX,
(818) 406-5156 CELL
31826 Village Center Road #C,
Westlake Village, CA 91361

From: **Alex Frisch** alex@inrealentertainment.com
Subject: Re: NO on R2015-02310-(3)
Date: September 28, 2015 at 6:58 PM
To: Save Vineyards SM savevineyardssm@gmail.com

Hi Steve,
You are very welcome
My wife Jordan has been very active with the DRP as she is representing clients who have issues with permits, fences, stables and so on. Jordan will be at the DRP hearing this coming Wednesday.
It's a tough fight for sure, coastal commission and DRP are really hard asses.
Fingers crossed
Alex

On Mon, Sep 28, 2015 at 10:57 AM, Save Vineyards SM <savevineyardssm@gmail.com> wrote:

> Thank you !! Thank you!! for supporting the grapes and the property owners who are labor in the vineyards to create something wonderful for the region. We will keep you appraised of our fight and hopeful success in the long run to protect the environment, the grapes and our Agricultural Land Use.
> sign it
>
> The Save Vineyards in the Santa Monica Mountains grape growers and supporters

> On Sep 28, 2015, at 1:02 PM, Alex Frisch <alex@inrealentertainment.com> wrote:
>
> Hello,
> I am writing to the DRP to say that this is not right, we need a NO vote and send it back to staff.
>
> NO to Vineyard CUP
>
> Re: Project & Permit(s): Project No. R2015-02310-(3)
>
> NO TO CUP - for growing grapes
>
> NO Zoning change
>
> NO - vineyards are agriculture, Vines are not a special use
>
> DO NOT require Conditional Use Permit (CUP)
>
> Alexandre Frisch, resident of the Santa Monica Mountains
> 25779 Vista Verde, Calabasas, Ca, 91302

From: **Bob Tobias** bobtobias@sbcglobal.net
Subject: No on R2015-02310-(3)
Date: September 28, 2015 at 7:57 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

To whom it may concern; I am writing to share my opposition to the proposed ordinance. I have spent my career, more than forty years, in the farming/consulting business. I am semi retired and I do not have a financial stake in this. No one paid me to write this or to attend the meetings with County and Supervisorial staff. It was clear to me from the first meeting that the goal was to stop or at least severely limit the planting of vineyards in the North Area, regardless of the agricultural zoning. It was never a search for facts. That is the first thing I find lacking in the staff report, facts. What I do not find lacking is fear. The first fear-fact is what might happen to the ground water. No experts quoted here? Available water is something every farmer needs to consider before planting any crop. The County has no moratorium on water wells. Is staff suggesting that you have control over the water under private property? Perhaps someday, but not today. Grapes vines have very low water requirements making them the best choice where water may be in short supply. Concern (fear) about the potential for growers to use water for frost protection is laughable. To the best of my knowledge not one current vineyard in the Santa Monica Mountains has such a system. And the "fear-fact" the staff would like you to focus on is fifty gallons per minute. Fifty gallons on one acre? Five acres? Just 50 gallons per minute?

The other thing I find absent in the report is the names of real experts who might be reluctant to use anecdotal opinions as fact. Someone from Pepperdine is pretty sure sediment far down stream came from vineyard runoff? Drip irrigation does not produce runoff. Every soil produces runoff and erosion in the rain. The Oxnard plain was created by natural erosion. Erosion can be managed.

These properties are zoned for agriculture. You have a perfect right to hold each and every parcel to that zoning. Agricultural counties have hillside ordinances with required best practices. Until now, none see ag as needing a CUP.

I am actually happy to see the view shed mentioned because I believe it is the most revealing of the arguments. This ordinance is at least partially about the selfishness of humanity. Sure, politicians need to pander. The Planning Commission hopefully operates at a higher standard.

Finally, it is my expert opinion that the best agricultural use for agricultural zoned properties in the North Area is grapes. This ordinance which adds to the cost of business while limiting the size (acreage) to a less than economic number, will reduce the value of the properties. I believe the appropriate term is "a taking".

I hope you will seek out real experts with real facts before you take away private property rights. It is a huge challenge to "do the right thing" when you can make many happy by doing "the wrong thing" to a few. This ordinance is not "the right thing".

Sincerely, Bob Tobias
Tobias & Son
Agricultural Consulting

Sent from my iPad

From: **James Laschinger** james.laschinger@contactlist.us
Subject: NO on R2015-02310-(3)
Date: September 28, 2015 at 8:00 PM
To:
Cc: savevineyardssm@gmail.com

JL

Good afternoon.

NO to Vineyard CUP
Re: Project & Permit(s): Project No. R2015-02310-(3)
NO TO CUP - for growing grapes
NO Zoning change
NO vineyards are agriculture, Vines are not a special use
DO NOT require Conditional Use Permit (CUP)

James R. Laschinger
ContactList.us
(805) 504-4792 Phone
(509) 638-1169 FAX
www.contactlist.us

From: **Kieran** kieran@lighting-design.tv
Subject: NO on R2015-02310-(3)
Date: September 28, 2015 at 12:03 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

- **NO to Vineyard CUP**
- Re: **Project & Permit(s):** Project No. R2015-02310-(3)
- **NO TO CUP - for growing grapes**
- **NO Zoning change**
- **NO - vineyards are agriculture, Vines are not a special use**
- **DO NOT require Conditional Use Permit (CUP)**

Kieran and Debra Healy
31550 Lobo Canyon Road,
Cornell, CA 91301

This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: zen@taovineyards.com
Subject: No on R2015-02310-(3)
Date: September 29, 2015 at 9:33 AM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

Dear Ms. Ruiz,

I would like to request that you vote "no" on R2015-02310-(3). Grapes are the product of the vineyard and an agricultural commodity, therefore, a vineyard is a farm. Land owners should not be required to obtain a conditional use permit as vines should not be considered "special use". While I agree that the Santa Monica Mountains are beautiful and should be protected to ensure that over development doesn't occur, I think that land owners should be able to grow and farm the product of their choice as that is their right as a land owner.

