

Final
Environmental Impact Report

for

Santa Monica Mountains North Area Plan and Community Standards District Update

SCH# 2018071065

Los Angeles County
Department of Regional Planning

September 2020

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A. Introduction

After the publication, distribution, and public review of a Draft Environmental Impact Report (EIR), a Final EIR must be prepared to address comments received on the draft document. This Final EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.).

According to CEQA Guidelines, Section 15132, the Final EIR shall consist of:

- The Draft EIR or a revision of the Draft;
- Comments and recommendations received on the Draft EIR either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the Lead Agency.

This Final EIR has been prepared to meet all of the substantive and procedural requirements of the CEQA (California Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 1500 et seq.). This document provides supplementary information to the Draft EIR, and together with the draft document, constitutes the Final EIR for the proposed project. This approach and the content of the Final EIR is consistent with CEQA Guidelines Sections 15132 and 15088(d).

The Final EIR contains all written comments received on the Draft EIR, oral comments received at the public online meeting, responses to the comments received on the Draft EIR, and all revisions to the text of the Draft EIR that were undertaken as a result of consideration of the comments received on the draft document. In addition, a Mitigation Implementation and Monitoring Plan was prepared, consistent with CEQA Guidelines Section 15097.

A.1 Overview of the Proposed Project

The County of Los Angeles Department of Regional Planning (DRP) has proposed updates to the existing North Area Plan to address environmental concerns that have developed since the Plan's adoption in 2000, strengthen existing environmental resource policies, and identify policies and standards that will support the surrounding communities current rural and semi-rural lifestyle. The proposed update would also bring the Plan in alignment with the 2014 Santa Monica Mountains Local Coastal Program (LCP) to ensure consistency in land use regulations and environmental policies between the Santa Monica Mountains Coastal Zone and Santa Monica Mountains North Area. To implement updated policies in the North Area Plan, corresponding changes would be made to the North Area CSD.

DRP held several community meetings in 2017, 2018, and 2019 to obtain input and feedback on the proposed Plan and CSD Update. Members of the public including local homeowner's associations, members of the equestrian community, various other community groups, and residents were invited to attend community meetings to provide comments on the proposed update.

DRP developed the proposed Plan and CSD Update with input from the North Area community and these updates are the focus of the analysis in the Draft and Final EIR. The proposed Plan and CSD Update addresses environmental concerns that have developed since adoption of the original Santa Monica

Mountains North Area Plan and CSD in 2000 as well as the comments presented at the community meetings and the comments submitted during the public comment periods for the EIR.

A.2 Organization and Content of the Final EIR

The organization and content of this Final EIR is as follows:

Section A (Introduction). Describes the required contents of the Final EIR as specified in CEQA.

Section B (Responses to Comments). Provides the written comments received on the Draft EIR and the comments received at the online meeting as well as DRP's responses to these comments.

Section C (Changes to the Draft EIR). Provides the revisions that have been made to the language of the Draft EIR for its finalization and any revisions made to the Plan and CSD Update (proposed project).

Section D (Mitigation Implementation and Monitoring Plan). Outlines the mitigation and monitoring that would be implemented on future projects.

Appendices. This Final EIR adds the following revised EIR appendices.

- *Appendix 1 (Draft EIR Notices).* This appendix includes the Notice of Availability of the Draft EIR, notice of public meetings on the County website, newspaper notice announcing the publication of the Draft EIR, and Facebook and Twitter notices. This is a new appendix specific to the noticing of the availability of the Draft EIR and supplements information presented in Appendix 2 of the Draft EIR.
- *Appendix 2 (Plan and CSD Update)*. This appendix includes the revised North Area Plan and CSD Update. These revised documents replace the draft plan and CSD presented in Appendix 1 of the Draft EIR.

B. Responses to Comments

B.1 Introduction

The Draft EIR for the proposed Plan and CSD Update was available for review and comment from May 15, 2020 through June 30, 2020. During this period, 87 written comment letters on the Draft EIR were submitted to the DRP and eight individuals presented comments at the online meeting held on June 11, 2020. As the lead agency under CEQA, and consistent with Section 15088 of the CEQA Guidelines, the DRP has reviewed each of the comments received on the Draft EIR and has prepared written responses to these comments. The commenters are listed in Table B-1, below, and comments letters and transcript of the online meeting are provided in full along with the responses in Section B.3 (Responses to Comments Received on the Draft EIR).

The focus of DRP's responses was to describe the disposition of environmental issues or issues related to the Plan and CSD Update policies and standards (proposed project) that were raised in the comments, as specified by Section 15088(c) of the CEQA Guidelines. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the Draft EIR (CEQA Guidelines Section 15204(a)).

B.2 Comments Received on the Draft EIR

Parties that provided comments on the Draft EIR included local and State agencies, organizations, and private citizens. Table B-1 lists these commenters.

Table B-1. Comments Received

Comment Set No.	Commenter	Date	Page Number
Agencies			
A1	Miya Edmonson, California Department of Transportation	June 25, 2020	B-5
A2	Illece Buckley Weber, Mayor, City of Agoura Hills	June 25, 2020	B-8
A3	Erinn Wilson, CA Department of Fish and Wildlife	June 29, 2020	B-11
Organizations			
B1	Nancy Rothenberg, Calabasas Highlands HOA	June 3, 2020	B-30
B2	Pat Henkel, President Malibu Lakeside Community Association[1]	No date	B-34
B3	Joan Yacovone, Liberty Canyon HOA	June 3, 2020	B-40
B4	Robert T. Lancet, Westhills Homeowners Association, Board of Directors	No date	B-44
B5	Roger Pugliese, Topanga Association for a Scenic Community	No date	B-53
B6	Jacqui Lorenzen, Triunfo Creek Vineyards	June 23, 2020	B-57
B7	Dorothy Burns, Vasa Park Association	June 24, 2020	B-61
B8	Rosi Dagit, RCD of the Santa Monica Mountains	June 24, 2020 June 11, 2020	B-63
B9	Tiffany Yap, PhD., Center for Biological Diversity	June 30, 2020	B-91
B10	Truman & Elloitt LLC, Brookview Ranch LLC	June 30, 2020	B-109

Table B-1. Comments Received

Comment Set No.	Commenter	Date	Page Number
B11	Kim Lamorie, Las Virgenes Homeowners Federation	June 30, 2020	B-112
B12	Kevin Foley, Triunfo-Lobo Canyon Board	June 30, 2020	B-129
B13	Kim, Lamorie, Las Virgenes Homeowners Federation	July 1, 2020	B-133
Individuals			
C1	Gunlog and Gary Spaberg	June 1, 2020	B-146
C2	Michael Wang	June 2, 2020	B-148
C3	Karen O'Neil	June 2, 2020	B-151
C4	Den Hartog Family	June 2, 2020[2]	B-153
C5	Michael Chiarelli	June 3, 2020	B-155
C6	Kieran and Debra Healy	June 5, 2020	B-158
C7	David Hoiseck	June 9, 2020	B-164
C8	Ruth Gerson	June 10, 2020	B-166
C9	Inga Sabo	June 11, 2020[3]	B-171
C10	Kevin and Christa Foley	June 11, 2020	B-173
C11	John Simons and Marti Witter	June 11, 2020	B-179
C12	Shannon Ggem	June 9, 2020	B-184
C13	Joan Slimocosky	June 5, 2020	B-187
C14	Debbie and Keith Larson	June 8, 2020	B-189
C15	Leah Culberg	June 3, 2020	B-194
C16	Debby and Davidson Pattiz	June 1, 2020	B-197
C17	Bjorn Spaberg	No date	B-208
C18	Dephine Trowbridge	June 14, 2020	B-211
C19	Kristin Spaberg	No Date	B-213
C20	Roslyn Ross	June 21, 2020	B-216
C21	Glen Peterson	June 23, 2020	B-218
C22	Michael Lent	June 23, 2020	B-220
C23	Wendy Cimino	June 24, 2020	B-222
C24	James Lawrence	June 26, 2020	B-224
C25	Albert Molinaro	June 29, 2020	B-226
C26	Marc Cimino	June 29, 2020	B-230
C27	Charles Pages	June 29, 2020	B-232
C28	Kathleen Demarjian	June 29, 2020	B-234
C29	Shiela and William Follett	June 30, 2020	B-236
C30	Jim Churchman	June 30, 2020	B-244
C31	Steven and Jessie Galson	June 30, 2020	B-247
C32	Richard Heinstedt	June 30, 2020	B-252
C33	Beth Holden and Wolfgang Melian	June 30, 2020	B-257
C34	Nick Jackson	June 30, 2020	B-264
C35	Chester Wang	June 30, 2020	B-271

Table B-1. Comments Received

Comment Set No.	Commenter	Date	Page Number
C36	Laura Gilbard	June 30, 2020	B-279
C37	Kathryn Martin	June 30, 2020	B-285
C38	Kieran and Debra Healy	June 30, 2020	B-287
C39	John Gooden	June 30, 2020	B-299
C40	Alexis Gilbard	June 30, 2020	B-301
C41	Truc Vo	June 30, 2020	B-303
C42	Marc Kalan	June 30, 2020	B-306
C43	Stacy Rosen	June 30, 2020	B-312
C44	Jim Forbes	June 30, 2020	B-322
C45	Todd Greenbaum	June 30, 2020	B-340
C46	Heather Greenbaum	June 30, 2020	B-345
C47	David Rosen	June 30, 2020	B-350
C48	Lisa Grace-Kellogg	June 30, 2020	B-360
C49	Charlotte Farrens-Pattison	June 30, 2020	B-366
C50	Mark Pattison	June 30, 2020	B-374
C51	Michael Kellogg	June 30, 2020	B-382
C52	Robert Kaplan	June 30, 2020	B-385
C53	William S. Humphrey	June 30, 2020	B-394
C54	Elizabeth Schram	June 30, 2020	B-400
C55	Steve Gilbard	June 30, 2020	B-407
C56	Hugh and Yvette Robertson	June 30, 2020	B-414
C57	Terri Webb	June 30, 2020	B-421
C58	Jennifer Norman-Lund	June 30, 2020	B-425
C59	Peter Lund	June 30, 2020	B-428
C60	Aiden Mardani	June 30, 2020	B-430
C61	Tom Webb	June 30, 2020	B-432
C62	Amir Mardani	June 30, 2020	B-434
C63	Afrouz Gerayli	June 30, 2020	B-439
C64	Raiini Skyes	June 30, 2020	B-441
C65	Property Owner	June 30, 2020	B-444
C66	Lindell Lummer	June 30, 2020	B-446
C67	Darcie Heyes (Resident)	June 30, 2020	B-451
C68	Darcie Heyes (Area Planning)	June 30, 2020	B-457
C69	Carrie L. Carrier	June 30, 2020	B-479
C70	Gunlog Spaberg	July 2, 2020	B-483
C71	Paula Johnson	July 2, 2020	B-485
Public Meeting (June 11, 2020)			
D1	Mark Osokow	June 11, 2020	B-487
D2	Kevin Foley, President Triunfo/Lobo Canyon Community Association Board	June 11, 2020	B-488

Table B-1. Comments Received

Comment Set No.	Commenter	Date	Page Number
D3	Alicia Gonzales, Board Member, Monte Nido Valley Community Association and Chair Santa Monica Mountains Quiet Skies	June 11, 2020	B-489
D4	Steve Gilbard, Member, Triunfo/Lobo Community Association Board	June 11, 2020	B-489
D5	Amir Mardani	June 11, 2020	B-490
D6	Jacqui Lorenzen	June 11, 2020	B-490
D7	Jim Forbes	June 11, 2020	B-491
D8	Stacy Rosen, Board Member, Triunfo/Lobo Canyon Community Association Board	June 11, 2020	B-492

B.3 Responses to Comments Received on the Draft EIR

As noted in Table B-1, each comment letter or meeting comments are distinguished by a letter (A through D) and each comment within a letter is keyed with a number. The written responses follow each letter and are presented in the same order as presented in Table B-1. Where sections of the Draft EIR are revised, the revised text is shown in underline for new text or ~~strikeout~~ for deleted text. While the Draft EIR has been revised to address comments, the revisions do not identify new impacts or change the significance of impacts that have been identified and evaluated in the Draft EIR.

Comment Set A1: Miya Edmonson, California Department of Transportation

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

June 25, 2020

Thuy Hua, AICP
County of Los Angeles Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Santa Monica Mountains North Area Plan
and Community Standards District Update –
Draft Environmental Impact Report (DEIR)
SCH # 2018071065
GTS # 07-LA-2018-03258
Vic. LA-101/PM: 33.018

Dear Thuy Hua:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced DEIR. The Santa Monica Mountains North Area (North Area) Plan and Community Standards District (CSD) Update would revise the existing North Area Plan and CSD to strengthen existing environmental resource policies; identify policies and standards that will support the surrounding communities' current rural and semi-rural lifestyle; and align with the policies and development standards in the 2014 Santa Monica Mountains Local Coastal Program. The CSD intends to implement the goals and policies of the North Area Plan. The project does not include any physical development, but identifies policies and standards for future development projects proposed in the North Area. The County of Los Angeles Department of Regional Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

According to the Notice of Availability, the US-101 is "the major transportation corridor that provides regional access to the North Area." In addition to the US-101, State Route 23 (SR-23) and State Route 27 (SR-27) are also located near the plan area.

From reviewing the DEIR, Caltrans has the following comments:

- We appreciate the inclusion of Policy CI-14 in the North Area Plan: "Support Caltrans efforts to improve traffic flow and safety on Pacific Coast Highway, the 101 Freeway, the 405 Freeway, and on other State routes." Caltrans looks forward to working with the County of Los Angeles on implementing this policy.
- Caltrans supports the following statement: "For future projects, the County would require compliance with updated policies and standards and would evaluate a project's effect on the traffic circulation system and vehicle miles travelled (VMT) during application review."
- Caltrans recommends that for future development projects that have a significant impact on the US-101, the County of Los Angeles obtain funding for the transportation system management improvements proposed in Policy CI-5 through fair share agreements with project applicants.

A1-1

The following information is included for your consideration.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Thus, Caltrans encourages Lead Agencies to adopt policies and standards that reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions. **A1-2**

As such, Caltrans supports policies such as CI-1 and CI-5, which seek to optimize the capacity and operational efficiency of highways through methods such as implementing transportation system management technology, as opposed to widening roadways. Research has shown that the latter method induces travel and VMT, which does not align with the goals of Senate Bill (SB) 743. As the County of Los Angeles is aware, SB 743 (2013) mandates that VMT be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, starting July 1, 2020. The intent of SB 743 is to reduce VMT, so that the State can meet its air quality and climate change goals. For more information on SB 743 and determining transportation impacts in terms of VMT on the State Highway System, see the Technical Advisory on Evaluating Transportation Impacts in CEQA by the California Governor's Office of Planning and Research, dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. **A1-3**

In addition, Caltrans also supports policies CI-23 through CI-31, which would promote the use of alternative modes of transportation and reduce VMT. To strengthen these policies, the County of Los Angeles may want to consider making them more detailed, by identifying specific pedestrian, bicycle, and transit improvements that support the policies. **A1-4**

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2018-03258.