We appreciate your consideration.

Sincerely,

Nikki & Michael McRory
Proprietors
TAO Vineyards, LLC
"Zen in Every Sip"
www.taovineyards.com

2015 San Fransisco International Wine Competition
Double Gold Winner - 95 Points - 2013 Estate Cabernet Sauvignon

2015 San Fransisco International Wine Competition
Gold Winner - 92 Points - 2013 Estate Merlot

2015 Sunset Magazine International Wine Competition
Bronze Winner - 2013 Estate Syrah

From: **Ray Stewart** ray@1099pro.com
Subject: NO on R2015-02310-(3)
Date: September 29, 2015 at 12:52 AM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com, **Jacqui Lorenzen** jLorenzen@triunfocreek.com

Re: **Project & Permit(s):** Project No. R2015-02310-(3)

Rosie, please vote no!

NO TO CUP for growing grapes - ***we pay taxes, vineyards acts as a firebreak for the community saving lives and property, allow us to grow plants. I've had firemen come by and with the vineyard acting as a firebreak they say "i'll protect your property anytime"***

NO Zoning change - discriminate against vineyards?

NO vineyards are agriculture, Vines are not a special use, agricultural is our right

DO NOT require Conditional Use Permit (CUP) - you know this is ridiculous. Vineyards promote soil stability, firebreaks, they are beautiful and when you have a vineyard you take care of the land, you labor, you love and your neighbors share in your passion / your hobby.

ray stewart

24969 Mulholland

2666 Triunfo Cyn Rd

Vineyard planter, owner & conservationist

From: **Steve Gilbard** steveg@theatrical.com
Subject: NO on
Date: September 28, 2015 at 2:13 PM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

Dear Ms. Ruiz,

Can you forward this to the Commissioners and enter it into the testimony regarding Agenda item #8 - R2015-02310-(3)
Thank you.

Dear Commissioners of the LA County Department of Regional Planning:

Please **REJECT** the current DRAFT ordinance related to R2015-02310-(3).

It needs a great deal of further work to be both fair and practical for the rights of the property owners who have invested and will continue to invest in creating World Class Wine in the new, federally granted Malibu Coast AVA - wine that will bring even more visitors to the Santa Monica Mountains to enjoy our region.

Vineyards protect our homes from fire, protect the hill side from erosion and storm run off, create a viable cottage ag industry in our beautiful mountains and so much more.
The minuscule vineyard acreage that exists or is proposed is trivial in comparison to the size of the SM mountains region (Less than 1%).

The stipulations on size in the proposed ordinance restricts almost all parcels within the North Area CSD which are currently zoned to much larger sizes - 5, 10 or 20 acres to such a small amount of grape farming as to take away our use of the land now and forever. This is wrong.

There is too much vague terminology and overly extrapolated data within the proposed ordinance that it needs significant rework and definition to be valid or even effective in many sections.

Commissioners, PLEASE VOTE NO ON THE PROPOSED ORDINANCE RELATED TO R2015-02310-(3).

Help us, the property owners build a better method of using our agriculturally zoned property through administrative means to manage our property.
We want to continue to be the best stewards of our land in this wonderful region as a partner, not an adversary.as possible,

Sincerely,

Steven Gilbard
3030 Triunfo Canyon Road
Agoura, California 91301

From: **Sherrie Nickeas** Sherrie.Nickeas@Nafinc.com
Subject: NO on R2015-02310-(3)
Date: September 28, 2015 at 3:17 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

SN

To whom it may concern;
I would like to impart my opinion on the proposed CUP for vineyards. This is just not right. There are real people that have worked extremely hard on their properties and vineyards and will be penalized for no good reason. Please vote NO to Vineyard CUP

Project & Permit(s): Project No. R2015-02310-(3)
NO TO CUP - for growing grapes

NO Zoning change

NO - vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Sincerely,

Sherrie Nickeas

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Sherrie Nickeas
Sr. Loan Consultant
NMLS# 253906

Office: (818)446-7583
Direct: (805) 380-5363
Fax: (818) 475-5290

Address: 5655 Lindero Canyon Rd, # 126
Westlake Village, CA 91362

Get Connected:

CLICK HERE TO ADD MY INFO TO YOUR CONTACTS

From: **Christian Perez** c.perezservices@gmail.com
Subject: NO to Vineyard CUP
Date: September 29, 2015 at 12:15 AM
To: agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

TO CUP - for growing grapes

Zoning change

vineyards are agriculture, Vines are not a special use

NOT require Conditional Use Permit (CUP)

Christian Perez
c.perezservices@gmail.com
cell: (818)231-8192
fax: (818)989-0516

From: **Milt Arenson** marenson@facilitymerchandising.com
Subject: Fwd: No To Vineyard CUP
Date: September 29, 2015 at 12:38 AM
To: Save Vineyards savevineyardssm@gmail.com

Sent from my iPad

Begin forwarded message:

> **From:** <marenson@facilitymerchandising.com>
> **Date:** September 28, 2015 at 9:40:34 PM PDT
> **To:** "rruiz@planning.lacounty.gov" <rruiz@planning.lacounty.gov>
> **Subject: No To Vineyard CUP**
>
> e: **Project & Permit(s):** Project No. R2015-02310-(3)
>
> **O TO CUP - for growing grapes**
>
> **O Zoning change**
>
> **O vineyards are agriculture, Vines are not a special use**
>
> **O NOT require Conditional Use Permit (CUP)**
>
> Sent from my iPad

From: **Laura Gilbard** laura@triunfocanyonvineyards.com
Subject: Please Vote NO on Project No. R2015-02310-(3) Vineyards
Date: September 28, 2015 at 3:03 PM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

Dear Ms. Ruiz:

I implore you to VOTE NO on this poorly designed and ridiculous pending CUP requirement on vineyards. While reading the package, I saw many inconsistencies and untruths and speculative statements.