Sincerely,

Miya Edmonson

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Response to Comment Set A1: Miya Edmonson, California Department of Transportation

A1-1 This comment refers to policies in the North Area Plan Update and the assessment in Section 14 Transportation and Traffic in the EIR. The North Area Plan Update focuses on mitigating the traffic and access impacts from existing uses within the North Area and limiting development that would necessitate increasing the capacity of roadways or generate a significant increase in vehicle miles traveled. Physical and environmental constraints are significant deterrents to highway expansion throughout much of – as well as surrounding – the North Area Plan, and the existence of unstable hillsides and sensitive environmental resources, costs (both in dollars, and in the destruction of habitat) for extending or constructing major new roadways are exorbitantly high, even if physical and environmental mitigation could be provided. Further widening roadways is proven to lead to "induced congestion" in which added capacity only encourages more vehicle travel, begetting yet more congestion. In recognition of the problems inherent in roadway and highway expansion, policies have existed for the past 40 years and continue to support limiting expansion of the area's existing roadway system. Funds for improvements to freeway bridges and interchanges are extremely limited. As such, the CSD Update pursuant to Section 22.336.070 (W. Transfer of Development Credit Program) incorporates provisions for a net zero increase in the number of new lots created or legalized.

A1-2 The proposed policies and standards in the Plan and CSD Update serve to reduce environmental impacts in the North Area and would not conflict with CalTrans' stated goals to reduce vehicle miles traveled and greenhouse gas emissions. As applicable, the County will consider these issues when reviewing future project applications and when conducting environmental review on specific projects. Section C.5 Greenhouse Gas Emissions of the EIR provides background on federal, state, and local (County) plans that are in place to address reduction of greenhouse gas emissions and evaluates the Plan and CSD Update potential for GHG emissions. Section C.14 Transportation and Traffic addresses the potential for the proposed Plan and CSD Update to have impacts on the existing transportation system; the EIR acknowledges the need to address Vehicle Miles Traveled (Senate Bill 743) on specific projects.

In addition, the County is in the process of adopting metrics for the transition to the analysis of Vehicle Miles Traveled (VMT) as a part of the implementation of Senate Bill 743. Guidelines for creating a Transportation Impact Analysis Report with the incorporation of VMT analysis have been drafted and are available here: https://dpw.lacounty.gov/traffic/trafficreportmsg.cfm.

A1-3 As noted above in Response A1-2, the EIR acknowledges the need to address Vehicle Miles Traveled (SB 743) on specific projects.

A1-4 Policies CI-23 through CI-31 (now Policies MO-23 through MO-30) of the proposed Plan and CSD Update specify alternate modes of transportation. Specific alternative transportation improvement projects that support the policies will be addressed in the implementation phase if the Plan and CSD Update is adopted by County decisionmakers.

Comment Set A2: Illece Buckley Weber, Mayor, City of Agoura Hills

CITY OF AGOURA HILLS

"Gateway to the Santa Monica Mountains National Recreation Area"

June 25, 2020

Thuy Hua
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Subject: Draft EIR for the Santa Monica Mountains North Area Plan and Community Standards District Update

Dear Ms. Hua:

Thank you for allowing the City of Agoura Hills the opportunity to provide comments on the Draft Environmental Impact Report ("EIR") for the Santa Monica Mountains North Area Plan ("SMMNAP") and Community Standards District ("CSD") Update. The City wishes to express its support of the SMMNAP, and the County of Los Angeles' efforts to protect the biological resources and regulate development within the Santa Monica Mountains North Area, particularly regarding habitat and wildlife protection measures, and critical measures taken for development within the Very High Fire Hazard Severity Zone areas. The City is mindful of private property rights protections and acknowledges the SMMNAP protects those rights while, at the same time, protects the natural environment and wildland areas for future generations.

The City makes note of support for the following goals and the stated policies:

1. The adoption of habitat protection categories S1, S2, S3 and S4 and the policies/development standards to protect sensitive biological resources.
2. The expanded tree protections and policies to include healthy historic trees that are culturally or historically significant to the area or on a list of Historic Places as well as healthy as non-native trees that have high habitat or historic value.
3. The discouragement of high density and intensity development within the Very High Fire Hazard Severity Zone.
4. The use of integrated pest management and use of least toxic methods of pest control.
5. The addition of policies/development standards for scenic resource areas, scenic routes, visual resources, significant ridgelines, outdoor lighting and grading.
6. The limitations on exterior lighting, except when needed for safety, and requiring lighting installations use best available dark skies technology to minimize sky glow, light trespass and disruption of wild animal behavior.
7. The protections of wildlife movement and natural resource protection in the area.

A2-1

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email: ci.agoura-hills.ca.us

Hua
June 25, 2020
Page 2

Upon review of the SMMNAP, CSD and Draft EIR, the City offers the following comments for incorporation in these three documents:

1. Land Use Element (Chapter 4) – *Zoning Map (Figure 8)*. The Zoning Map depicted in Figure 8 of the Land Use Element (Chapter 4) designates property north of Liberty Canyon Road as A-2 (Heavy Agricultural). It is recommend the zoning designation of the property be consistent with the Land Use Policy Map (Figure 7), with designations of OS-PR (Open Space-Parks) and OS-C (Open Space Conservation). **A2-2**

2. Land Use Element (Chapter 4) – *Land Use Policy Map* section states: "While the Land Use Map establishes the maximum number of units possible on a parcel, neither land use policy nor zoning standards are the sole determinates of the number of dwelling units appropriate for, or which may be approved, a given parcel. The application of all other LUP policies in addition to the requirements of other regulatory agencies with jurisdiction over the property, may *significantly reduce* [emphasis added] the number of units." The City acknowledges the Department of Regional Planning's desire to not re-zone or re-designate privately owned land in the SMMNAP for increased density. The City recommends that the SMMNAP and CSD, similar to the ADU standards recently adopted by the City of Agoura Hills, provide for only one (1) ADU or Junior ADU per residential property if located in the Very High Fire Hazard Severity Zone, and that sizes be limited to 850 square feet for studio and one-bedroom units, and 1,000 square feet for units with more than one bedroom. **A2-3**

Thank you for your consideration of the City's comments. Should you have any questions, please contact Doug Hooper, Planning Director, at (818) 597-7342.

Sincerely,

Illece Buckley Weber
Mayor

cc: City Council Members
Nathan Hamburger, Assistant City Manager

Response to Comment Set A2: Illece Buckley Weber, Mayor, City of Agoura Hills

A2-1 Comments noted.

A2-2 After additional review, the Zoning Map (Figure 8) and Land Use Map (Figure 7) are consistent in their classification of the property north of Liberty Canyon Road. The A-2 (Heavy Agricultural) area identified on the Zoning Map is designated on the Land Use Map as RL5 - Rural Land 5, RL20 - Rural Land 20, and P - Public and Semi-Public Facilities. Chapter 4 Land Use Element, under Land Use Policy Map, includes an explanation of the different designations and identified zoning for properties in the North Area.

A2-3 The Santa Monica Mountains North Area is subject to the updated countywide Accessory Dwelling Unit (ADU) Ordinance, which was discussed at the County Board of Supervisors hearing on August 4, 2020.[1] The ADU Ordinance sets development standards and case processing procedures for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). In addition to limiting the number, size, and location of ADUs, the ADU Ordinance limits the development of ADUs based on location, and required ingress/egress for ADUs, within Very High Fire Hazard Severity Zones (VHFHSZ).