We have established vineyards on our property that we have owned since 1991. We are vested in the upkeep and environmental safety of the Santa Monica Mountains and would never harm the beauty or safety of the area we have called home all these years.

We are completely organic in our farming, have always used drip systems on ALL of our plants, including the grapes. Even though the requirement for use of municipal water only as stipulated in the BOS Urgency Ordinance has been removed from the proposed ordinance before you today, we have always been on municipal water. We have cut water use on our property from August 2013 to August 2015 by more than 65% while still maintaining a viable crop. We are managing our land, our water, and the environment with all the care humanly possible. I know the fellow vintners and neighbors who support our efforts all feel the same way about protecting the environment through all of our actions.

I am concerned by several speculative statements in your document, namely, the claim of an unnatural increase in permit applications. This is a direct result of the meeting with Regional Planning staff in June 2014, where we were told directly by Regional Planning staff to submit applications immediately and along with dozens of other property owners, we did exactly as we were instructed by Regional Planning staff. (I have available a recording of this segment of the meeting of June 2014 should you wish to examine it.)

The claim of water waste via aerial spraying for frost is ludicrous. No one in the Santa Monica Mountains would do this due to our temperate Mediterranean climate which is mentioned in your document.

The allegation of "giant" commercial vineyards is a fantasy fabrication that does not reflect the true topography and vineyards in the region. The average vineyard in the region is two to five acres. The limitation of only two acres is an appeasement to those who are adamantly against the already existing agricultural zoning of the North Area Plan region.

PLEASE VOTE NO! Reject this proposed ordinance on September 30, 2015. Thank you for reading.

Regards,
Laura Gilbard

Laura Gilbard

Triunfo Canyon Vineyards
(818) 519-7671 (C)
(818) 597-8488 (O)

From: **Rob Cowlyn** rcowlyn@me.com
Subject: Please vote NO on R2015-02310-(3)
Date: September 28, 2015 at 4:44 PM
To: rruiz@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

Dear Ms. Ruiz,

With regard to the upcoming hearing on the "Vineyard Ordinance" - Amendment to the Santa Monica Mountains North Area Community Standards District, Project No. R2015-02310, Advance Planning Case No. RADV201500007, Environmental Case No. RENV201500182, for RPC September 30th, 2015 - Agenda Item #8, I IMPLORE and URGE you to vote:

NO to a Conditional Use Permit on vineyards, for growing grapes and making wine.
NO to any concept of zoning changes.
NO because vineyards ARE agriculture, and a beautiful and important aspect of the area.
Vines are therefore NOT a "special" use, and thus do NOT require a Conditional Use Permit.

Please help. This fabricated argument has gone on long enough and affects not only the beauty of the area, but the rights of the property owners. As such any measure to inhibit this valuable and regional form of agriculture is to be encouraged, not targeted, and any attempt to do otherwise ought to be unconstitutional by any rational interpretation. You can buy the products of this form of agriculture in exactly the same stores as you can the numerous other agricultural blessings from the same region, so why single one type? Should we ban the growing of fruit and vegetables? I think not.

I very much hope you will fully support me in this cause, and pressure your colleagues to see this for what it really is.

With my thanks for your kind attention, and assistance, in this important matter.

Sincerely,

Robin R. Cowlyn
rcowlyn@me.com

From: Dbyer@aol.com
Subject: Re: Project & Permit(s): Project No. R2015-02310-(3)
Date: September 29, 2015 at 2:30 PM
To: rruiz@planning.lacounty.gov

TO CUP - for growing grapes

Zoning change

vineyards are agriculture, Vines are not a special use

NOT require Conditional Use Permit (CUP)

ınk you,

ɔra Byer

From: **Eric Abramowitz** eabramowitz647@gmail.com
Subject: Project & Permit(s): Project No. R2015-02310-(3)
Date: September 29, 2015 at 1:22 AM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

EA

NO TO CUP - for growing grapes

NO Zoning change

NO vineyards are agriculture, Vines are not a special use

DO NOT require Conditional Use Permit (CUP)

Eric Abramowitz
MBA Class of 2015
UCLA Anderson School of Management
818-518-7116 | eric.abramowitz.2015@anderson.ucla.edu

From: jleunis@gmail com
Subject: Project & Permit(s): Project No. R2015-02310-(3)
Date: September 29, 2015 at 12:48 AM
To: agutierrez@planning lacounty gov
Cc: savevineyardssm@gmail com

ase route preserve the beauty and entrepreneurial spirit of the local Santa
nica Mountains. This method of agriculture is not only sustainable but a
itive impact on the environment.