The ADU Ordinance states that ADUs must have two means of access to a highway if located in a VHFHSZ. Access must be 24 feet wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas. These standards will help limit increased density in the Santa Monica Mountains North Area as a result of ADU development.

[1] http://planning.lacounty.gov/adu/ordinance

Comment Set A3: Erinn Wilson, CA Department of Fish and Wildlife

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

June 29, 2020

Thuy Hua
Los Angeles County
Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012
smmnortharea@planning.lacounty.gov

Subject: Santa Monica Mountains North Area Plan and Community Standards District Update, Draft Environmental Impact Report (DEIR), SCH #2018071065, Los Angeles County

Dear Ms. Hua:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Santa Monica Mountains North Area Plan and Community Standards District Update (Plan). The DEIR's supporting documentation includes the *Santa Monica Mountains North Area Plan and Community Standards District Update Biological Resources Assessment* (BRA). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Plan that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Plan that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Plan as proposed may result in "take", as defined by state law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish

A3-1

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& G. Code, §1900 et seq.) authorization as provided by the applicable Fish and Game Code will be required.

Plan Description and Summary

Objective: The County of Los Angeles Department of Regional Planning (DRP) is proposing to update the existing North Area Plan, originally adopted in 2000, and the existing North Area Community Standards District (CSD), originally adopted in 2005 and recently amended in 2015. The proposed Plan addresses several concerns that have developed since adoption in 2000. DRP proposes revisions to the existing North Area Plan and CSD to: strengthen existing environmental resource policies; identify policies and standards that will support the surrounding communities, current rural and semirural lifestyle; and align with the policies and development standards in the 2014 Santa Monica Mountains Local Coastal Program (LCP), which was subsequently amended in 2018, to ensure consistency in land use regulations and environmental policies between the coastal zone and Santa Monica Mountains North Area. The proposed Plan does not include any physical development, but rather identifies land use policies and development standards for future development projects proposed in the North Area.

Location: The North Area encompasses 32.3 square miles of unincorporated land in northwestern Los Angeles County from the US 101 Freeway corridor south to the Coastal Zone boundary. The Plan area is bounded by Agoura Hills, Calabasas, Hidden Hills, and Woodland Hills to the north, the City of Los Angeles to the east, Ventura County and the City of Westlake to the west, and the Santa Monica Mountains Coastal Zone and City of Malibu to the south.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the DRP in adequately identifying, avoiding, and/or mitigating the Plan's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Plan's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

Comment #1: Impacts to nesting birds

Issue: The Biological Resource Standards (Section 22.336.060) in the DEIR states projects will, "Require nesting bird survey prior to vegetation removal and construction in suitable habitat for nesting birds." While CDFW agrees that nesting bird surveys are necessary, it is important to consider the special status certain bird species may have in the state, which impacts the mitigation necessary.

Specific impacts: Development projects with construction activities during the breeding season of nesting birds could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment in trees directly adjacent to the development project boundary. The development could also lead to the loss of foraging habitat for sensitive bird species.

A3-2

Why impact would occur: Impacts to nesting birds could result from potential ground disturbing or vegetation removal activities. Development project disturbance activities could result in mortality or injury to nestlings, as well temporary or long-term loss of suitable foraging

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habitats. Construction during the breeding season of nesting birds could result in the incidental loss of breeding success or otherwise lead to nest abandonment.

Evidence impact would be significant: The loss of occupied habitat or reductions in the number of rare bird species, either directly or indirectly through nest abandonment or reproductive suppression, would constitute a significant impact absent appropriate mitigation. Furthermore, nests of all native bird species are protected under state laws and regulations, including Fish and Game Code sections 3503 and 3503.5.

A3-2, cont.

Fully protected status precludes CDFW from authorizing any amount of incidental take or intentional take to meet any project mitigation requirement. When projects show the potential to cause take of fully protected species, CDFW advises on appropriate measures to avoid take. Given the legal status of fully protected animals, take avoidance measures should meet very high standards of effectiveness, substantially greater than the measures to minimize take required under Incidental Take Permits.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: To protect nesting birds that may occur on site or adjacent to a development project boundary, CDFW recommends that no construction should occur from February 15 (January 1 for raptors) through August 31.

Mitigation Measure #2: If avoidance is not feasible, a qualified biologist should complete a survey for nesting bird activity within a 500-foot radius of the construction site, including all access roads and staging areas. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites where a bird keeps returning or flying near. CDFW recommends the Lead Agency require surveys be conducted by a qualified biologist no more than 7 days prior to the beginning of any development project-related activity likely to impact raptors and migratory songbirds, for the entire development project site. If development project activities are delayed or suspended for more than 7 days during the breeding season, surveys should be repeated. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests.

A3-3

These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. These buffers should be increased if needed to protect the nesting birds. In addition, CDFW recommends any unavoidable impacts during the breeding season should be mitigated.

Mitigation Measure #3: CDFW recommends surveying the entire development project site to determine the potential distribution of fully protected species and assure that "take" will be avoided during development project construction. The environmental document should also include measures to preclude "take" on a development project site during operations and from traffic increased related to a development project. The environmental document should analyze the potential "take" as a result of habitat modification. If a development project's modification of occupied habitat causes mortality of individuals, then the development project will be considered the cause of the take. Therefore, to avoid take, construction and operation activities should

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avoid all raptors by a distance of no less than the distance that the specific species are known or expected to travel within their home range, based on telemetry, mark-recapture, or other data.

Mitigation Measure #4: Additional buffers may also be warranted to ensure that the development project would not reduce the species' abundance or distribution over time due to nesting and foraging habitat loss and fragmentation. CDFW recommends assessing whether the habitat alteration, habitat loss, and additional traffic would hinder expansion of the local protected species population in good years, which allows the population to maintain viable numbers through poor years.

A3-3, cont.

Comment #2: Pre-Development Surveys

Issue: As part of the "Planning the Pre-Development Site Review Process", the BRA states the first step, "is to conduct a survey to document the type of vegetation, if any, or development that is present on the proposed development project site and within 300 feet of any proposed development." While CDFW recognizes a buffer surrounding a site boundary is necessary, it would be beneficial to have a larger buffer for survey purposes.

Specific impact: A smaller buffer could increase the likelihood of impacting special status species that may be near a development project's vicinity.

Why impact would occur: Development project activities such as construction, lighting, noise, staging materials, and even site access could all pose an impact to the area surrounding the development project footprint. For example, substantial noise may adversely affect wildlife species in several ways as wildlife responses to noise can occur at exposure levels of only 55-60 dB (Barber et al. 2009). [For reference, normal conversation is approximately 60 dB, and natural ambient noise levels (e.g., forest habitat) are generally measured at less than 50dB.]

Increased ambient lighting levels can increase predation risks and disorientation and disrupt normal behaviors of birds in adjacent feeding, breeding, and roosting habitat (Longcore and Rich 2004).

A3-4

Evidence impact would be significant: Without sufficient buffers to protect them, wildlife located outside the development project footprint become susceptible to impacts from temporary and permanent activities resulting from development. Anthropogenic noise can disrupt the communication of many wildlife species including birds (Sun and Narins 2005, Patricelli and Blickley 2006, Gillam and McCracken 2007, Slabbekoorn and Ripmeester 2008). Additionally, many prey species increase their vigilance behavior when exposed to noise because they need to rely more on visual detection of predators when auditory cues may be masked by noise (Rabin et al. 2006, Quinn et al. 2017). Noise has also been shown to reduce the density of nesting birds (Francis et al. 2009) and cause increased stress that results in decreased immune responses (Kight and Swaddle 2011).

Construction sites, staging areas, and resulting newly developed areas may result in increased lighting. Impacts from light pollution can be caused by glare, over-illumination, light clutter (unnecessary numbers of light sources), and skyglow, where artificial light is directed towards the sky, scattered by atmospheric molecules and reflected back to earth (Royal Commission on Environmental Pollution 2009; Gaston et al. 2012; Kyba and Hölker 2013). Light-induced

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changes in circadian activity patterns can alter competition both within species (e.g. for mates) and between species (e.g. interference and exploitation competition) (Rowse et al. 2016). Without providing appropriate minimization or mitigation measures, including buffers, development may result in substantial impacts to sensitive wildlife species.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends conducting pre-development surveys with at least a 500 ft buffer around any proposed development.

Mitigation Measure #2: If any proposed development is within half a mile of parklands, designated open-space, suitable habitat for special status species, or biologically sensitive habitat, the survey buffer should increase with at least half a mile around any proposed development.

Recommendation #3: Please note, in 2007, the State Legislature required CDFW to develop and maintain a vegetation mapping standard for the state (Fish & G. Code, § 1940). This standard complies with the National Vegetation Classification System, which utilizes alliance- and association-based classification of unique vegetation stands. CDFW utilizes vegetation descriptions found in the Manual of California Vegetation (MCV), found online at http://vegetation.cnps.org/. To determine the rarity ranking and mitigation ratios of vegetation communities on the project site, the MCV alliance/association community names should be provided as CDFW only tracks rare natural communities using this classification system.

A3-5

Recommendation #4: Botanical surveys should be based on the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018), a qualified biologist should "conduct botanical surveys in the field at the times of year when plants will be both evident and identifiable. Usually this is during flowering or fruiting." CEQA documentation should provide a thorough discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from project-related direct and indirect impacts.

Comment #3: Preservation of Sensitive Habitats

Issue: While CDFW recognizes Policies CO-6, CO-8, and CO-11 in the Biological Resources Policies and Standards in the DEIR will be utilized to prioritize the protection of open space within the North Area CDFW is concerned of the use of deed restrictions as a means of protection.

Specific impact: CDFW does not consider deed restrictions a mechanism for permanent habitat preservation in perpetuity.

A3-6

Why impact would occur: It is possible that deed restrictions can be removed or altered. Resource agencies would not be notified or have legal remedy to continue the protection/preservation of the land if the deed restriction is removed or altered.

Evidence impact would be significant: CDFW does not consider lands placed under deed restriction adequate protection for preserved lands. Deed restrictions are not enforceable and offer no real protection to wildlife or habitat.

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Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure: All lands counting toward avoidance and preservation in the DEIR should be placed under a conservation easement with an appropriate non-wasting endowment for management in perpetuity. All revegetation/restoration areas that will serve as mitigation should include preparation of a separate restoration plan, to be approved by USFWS and CDFW prior to any ground disturbance. The restoration plan should include restoration and monitoring methods; annual success criteria; contingency actions should success criteria not be met; long-term management and maintenance goals; and, a funding mechanism to assure for in perpetuity management and reporting. Areas proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands (AB 1094; Government Code, §§ 65965-65968).

A3-6, cont.

Comment #4: Impacts to Sensitive Habitats

Issue #1: The DEIR states that it will "Identify a mitigation ratio of 3:1 for impacts to S1 Habitat (rare/very sensitive habitat) and 2:1 mitigation ratio for S2 Habitat (sensitive habitat)."

Issue #2: In addition, the DEIR also states, "any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives would require a Conditional Use Permit, pursuant to Section 22.336.060 (Biological Resource Standards) and would be subject to payment of Habitat Impact Fees."

Specific impact: The mitigation ratios presented may be insufficient for habitats that support sensitive natural communities. In addition, monetary means do not mitigate for the complete loss of the most sensitive habitat resources.

Any development project could induce population declines or local extirpation of special status plant communities from the result of several actions. These actions may include immediate death or injury to all or a portion of individual plants making up the community, habitat fragmentation, increased competition with exotic invasive weeds, altered soil chemistry, and reduce photosynthesis and reproductive capacity. The effects of these impacts would occur over several years.

A3-7

Why impact would occur: A development project may involve activities that could result in direct mortality, population declines, or local extirpation of sensitive habitats. As stated, monetary means would not compensate for mortality, population deciles, or extirpation.

Evidence impact would be significant: The goal of the mitigation is to preserve or recreate a functioning habitat of similar composition, structure, and function to the habitat that was impacted. The mitigation ratios recommended in the DEIR could continue to result in a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations or by the CDFW or United States Fish and Wildlife Service (USFWS). Absent adequate mitigation, the ecosystem function of special status plant communities, including their contribution to breeding, feeding, and cover habitat for wildlife, will be compromised during the several-year period that it will take to restore these communities to their pre-project or better condition. In addition, monetary mitigation does not compensate for the significant impact by

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replacing or providing substitute resources/environments, for such unique, biologically valuable vegetation communities that, if not mitigated in kind, will be lost forever.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: If avoidance is not possible, please see the Mitigation Measure in Comment #3

Mitigation Measure #2: CDFW recommends any revegetation plan proposed for mitigation for special status plant communities be submitted to CDFW for review and comment. The mitigation for unavoidable impacts to special status plant communities should strive to develop a more superior habitat quality and quantity than that which was impacted by any development project to offset the temporal loss of several growing seasons that would likely occur while achieving any revegetation success criteria. This could include higher mitigation ratios of areas occupied by targeted special status plant communities and increased level of protection of revegetated areas to prohibit human-caused degradation.

A3-8

Recommendation #3: Mitigation should not substitute for implementation of an alternative that would completely avoid impacts to very sensitive habitats. Completely avoiding impacts to very sensitive habitats would significantly reduce adverse impacts of any development on these sensitive habitats.

Comment #5: Impacts from Brush Clearing Activity

Issue: Policy CO-9 in the DEIR states that it will, "Require that any new development or improvement is sited and designed so required fuel modification or brush clearance does not encroach into dedicated open space or parkland." While CDFW agrees that fuel modification activities like brush clearing should not be conducted in dedicated land areas, we are concerned that future development projects may lack adequate impact analysis, and avoidance or mitigation measures for biological resources.

Specific impact: Sensitive species that are not located in dedicated open space or parkland can be adversely impacted by wildfire risk reduction activities. Wildfire risk reduction activities may include, but not limited to brush clearing or other types of vegetation fuel modification by management practices that remove or otherwise disturb habitat for biological resources.

Why impact would occur: Sensitive habitats that are not protected within dedicated open space or parkland can be impacted by fuel modification activities which may result in direct mortality, population declines, or local extirpation of sensitive vegetation communities.

A3-9

Evidence impact would be significant: CDFW considers fuel modification activities as adverse impacts to ecosystems. Modifying habitat by removal or thinning of vegetation, as well as removing leaf litter, logs, dead trees and shrubs directly impacts the entire function of the habitat, therefore impacting the persistence of any special status vegetation or wildlife located within or around the fuel modification zone.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends the final environmental document include thorough biological inventories for every development project of all fuel modification areas.

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These inventories are recommended to assess impacts to Threatened, Rare, Endangered species, and riparian habitats. The final environmental document should include avoidance and mitigation measures for any fuel modification activities conducted within the Plan area.