TO CUP - for growing grapes

Zoning change

vineyards are agriculture, Vines are not a special use

NOT require Conditional Use Permit (CUP)

Sincerely, Jared Leunis

From: **Tom Viren** tomviren@gmail.com
Subject: Project & Permit(s): Project No. R2015-02310-(3)
Date: September 28, 2015 at 1:06 PM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: Board of Directors, TLC board@triunfolobo.org

›: Regional Planning Commissioners
Los Angeles County Department of Regional Planning
Honorable Commissioner Esther L. Valadez
Honorable Commissioner David W. Louie
Honorable Commissioner Stephanie Pincetl, Vice Chair
Honorable Commissioner Curt Pedersen
Honorable Commissioner Pat Modugno, Chair

ɜ: **Project & Permit(s):** Project No. R2015-02310-(3)

ɜgarding Zoning change to define vineyards as a use and require a ɔnditional Use Permit (CUP)

'om: Board of Directors, Triunfo-Lobo Community Association
ate: September 25, 2015

ıe Board of Directors of the Triunfo-Lobo Community Association, presenting the community and property owners of greater than 80 parcels a 'er 1,250 acres within the Santa Monica Mountains North Area Community andards District **strongly urges the Commission to reject the proposed 'dinance Zoning change that will negatively alter property values and ghts in OUR Community Standards District.**

ı behalf of our homeowner's Association within the effected CSD, and all of e property owners who will be detrimentally effected by this proposed dinance, we believe there will be real, tangible financial loss of property valı the landowner directly caused by this highly burdensome proposed ordinar

'e feel that there are significant legal issues related to the proposed zoning ıange that will be induced should this proposed ordinance be passed includi

ıe proposed ordinance changes the existing, long established and permittec ɡricultural Zone Use within the Santa Monica Mountains North Area CSD to ɔre restrictive use without precedent.

ıe ordinance will restrict or deny an agricultural use from the property owneı ıusing extreme uncompensated monetary loss that the property owner woul ɔt suffer under current zoning.

ıe restrictions to 1/10th acre and 2 acres allowable maximum planting of apes effectively eliminate the cultivation of grape crops on large portions of ırcels that are zoned Agricultural under current zoning, altering the zoning ɜgatively to the property owner and devaluating the property value. The ɡality of such a maximum limit of a crop is highly questionable except in rare ıses by the State Agricultural Commissioner.

ıe ordinance improperly singles out the planting of a specific type of ɟricultural plant and severely limits the cultivation of the plant to an ːonomically and practically unsustainable level. The ability of the property vner on agriculturally zoned land to determine and profit from what crops ar ənted is usurped under this proposed ordinance.

ˈapes are considered a berry by both the California Department of Agricultu ıd the USDA. Therefore the ordinance improperly applies an unreasonable striction against one type of berry over any other type of berry. This bias ːnies the property owner of existing agricultural rights and hardship without ɪmpensation.

ıe ability to protect residences and buildings from wildfire danger within the ɔrth Area Plan/Santa Monica Mountains North Area CSD is vital to the regic ıe Los Angeles County Fire Department requires a defensible *Fuel odification* zone of 200 feet from any structure. The minimum area for a ɪnple 2000sf structure currently exceeds 4 acres, not including any ɪtbuildings. The Los Angeles County Fire Department has endorsed and ɔproved grape vines as a valid means of ensuring a defensible Fuel odification zone in the Santa Monica Mountains. The elimination or reductic this fire protection tool under the proposed ordinance will directly endanger operty and residents in future emergency events.

ıe Los Angeles County Department of Public Works has gone on record as ating that grape vines are, for all intents and purposes, the equivalent of ɪtive vegetation in the region regarding hillside stabilization and erosion ɪntrol. Segments of this draft ordinance, do not properly take into ɪnsideration many long-standing opinions by County staff in other departme

ıe need created by this proposed ordinance to process a restrictive CUP on ɟricultural zoned land in order to exercise a land use right that is currently ːtablished and allowed is a clear change in zoning.
ɹch a change would be consistent with a **Regulatory taking**, limiting the us private property to such a degree that the regulation effectively deprives th operty owners of economically reasonable use or value of their property to ɪch an extent that it deprives them of utility or value of that property, even ɔugh the regulation does not formally divest them of title to it.

ɟricultural Zoned land, by long standing common law, provides the propert vner the inalienable ability to freely obtain, utilize, plant and harvest for any ɟricultural purpose any crops on the land at their discretion, as long as their ːtivities on the land do not impede on other individuals' rights. This propose dinance will effectively damage or eliminate these rights irrevocably. There ɔ claim or basis of clam that the existing or future grape cultivation will impe ıy other individuals' 'rights'.

ıe imposition of strict new restrictions, CUP requirements and covenants on
e currently zoned Agricultural land and the resultant expenses established b
oposed ordinance for mandated County fees, studies, compliance efforts ar
her expenses will place an undue financial hardship on the property owner
ıder the proposed ordinance.

'e implore each of the commissioners of the Los Angeles County Departmer
Regional Planning to **VOTE NO** on this proposed ordinance, and send it ba
County staff to continue the unfinished task of developing a long term,
ɔrkable and reasonable set of standards for the Santa Monica Mountains
ɔrth Area CSD that will provide for us, the property owners and stake holder
e use and enjoyment of by-right property rights under existing zoning and
spect property owners' investment, future value and historic agriculturally
verse use in the region.

ıe Triunfo-Lobo Community Association has been a partner in the CSD,
llside Ordinance and other forward looking policies for decades. We look
rward to being a positive force now and in the future as stewards of the San
onica Mountains.

ncerely,

ichael Frawley, President
iunfo-Lobo Community Association

From: EDolin@aol.com
Subject: Project No. R2015-02310-(3)
Date: September 28, 2015 at 3:10 PM
To: rruiz@planning.lacounty.gov, agutierrez@planning.lacounty.gov, msaraf@planning.lacounty.gov
Cc: savevineyardssm@gmail.com, jgooden@montagevineyards.com, dan@danfredman.com

Dear Ms. Ruiz, Ms. Gutierrez and Ms. Saraf:

Please be advised that I am strongly opposed to this proposed vineyard regulation, which effectively discriminates against a single class of agricultural use and deprives property owners of lawful rights. No evidence has been presented that justifies the singling out of vineyard planting from all other agricultural uses. And little scientific research has been presented to support the probabilities of the actual damage to the environment that the legislation suggests.