Mitigation Measure #2: CDFW recommends that the final environmental include the evaluation of alternatives (including no encroachment) to reduce impacts from fuel modification, including brush clearing, targeted thinning, placement of walls, and structural/building features (e.g. boxed eves, fire-rated walls and windows, and sprinklers), especially where development occurs adjacent to undeveloped areas supporting biological resources. **A3-9, cont.**

Mitigation Measure #3: CDFW also recommends any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.

Comment #6: Mountain lion (*Puma concolor*)

Issue: The DEIR did not identify the recent change in protection status of the mountain lion population within the Santa Monica Mountains.

The mountain lion is a specially protected mammal in the State of California (Fish and Game Code, § 4800). In addition, on April 21, 2020, the California Fish and Game Commission (Commission) accepted a petition to list an evolutionarily significant unit (ESU) of mountain lion in southern and central coastal California as threatened under the California Endangered Species Act.

Therefore, any new development project should analyze the potential for mountain lion that are known to occur in the Santa Monica Mountains to be impacted by development proposed in the Plan area.

Specific Impact: Especially now due to its updated status, it is important for the final environmental document to analyze the impacts associated with human-wildlife conflicts that come with increases in human development and urbanization. **A3-10**

Why impact would occur: Mountain lions may be impacted by new development through increase in traffic presence, causing vehicle strikes, as well as increased exposure to light and noise. Mountain lion may also cause concern due to property damage if they mistake livestock or pets for food while hunting or concern for public safety if they encounter people. Activities such as feeding other wildlife, for example deer or raccoons, may attract mountain lions.

Evidence impact would be significant: Human interactions are one of the main drivers of mortality and increasing development in this area could increase the need for public safety removal and/or vehicle strikes of mountain lions. CDFW has identified the Santa Monica Mountains population as at risk due to current habitat and genetic concerns, at-risk internal habitat and connectivity, limited external connectivity, and lack of protected habitat (Dellinger 2019). Therefore, as a CESA candidate, the species is granted full protection of a threatened or endangered species under CESA.

Recommended Potentially Feasible Mitigation Measure (s):

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CDFW recommends in the environmental document, new project proponents should address the potential to substantially reduce and adversely modify habitat for the mountain lion, reduce and potentially seriously impair the viability of populations of mountain lion, and reduce the number and range of the species.

Mitigation Measure: Due to suitable habitat within the Plan site, within one year prior to beginning a new development project, a qualified biologist familiar with the species behavior and life history should conduct surveys in areas that may provide possible habitat for mountain lion to determine the potential presence/absence of the species. Surveys should be conducted when the species is most likely to be detected, during crepuscular periods at dawn and dusk (Pierce and Bleich 2003). Survey results including negative findings should be submitted to CDFW prior to initiation of project activities. If "take" or adverse impacts to mountain lion cannot be avoided either during project development activities or over the life of the development project, the project proponent must consult CDFW to determine if a CESA incidental take permit is required (pursuant to Fish & Game Code, § 2080 et seq.).

A3-10, cont.

Filing Fees

The Plan, as proposed, could have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Plan approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

A3-11

Conclusion

We appreciate the opportunity to comment on the Plan to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our comments and to receive notification of any forthcoming hearing date(s) for the Plan. Questions regarding this letter and further coordination on these issues should be directed to Felicia Silva, Environmental Scientist, at Felicia.Silva@wildlife.ca.gov or (562) 430-0098.

Sincerely,

DocuSigned by:
Erinn Wilson
B6E58CFE24724F5...

Erinn Wilson
Environmental Program Manager I

ec: CDFW
Victoria Tang – Los Alamitos
Felicia Silva – Los Alamitos
Andrew Valand – Los Alamitos
Malinda Santonil – Los Alamitos
Susan Howell – San Diego
CEQA Program Coordinator - Sacramento

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State Clearinghouse

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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

CDFW recommends the following language to be incorporated into a future environmental document for the Plan.

Biological Resources			
	Mitigation Measure	**Timing**	**Responsible Party**
MM-BIO-1-Nesting Birds	To protect nesting birds that may occur on site or adjacent to a development project boundary, no construction shall occur from February 15 (January 1 for raptors) through August 31.	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-2-Nesting Birds	If avoidance is not feasible, a qualified biologist a qualified biologist shall complete a survey for nesting bird activity within a 500-foot radius of the construction site, this includes all access roads and staging areas. The nesting bird surveys shall be conducted at appropriate nesting times and concentrate on potential roosting or perch sites where a bird keeps returning or flying near. CDFW recommends the Lead Agency require surveys be conducted by a qualified biologist no more than 7 days prior to the beginning of any development project-related activity likely to impact raptors and migratory songbirds, for the entire development project site. If development project activities are delayed or suspended for more than 7 days during the breeding season, surveys should be repeated. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. In addition, any unavoidable impacts during the breeding season shall be mitigated.	Prior to Construction	County of Los Angeles Plan Proponent

A3-12

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	These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. These buffers should be increased if needed to protect the nesting birds.			
MM-BIO-3-Nesting Birds	The entire development project site shall be surveyed to determine the potential distribution of a fully protected species and assure that "take" will be avoided during construction. The environmental document shall also include measures to preclude "take" on the project site during operations and from traffic increased related to the project. The environmental document shall analyze the potential "take" as a result of habitat modification. If a project's modification of occupied habitat causes mortality of individuals, then the project will be considered the cause of the take. Therefore, to avoid take, construction and operation activities shall avoid all raptors by a distance of no less than the distance that peregrine falcon are known or expected to travel within their home range, based on telemetry, mark-recapture, or other data.	Prior to Construction	County of Los Angeles Plan Proponent	**A3-12, cont.**
MM-BIO-4-Nesting Birds	Additional buffers may also be warranted to ensure that the development project would not reduce the species' abundance or distribution over time due to nesting and foraging habitat loss and fragmentation. Project assessment shall analyze whether the habitat alteration, habitat loss, or additional traffic would hinder expansion of the local protected species population in good years, which allows the population to maintain viable numbers through poor years.	Prior to Construction	County of Los Angeles Plan Proponent	
MM-BIO-5-Predevelopment survey	Pre-development surveys shall be conducted with at least a 500 ft buffer around any proposed development.	Prior to Construction	County of Los Angeles	**A3-13**

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			Plan Proponent
MM-BIO-6-Predevelopment survey	If any proposed development is within half a mile of parklands, designated open-space, suitable habitat for special status species, or biologically sensitive habitat, the survey buffer shall increase to at least half a mile around any proposed development.	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-7-Preservation of Sensitive habitat	All lands counting toward avoidance and preservation in the final environmental document shall be placed under a conservation easement with an appropriate non-wasting endowment for management in perpetuity. All revegetation/restoration areas that will serve as mitigation shall include preparation of a separate restoration plan, to be approved by USFWS and CDFW prior to any ground disturbance. The restoration plan shall include restoration and monitoring methods; annual success criteria; contingency actions if success criteria is not met; long-term management and maintenance goals; and, a funding mechanism to assure for in perpetuity management and reporting. Areas proposed as mitigation shall have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands (AB 1094; Government Code, §§ 65965-65968).	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-8-Impacts to Sensitive Habitats	Please see previous MM-BIO-7-Preservation of Sensitive Habitat	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-9- Impacts to Sensitive Habitats	Any revegetation plan proposed for mitigation for special status plant communities shall be submitted to CDFW for review and comment. The mitigation for unavoidable impacts to special status plant communities shall strive to develop a more superior habitat quality and quantity than that which was impacted by any development project to offset the temporal loss of several growing	Prior to Construction	County of Los Angeles Plan Proponent

A3-13, cont.

A3-14

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	seasons that would likely occur while achieving any revegetation success criteria. This could include higher mitigation ratios of areas occupied by targeted special status plant communities and increased level of protection of revegetated areas to prohibit human-caused degradation.		
MM-BIO-10- Impacts from Brush Clearing Activity	The final environmental document shall include thorough biological inventories for every development project of all fuel modification areas. These inventories are recommended to assess impacts to Threatened, Rare, Endangered species, and riparian habitats. The final environmental document shall include avoidance and mitigation measures for any fuel modification activities conducted within the Plan area.	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-11-Impacts from Brush Clearing Activity	The final environmental document shall include the evaluation of alternatives (including no encroachment) to reduce impacts from fuel modification, including brush clearing, targeted thinning, placement of walls, and structural/building features (e.g. boxed eves, fire-rated walls and windows, and sprinklers), especially where development occurs adjacent to undeveloped areas supporting biological resources.	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-12-Impacts from Brush Clearing Activity	Any irrigation proposed in fuel modification zones shall drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.	Prior to Construction	County of Los Angeles Plan Proponent
MM-BIO-13-Mountain lion	Due to suitable habitat within the Plan site, within one year prior to beginning a new development project, a qualified biologist familiar with the species behavior and life history should conduct surveys in areas that may provide possible habitat for mountain lion to determine the potential presence/absence of the species. Surveys should be conducted when the species is most likely to be detected, during crepuscular periods at dawn and	Prior to Construction	County of Los Angeles Plan Proponent

A3-15

A3-16

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	dusk (Pierce and Bleich 2003). Survey results including negative findings should be submitted to CDFW prior to initiation of project activities. If "take" or adverse impacts to mountain lion cannot be avoided either during project development activities or over the life of the development project, the project proponent must consult CDFW to determine if a CESA incidental take permit is required (pursuant to Fish & Game Code, § 2080 et seq.).		

A3-16, cont.

Response to Comment Set A3: Erinn Wilson, CA Department of Fish and Wildlife

A3-1 Section C.4 Biological Resources recognizes the responsibility of other agencies and other agency regulations in protecting biological resources in the North Area. The regulatory setting in this section identifies federal, state, and local regulations that apply in addressing biological resources, and the section notes the different agencies and the associated regulation that could apply to specific projects in the North Area. The Plan also notes that additional regulatory permits may be required by the developer in addition to conditions imposed by the County.

A3-2 Section C.4 Biological Resources addressed the potential impact of implementing the Plan and CSD Update on nesting birds. The EIR addresses the regulations that require protection of nesting birds and identifies the measures included in the proposed Plan and CSD Update to reduce impacts on nesting birds. The measures were based on recommendations from the October 2018 Biological Assessment that was conducted for the North Area. This report is included as Appendix 3 of the EIR and is available online on the County website.[2]

Chapter 2 of the Santa Monica Mountains North Area Plan addresses the policies that were identified to protect biological resources in the North Area and identifies the different Habitat Sensitivity categories that were developed in the Biological Assessment. Section 22.336.060 Biological Resources Standards of the proposed CSD Update includes measures that protect biological resources and Item A.5 of this section addresses the requirements for protecting nesting birds consistent with CDFW recommendations.

A3-3 The measures recommended in the letter are addressed in the proposed CSD Update and do not need to be added as mitigation measures in the EIR. Item A.5 of Section 22.336.060 addresses the nesting bird requirements suggested by CDFW. In addition, future projects would be required to comply with the proposed CSD requirements and project-specific assessment of biological resources would be conducted on individual projects as outlined in the proposed CSD Update.

Suggested measure #3 in the comment addresses the need to reduce "take" of species. The Biological Assessment addressed the need to protect federally and state-listed species, state fully protected species, and noted that all Critical Habitat was considered S1 Habitat in the North Area (most protective category). The recommendations in the Biological Assessment, which were carried forward in the proposed policies and development standards of the North Area Plan and CSD Update, addressed measures that avoid the "take" of species and recognize the need to consult with federal and state agencies as appropriate on future development projects. Section C.4 Biological Resources evaluates how these measures provide more area-specific protections than the current policies and standards.

Suggested measure #4 asks that additional buffers may be warranted to protect resources in the North Area. The proposed standards in the CSD require a project-level assessment of biological resources for future projects. This project-level assessment will consider whether additional buffers are needed based on the site-specific conditions. Therefore, no additional measures need to be added in response to this comment.

[2] http://planning.lacounty.gov/smmnap

A3-4 The Biological Assessment in Appendix 3 of the EIR considered the "Urban Effects to Native Plants and Wildlife" in order to identify specific recommendations for protecting biological resources in the North Area**.** The recommendations of the Biological Assessment were incorporated in the North Area Plan and CSD Update and the impact of the update was evaluated in Section C.4 Biological Resources of the EIR.

Section 22.336.050 (Application and Review Procedures) includes the process for review of biological resources in the North Area. Depending on the biological resources on a specific site, the proposed standards require either a Biological Inventory or a Biological Assessment and consultation with the County Biologist. In the case of a Biological Assessment, review is also required by the Significant Ecological Areas Technical Advisory Committee (SEATAC). The proposed standards address the urban effects suggested in the comment and the EIR considered these urban effects in the evaluation, as noted above.

A3-5 With respect to the suggested measures in the comment, the Plan and CSD Update require project-specific evaluation of biological resources and consultation with the County Biologist. These measures will ensure that biological resources are protected. Also see Responses A3-1 and A3-4 above.

With regard to the recommendations, the County will use the suggested classification system and the protocol document as applicable on North Area projects.

A3-6 The CSD Update identifies the use of deed restrictions to preserve open space on individual properties. A deed restriction is an additional tool the County may employ to maintain habitat preservation. Where a deed restriction is employed, the County requires the property owner to record the deed restriction; the County would be the only authority able to release the restriction. Further, the County possesses a full-time enforcement team that works in concert with the District Attorney to take prosecution measures, if necessary, to enforce County regulations. Biological resources Policy CO-25 (now Policy CO-24) provides the option of a conservation easement or restrictive covenant such as a deed restriction as one of several options available to mitigate impacts to S1 and S2 Habitat.

A3-7 Section 22.336.060 Biological Resources (8. Mitigation Ratios) identifies the minimum mitigation ratios established for the North Area. The mitigation ratios are based on the sensitivity ranking of the resources classified into each of the biological habitat categories and would be consistent with the mitigation ratios found in the County's Significant Ecological Areas program for the same resources (if the Plan and CSD Update is adopted). Where highly sensitive habitat resources are discovered that warrant a higher mitigation ratio, such higher ratio would be applied. Each project requiring mitigation would be reviewed by a County biologist to assess the resources and apply the appropriate development standards. Where there are potential impacts to biological resources, the County biologist would review the resource to ensure compatibility with California Department of Fish and Wildlife standards. This means that upon review of resources studies on specific projects, the mitigation ratios could be higher. Therefore, the EIR does not need to recommend or require higher mitigation ratios at this time. This determination would be made during review of specific future projects.

A3-8 The comment recommends inclusion of mitigation that requires review by CDFW of revegetation plans for special-status plant communities. The proposed Plan and CSD Update would establish

a requirement for qualified biologists and the SEATAC, for biological assessments, to support the County with the evaluation of a specific project's impact on sensitive biological resources. As noted in the CSD Update, SEATAC "*serves as an expert advisory committee that assists the Department in assessing a project's impact on biological resources with SEAs*." The North Area is within the Santa Monica Mountains SEA and projects with potential impacts to S1 and/or S2 Habitat (and S3 Habitat in some cases) would require a biological assessment and review by this expert committee. The process proposed in the CSD Update would reduce the potential for impacts to special-status plants species as evaluated in Section C.4 Biological Resources in the EIR.