The increase in applications for vineyard planting that the County points to as the harbinger of massive vineyard development was a direct result of the County's 2014 encouragement for existing prospective vineyard owners to seek entitlements. To now use that against potential applicants would be as absurd as curtailing the issuance of drivers' licenses to illegal immigrants after the right to do so had been granted, based on the number of "new applicants."

The precedent for this proposed legislation was the passing of the Santa Monica Mountains LCP last year, and the LCP blatantly discriminated against vineyard owners by singling them out only 1 day before the plan was to be heard by the California Coastal Commission. Apparently, the political pressure from other agricultural and equestrian interests was sufficient enough to give them a "pass," while the vineyard faction had virtually no form of organization nor enough notice to mount an effective opposition.

You may feel that the onerous regulations that are being proposed for vineyard development represent a form of compromise, but this is not the case. As written, it is a de facto ban. The vineyard owners' coalition will vehemently oppose this proposal and assert our property rights until all legal remedies are exhausted.

Thank You,

Elliott

From: rabbibarclay@aol.com
Subject: Project R2015-02310-(3)
Date: September 29, 2015 at 2:12 AM
To: rruiz@planning.lacounty.gov, msaraf@planning.lacounty.gov, agutierrez@planning.lacounty.gov
Cc: savevineyardssm@gmail.com

RB

Dear Commissioners

As a Rabbi and leader whose synagogue is in the adjoining community of Agoura Hills/Westlake, I dearly ask you to vote NO to Vineyard CUP. Please vote NO on the proposed zoning change; recognize that vineyards are agriculture and not a special use; and should not require a Conditional Use Permit.

I ask this both as a concerned citizen, and as a spiritual leader who recognizes the value these vineyards bring to the community in so many ways.

Please vote NO on this issue, and send this bill back to your staff.

B'shalom

Rabbi Michael Barclay
(310) 980-5189
www.nersimcha.org

CORRESPODENCE RECEIVED AFTER 9/30/2015

From: Ellen Kehr
To: Maya Saraf
Cc: savevineyardssm@gmail.com
Subject: no CUP"s for vinyards
Date: Friday, October 02, 2015 5:53:07 PM

I am writing to voice my strong support of vineyards in Malibu. The wine industry has a long and successful history in California. Wineries not only offer employment, but it's hard to think of a more picturesque landscape than vineyards. Additionally, under cultivation, vineyards provide protection against fires--always a threat in the hills of Malibu.

Ellen

Birnbaum Kehr

10370

Rossbury Place

Los

Angeles, Ca. 90064

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating vineyards within the Santa Monica Mountains North Community Standards District; and

WHEREAS, the Regional Planning Commission finds as follows:

1. Since May 2014, forty-four (44) applications for vineyard development in the Santa Monica Mountains North Area CSD have been submitted to Regional Planning, a noticeable surge in the number of applications received as compared to prior years. A record search revealed that only 10 vineyard applications in the CSD area had been submitted in the prior three years combined (three applications between May 2013 and May 2014, five applications between May 2012 and May 2013, and two applications between May 2011 and May 2012). This influx of vineyard applications, especially those proposed on undeveloped and/or steeply sloped parcels, raised concerns related to the potential impacts on natural resources.

2. On June 16, 2015, the Los Angeles County Board of Supervisors (Board) adopted Interim Ordinance No. 2015-0022U, to temporarily prohibit the establishment or expansion of vineyards, either as a primary or accessory use, on all properties located in the area regulated by the Santa Monica Mountains North Area CSD, while a study was conducted to consider a possible zoning amendment applicable to the area.

3. On July 28, 2015, the Board held a public hearing on the matter and voted to extend Interim Ordinance No. 2015-0022U for four months and allow 28 pending vineyard applications to move forward with a Director's Review, provided they met certain requirements. Further, the Board directed the Department of Regional Planning (Regional Planning) to prepare an amendment to the Santa Monica Mountains North Area CSD to add new development standards and permit requirements for vineyards in all zones where they are an allowed use.

4. Title 22 does not contain a definition for vineyards as a specific use; currently, vineyards are considered a "crop" use, and are an allowed use in most zones in the Santa Monica Mountains North Area CSD (vineyards are not permitted in the Institutional zone). Vineyards are currently permitted through a site plan review for most zones, except for the Single Family Residential (R-1) and Residential Planned Development (–RPD) zones, where a Conditional Use Permit is required.

5. There are currently no development standards or restrictions on vineyard development within the CSD.

6. Access to well drilling information has historically not been feasible due to privacy protections from legislation such as California Assembly Bill 1512 of 1951 (Dickey) and the Information Practices Act of 1977. However, in June 2015, California Senate Bill 83 amended the California Water Code § 13752 to allow public access to Well Completion Reports, which are submitted to the State Department of Water Resources (DWR). Statewide, there are close to 800,000 reports on file with DWR, and DWR has the goal of making all reports available within the next year.

7. The regulations within the proposed amendment were developed with input from the appropriate County agencies, including Public Works, Public Health and Agricultural Commissioner/Weights and Measures. In addition, staff researched best practices for viticulture and for the operation of vineyards.

8. To ensure that vineyards are developed in a manner that is compatible with surrounding land uses, adequately protects habitat, water quality, and visual resources, and prevents soil erosion, new and expanding vineyards will have to comply with development standards addressing these issues.

9. To ensure that vineyards are developed in a manner that is compatible with surrounding land uses and they comply with the prescribed development standards, a conditional use permit will be required for all new and expanding vineyards.

10. To ensure that existing vineyards are operated and maintained in a manner that is compatible with surrounding land uses, adequately protects habitat and water quality, and prevents soil erosion, existing vineyards will be required to comply with development standards addressing these issues within five years of the effective date of the ordinance, or otherwise cease to exist.

11. To ensure that existing vineyards are operated and maintained in a manner that is compatible with surrounding land uses and they comply with the prescribed development standards, a Director's Review will be required for existing vineyards to ensure compliance with the required development standards.

12. To ensure that data on vineyard water usage is collected, applicants for new or expanding vineyards shall be required to provide expected annual water usage for vineyard irrigation and onsite operations related to vineyard production. Applicants for new or expanding vineyards shall also be required to indicate the water source proposed for a site, and whether a new or deeper well will be needed. If a new or deeper well is needed, that applicant shall be required to provide the depth of the proposed well, projected flow rate, and any anticipated impacts to the surrounding region, where feasible.

13. The Director of the Department of Regional Planning has been directed to obtain water well data from DWR, namely, the total number of existing wells, the average depth of the wells, and the number of wells permitted per year within the Santa Monica Mountains North Area CSD. This information will serve as a baseline for evaluation purposes as CUPs are processed.

14. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act reporting requirements.

15. The amendments are consistent with the goals and policies of the Los Angeles County General Plan, particularly those contained in the Open Space and Conservation Element and the Land Use Element. The proposed amendments would address runoff, soil erosion, water quality, water conservation, protection of habitats and scenic resources, and proof of legal access, consistent with Policies No. 4, 12, 16, and 24 of the Conservation and Open Space Element, and Policies No. 13, 15, and 20 of the Land Use Element.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Certify the completion of and adopt the attached Negative Declaration and find that the ordinance amendment will not have a significant effect on the environment; and,

2. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating vineyards within the Santa Monica Mountains North Area Community Standards District; and

3. Adopt the draft ordinance as recommended by this Commission and amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 30, 2015.

By _____
Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Jill Jones, Deputy County Counsel
Property Division

Ordinance No. _____Draft_____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish development standards for vineyards within the Santa Monica Mountains North Area Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.133 is hereby amended to read as follows:

22.44.133 Santa Monica Mountains North Area Community Standards District.

A. Intent and Purpose. The Santa Monica Mountains North Area Community Standards District ("CSD") is established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Definitions.

— "Bed and breakfast establishment" means a single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

— "Drainage course" means a stream

— "Gross structural area" (GSA) means the allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

— "Stream" means a topographic feature that at least periodically conveys water through a bed or channel having banks; this includes watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

— “Vineyard” is a plantation of grapevines, which has a minimum land area of 4,356 square feet, and typically produces table grapes or grapes used in winemaking.

—"Wildlife-permeable fencing" means fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds.

D. Community-wide Development Standards.

1. Coastal Zone Boundary. When parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the ~~Malibu~~ Santa Monica Mountains Local Coastal Program Land Use Plan, and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan.

…

5. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this Community Standards District, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained in the offices of the county

department of regional planning, which is adopted by reference as part of this ordinance, and on the map and corresponding appendix following this Section.

b. The highest point of a structure that requires any permit or a vineyard shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.

c. Where structures or vineyards on a lot or parcel of land cannot meet the standards prescribed by subsection D.5.b or D.8, as applicable, a variance as provided in Part 2 of Chapter 22.56 shall be required. In addition to the required findings set forth in Subsection A of Section 22.56.330, findings shall be made that: (1) alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and (2) the proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in subsection D.4.b.

…

8. Vineyards.

a. Applicability.

i. Any existing and lawfully established vineyard that conforms to the conditions on which it was legally established and meets the development standards set forth at D.8.b is considered a conforming vineyard.

ii. Any existing and lawfully established vineyard that conforms to the conditions on which it was legally established but is not fully consistent with the development standards of this subsection D.8.b shall be deemed a nonconforming use. Any vineyard which is nonconforming due to the requirements of this subsection D.8.b, must be removed or made to conform, within five years of the effective date of this ordinance. In order to become conforming a site plan review application must be filed with the department, whereby the Director verifies that the property complies the development standards listed in subsection D.8.b.

iii. A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for all new and pending vineyard applications, including expansions and must meet the development standards specified in subsection D.8.b and D.8.c.

b. Development Standards for existing vineyards

i. Integrated Pest Management (IPM) techniques shall be used to prevent and control pests in a manner that avoids harm to other organisms, air, soil, and water quality. Such techniques include, but are not limited to, the following biological, cultural, and mechanical/physical controls used to prevent crop pests, weeds, and diseases:

(A) Soil and crop nutrient management practices;

(B) Sanitation measures to remove disease

vectors, weed seeds, and habitat for pest organisms;

(C) Cultural practices that enhance crop health, including selection of plant species and varieties with regard to suitability to site-specific conditions and resistance to prevalent pests, weeds, and diseases;

(D) Application of biological, botanical, or mineral inputs;

(E) Augmentation or introduction of predators or parasites of the pest species, the importation of which shall be approved by United States Department of Agriculture, and be completed in compliance with all other applicable Federal and State laws and requirements;

(F) Development of habitat for natural enemies of pests;

(G) Mulching with fully biodegradable materials;

(H) Mowing of weeds or hand weeding and mechanical cultivation;

(I) At least one of the following per ten acres of vineyard: owl box, kestrel box, raptor perch or bat and/or blue bird boxes for insect control; and

(J) Implementation measures to minimize sharpshooter populations, including removing diseased vines as soon as detected, and using yellow sticky traps to monitor sharpshooter populations in and along vineyards within 100 feet of riparian habitat.

ii. Vineyards must use only drip irrigation, micro-

sprinklers, or similar types of non-aeration. The use of rain barrels and reclaimed water or "gray water" shall be required where feasible.

iii. The development shall conserve water, reduce water loss to evaporation, deep percolation, and runoff, remove leachate efficiently, and minimize erosion from applied water by implementing a managed irrigation system that includes all of the following components:

(A) Irrigation scheduling.

(B) Efficient application of irrigation water.

(C) Efficient transport of irrigation water.

(D) Management of drainage water.

iv. A comprehensive water report of vineyards that includes total water used at the vineyard throughout the year shall be prepared at the end of each calendar year and submitted to the Director.

v. Permanent vegetation shall be planted or resident vegetation shall be maintained between crop rows. The species of ground cover shall foster cycling of resources. Common barley (*Hordeum vulgare*) and certified disease- and weed-free woodchips would be acceptable ground cover. The species of ground cover shall be non-invasive and appropriate to the site as determined by the Director. The grower shall seek advice from an appropriate cover crop specialist for site-specific recommendations.

vi. Hedgerows, shrubs, and grasses with native and, if

appropriate, non-native flowering plants shall be maintained throughout the property to preserve habitat for wildlife and pest predators. Natural nesting sites and perches shall be maintained.

vii. At no time shall clearing to bare earth or discing be acceptable methods of maintenance within vineyards.

viii. An erosion control/water quality plan shall be submitted that complies with the following conditions:

(A) Planting areas shall be designed utilizing the water quality design elements of low-impact development pursuant to Section 12.84 et seq, so that runoff from the planting area, from both irrigation and stormwater, is treated or retained onsite. Site specific water quality measures may include, but are not limited to:

(1) bioretention facilities

(2) Infiltration basins

(3) infiltration trenches

(4) dry wells

(5) biofiltration areas such as bioswales

(6) stormwater planters

(7) tree-well filters

(8) vegetated swales or filter strips

(9) sand filters

(10) constructed wetlands

(11) extended detention basins

(12) wet ponds

(13) any combination of the above.

(B) Planting areas shall implement temporary and/or permanent measures as appropriate to minimize the transport of sediment and to control erosion to prevent water quality degradation by sediment delivery sites. Site specific erosion control measures may include, but are not limited to:

(1) hydraulic mulch

(2) Hydroseeding

(3) soil binders

(4) straw mulch

(5) geotextiles and mats

(6) wood mulching

(7) earth dikes and drainage swales

(8) velocity dissipation devices

(9) slope drains

(10) streambank stabilization

(11) compost blankets

(12) silt fences

(13) sediment basins

(14) sediment traps

(15) check dams

(16) fiber rolls

(17) gravel bag berms

(18) sandbag barriers

(19) strawbale barriers

(20) storm drain inlet protection

(21) the use of active treatment systems

(22) silt dikes

(23) compost socks and berms

(24) biofilter bags

(25) any combination of the above, or other approved erosion control methods.

ix. All vineyard owners shall record in the office of the County Registrar Recorder, a maintenance agreement/covenant, approved as to form and content by the Director of Public Works, for all privately maintained water quality, erosion control, or drainage devices prior to approval of the water quality/erosion control plan.

x. Runoff shall be diverted, with a berm or other such measure, around the storage or disposal area for waste, crop residues, waste by-products, fertilizers, oils, soil amendments, and any other agricultural products or materials utilized in the planting and growing of crops, to prevent contamination of surface waters. Waste and waste byproducts must be contained, and if feasible reused, on the area on which crops are grown until disposed of in a manner that does not negatively impact natural resources. Waste, compost, oils, chemicals, manure, fertilizers, and other similar materials shall be stored: (1) in a sealed area, either inside a structure or in a covered container with an impervious bottom surface; and (2) at least

200 feet away from any stream/natural drainage course, or any underground water source used for human consumption.

xi. Anti-dust strategies that do not rely on water applications or increase the amount of impervious surface shall be implemented for roads and accessways. Strategies include, but are not limited to: applying appropriate non-toxic materials along roadways, such as gravel, sand, porous paving materials and mulches.

xii. No burning is allowed in the vineyard

xiii. The total amount of hazardous materials onsite and hazardous waste generated shall be monitored, tracked, and recorded.

c. Development Standards for new or expanded vineyards. In addition to the development standards listed above at 8.D.b. the following standards apply to new or expanded vineyards:

i. Vineyards shall be limited to slopes with a slope ratio of 3:1 or less (33 percent slope),

ii. Vineyards shall comply with the siting requirements of Section 22.44.133.D.5.b, and are prohibited on Significant Ridgelines.

iii. Vineyards shall not exceed a maximum of two acres in area per parcel.

iv. Vineyards located in a Significant Ecological Area, as shown in Figure 9.3 of the 2015 Los Angeles County General Plan, shall comply with the requirements of Section 22.56.215.

v. To the extent feasible, vineyards shall be sited within the approved site area of a structure and/or the associated irrigated fuel modification zones.

vi. For each vineyard application, the applicant shall be required to provide expected annual water usage for irrigation of vineyard as well as on-site operations related to vineyard production.

vii. For each vineyard application, the applicant shall indicate the water source proposed for the site and whether a new well or deeper well will be needed;

(A) If a new or deeper well is needed, the applicant shall provide the depth of the well, projected flow rate, and any anticipated impacts to surrounding region, where feasible.

viii. For each vineyard application, the applicant shall be required to provide a visual simulation of the vineyard(s) as seen from public roads, parks, and trails.

ix. For each vineyard application, a site-specific survey shall be conducted by a qualified biologist to identify, characterize, and delineate habitat types present as well as any special status plant or animal species. The survey should also include an assessment of how proposed vineyard development may impact habitat function and connectivity. Vineyards shall be sited and designed to avoid or minimize impacts to or removal of sensitive and rare species and habitat areas, as determined by the site survey.

x. Vineyards shall not be visible from scenic highways (Figure 9.7 Scenic Highways Map of the General Plan) or the Backbone Trail (Figure 10.1 Regional Trail System Map of the General Plan). If there is no feasible location on the proposed project site where the vineyard would not be visible from a Scenic Highway or the Backbone Trail, then the development shall be sited and designed to minimize impacts on Scenic Highways and the Backbone Trail through measures that may include, but not limited to, siting development in the least visible portion of the site, designing plantings to blend into the natural hillside setting, restricting the vineyard size, minimizing grading, incorporating landscape and screening elements, and where appropriate, berming. The preferred methods to avoid impacts to scenic highways and the Backbone Trail are site selection and design alternatives rather than landscape screening.

xi. Vineyards shall not be located in or within 100 feet of areas containing the following sensitive habitat types:

(A) Alluvial scrub: In the Santa Monica Mountains North Area, alluvial scrub is dominated by scalebroom (Lepidospartum squamatum).

(B) Wetland: includes creeks, streams, marshes, seeps and springs.

(C) native grassland and scrub with a strong component of native grasses or forbs: Native grassland and scrub vegetation are those areas characterized by native grasses and native shrubs. Areas where native grasses are associated with trees or large shrubs (e.g., toyon) are typically not considered native grasslands. An important exception is where native grasses are associated with coast

live or valley oak which is indicative of oak savannah habitat. Native grassland often supports numerous native forbs and some areas of native grassland will include a large percent of non-native annual grasses.

(D) riparian, native oak, sycamore, walnut and bay woodlands: Riparian habitat includes all vegetation (canopy and understory species) associated with a creek or stream including, but not limited to, sycamore, coast live oak, black walnut, white alder, Fremont cottonwood, black cottonwood, mulefat, arroyo willow, red willow, blackberry, mugwort, and Mexican elderberry. In the Santa Monica Mountains North Area, where chaparral or coastal sage scrub occur within or adjacent to creeks or streams and function as riparian habitat, these areas are considered to be sensitive riparian habitat. Coast live and valley oak, sycamore, walnut, and bay woodlands are all included as sensitive habitat types.

(E) rock outcrop: Rock outcrops comprised of either volcanic or sedimentary/sandstone rocks are frequently associated with a unique community of rare annual plants and lichens and are therefore qualify as sensitive habitat.

(F) Sensitive habitat types also include populations of plant and animal species listed by the State or federal government as rare, threatened or endangered, assigned a Global or State conservation status rank of 1, 2, or 3 by the California Department of Fish and Wildlife, per the methodology developed by NatureServe, and identified as California Species of Special Concern.

(G) Sensitive habitat types also include common habitats

where they support populations of special-status animals and California Native Plant Society-listed Rank 1A/B and 2A/B special-status plants normally associated with sensitive habitat types.

xii. For each vineyard application, the applicant shall provide proof of legal access for any new development that is not accessed directly from a public roadway.

xiii. Where there is a stream or drainage course on or adjacent to the property containing a vineyard, there shall be a buffer of at least 100 feet in width from the outer edge of the canopy of riparian vegetation associated with a stream/drainage course. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers, unless required for fire suppression. Banks of water courses shall maintain native vegetation adjacent to the water way.

xiv. All fencing shall be sited and designed to allow wildlife movement. Fencing shall comply with the following development standards, in addition to the standards in Section 22.44.133.F.2.d, except where the Director approves an alternative fencing plan per 8.D.c.xiii (below), finding such is necessary to protect vineyard crop areas from wildlife.

(A) Fence material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material.

(B) Fences shall not contain barbed material, including but not limited to spikes, barbs or razorblades.

(C) The maximum height of the fence shall be 48 inches, measured from the ground.

(D) Fencing material shall not incorporate wire mesh netting or chicken wire that prevents the ingress by wildlife

(E) The bottom edge of the fence shall be no lower than 18 inches from the ground.

xv. If the applicant requests alternative fencing, the applicant shall submit a fencing plan that demonstrates how the proposed fencing would result in the fewest or least significant impacts to wildlife, scenic resources and sensitive habitat, to the satisfaction of the Director. The plan shall include, but not be limited to:

(A) A scaled site plan with elevations showing the proposed fence locations, setbacks and height measurements, materials and colors.

xvi. Vineyard development shall not remove, encroach into the protected zone or cause damage to oak trees.

xvii. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible. The length of the one access road or driveway shall be the minimum necessary to provide access to the vineyard. The alignment and design of the access road or driveway shall avoid impacts to sensitive habitats, or if avoidance is not feasible, shall minimize such impacts. In no case shall new on-site or off-site access roads or driveways exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless the County

finds, based on substantial evidence, that a modification of this standard is warranted, in accordance with the requirements of the conditional use permit procedure contained in Part 1 of Chapter 22.56. In addition to the required findings set forth in the conditional use permit procedure contained in Part 1 of Chapter 22.56, findings shall be made that alternative access road or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was found to be physically infeasible, less protective of scenic resources, sensitive habitat, areas or other natural resources, or has the potential for substantial habitat destruction if any such alternative site or driveway location is used.

d. Modification of Development Standards. Any modification of the development standards contained in this subsection D.8 shall be considered through the variance procedure contained in Part 2 of Chapter 22.56.

E. Zone-specific Development Standards.

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