A3-9 The EIR evaluated the potential for proposed policies and standards to impact the environment. The analysis considers potential actions that could occur in the future under the Plan and CSD Update and within the North Area. However, the EIR does not attempt to assess impacts from specific projects or locations since there is no physical development associated with the adoption of the Plan and CSD Update. While the EIR does not include "biological inventories for every development of all fuel modification areas" as suggested in the comment, the EIR does address the policies and standards regarding fuel modification. The proposed CSD Update requires, for applications that require biological review, a Biological Inventory or Biological Assessment of the entire impact area, which would include the fuel modification zone. These assessments would occur on future projects and would be required if the proposed Plan and CSD is adopted.

The biological review that would be required in the proposed CSD Update would reduce the potential for fuel modification zones to impact biological resources. However, there is a balance that needs to be considered when addressing fuel modification, especially with regard to properties in a Very High Fire Sensitivity Zone. The decision regarding the location and extent of the fuel modification would be done in consultation with the County Fire Department in addition to consultation with resource specialists.

The comment also requests that the EIR evaluate alternatives to fuel modification with measures such as brush clearing, targeted thinning and other measures. The Biological Assessment (Appendix 3 of the EIR) prepared for the North Area addressed fuel modification and its impact on biological resources, refer to Section 3.1.6 Fuel Modification and Brush Clearance. The assessment recognizes that fuel modification has the potential to impact biological resources and identified strategies that "*maximize native species retention and minimize potential type conversion*." The identified strategies include "*thinning and pruning vegetation, mowing, and for new development, incorporating appropriate setbacks in project design*." In addition, the proposed Plan and CSD Update would require consideration of fuel modification effect on biological resources and would require measures to minimize or avoid impacts.

The third recommended measure addresses irrigation in fuel modification. The proposed Plan and CSD Update would require management of irrigation and surface water flow on individual properties. Policy CO-24 (now Policy CO-23) would require that all new development be sited to minimize impacts from fuel modification and irrigation of natural areas. Policies CO-32 to CO-36, address the management of surface water runoff. In addition, the proposed Plan and CSD Update includes best management practices for event facilities, equestrian facilities, and vineyards that require control of surface water runoff including irrigation water. The proposed policies and standards would address control of runoff and protection of natural habitat.

A3-10 The Biological Assessment (October 2018) and Section C.4 Biological Resources both addressed and identified the importance of mountain lions in the Santa Monica Mountains. Figure 6 in the Biological Assessment illustrates the mountain lion sightings within the North Area between 2002 and 2011. The report notes: "*Perhaps the most celebrated mammal of the Santa Monica Mountains is the mountain lion, which at 150 pounds is the largest mammal in the Santa Monica Mountains*." The report acknowledges the danger for mountains lions that try and cross the US 101 Freeway and addresses the wildlife corridors and crossings used by wide-ranging species including mountain lions in the Santa Monica Mountains. The proposed policies and standards protecting resources in the North Area included consideration of the importance of mountain lions to the Santa Monica North Area and proposed application review procedures would reduce potential impacts to mountain lions. For example, development standards were designed to preserve habitat areas and to limit mobility restriction through wildlife permeable fencing.

As noted in the comment, "*on April 21, 2020 the California Fish and Game Commission accepted a petition to list an Evolutionary Significant Unit of mountain lion in southern and central coastal California as threatened under the California Endangered Species Act*." To address this change in status, Section C.4.1 Environmental Setting, under Special-Status Plants and Wildlife (Page C.4-7), the following bullet is added:

- Mountain lion (*Puma concolor*) State Candidate for listing as threatened

The CDFW also recommends requiring a one-year survey prior to development in areas that may provide habitat for the species. The National Park Service is currently conducting comprehensive GPS tracking of mountains lions in the Santa Monica Mountains to inform mountain lion studies. Due to the mobile nature of mountain lions, surveying an individual property does not adequately forecast the likelihood of its propensity to cross a property again. The entirety of the Santa Monica Mountains is considered potential habitat for wildlife species. The proposed Plan and CSD Update include the requirement for a Biological Inventory or a Biological Assessment depending on where a specific project would be built. The policies and standards are protective of plant and animal resources and would not significantly impact mountain lions as documented in Section C.4 Biological Resources and the Biological Resources Assessment (Appendix 3 of the EIR).

A3-11 Comment noted.

A3-12 See Response A3-2.

A3-13 See Response A3-4.

A3-14 See Response A3-6.

A3-15 See Response A3-9.

A3-16 See Response A3-10.

Comment Set B1: Nancy Rothenberg, Calabasas Highlands HOA

June 3, 2020

Amy Bodeck, Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012

Dear Ms. Bodeck:

Please accept these comments on the North Area Plan, as submitted to the Las Virgenes Homeowners Federation, of which the Calabasas Highlands HOA is a member.

1. The Calabasas Highlands is in a high fire severity zone, with antiquated streets and only one exit from the neighborhood. We oppose the expansion of group homes as adding to that fire danger risk. It is difficult enough to evacuate residents during a state of emergency without adding group homes into the mix. The number of residents should not be allowed higher than six, and the number of homes in any particular area should also be limited. **B1-1**

2. Further in the area of fire protection, we support science-based fire protection requirements for new development, such as those in the Woolsey Fire After Action Plan. We also support the undergrounding of wires in high fire areas. **B1-2**

3. Mountain lions should be protected from irresponsible livestock owners. Fencing and other measures should be required for any existing or new livestock enclosures. Inspections, incentives and penalties should be a part of any plan to address this issue, and the timeframe for coming into compliance should not be lengthy (i.e. more than 18 months). Further, exotic animals should not be permitted in the County, perhaps by removing menagerie permits. **B1-3**

4. Another way to support wildlife is to designate "key" or "preferred" or "habitat connectivity" wildlife corridors on top of the existing much more widely defined wildlife corridors, with more special protections and restrictions (much like "significant" ridgelines). That will focus protections where they are needed the most.

5. Going along with support for wildlife, commercials dumpsters should be locked so as not to be an attractive nuisance. **B1-4**

6. We support regulating vineyards in the same fashion as in the Local Coastal Program with the same standards and enforcement. Additionally, the NAP should match the LCP with respect to no new net developable lots. **B1-5**

7. As a neighborhood that is feeling the effects of McMansionization, we believe the max building site area should be put back to 10,000 feet as opposed to 15,000. **B1-6**

Of course, all of this will take more monitoring and enforcement and we support the County's efforts in this regard.

Sincerely,

Nancy Rothenberg
President, Calabasas Highlands HOA
Email: nrothenberg@ptpn.com

Response to Comment Set B1: Nancy Rothenberg, Calabasas Highlands HOA

B1-1 Group homes are identified under the Zone-Specific Development Standards in Section 22.336.080 of the proposed CSD Update. Group homes with six or fewer persons would be allowed in the R-R zone with a Minor Conditional Use Permit. Groups homes would need to comply with the requirements of the R-R zone for setbacks, height of structures and other development standards. In addition, additional development standards for group homes have been added to the CSD such as requiring two means of vehicular access from a highway for lots within the Very High Fire Hazard Severity Zone.

B1-2 Section C-15 Wildland Fires and Hazards of the EIR evaluates wildfire hazards associated with implementation of the proposed Plan and CSD Update. The proposed Plan and CSD Update would not result in future projects substantially interfering with an adopted emergency response plan or emergency evacuation plan. Fire protection requirements have been developed in close coordination with specialized agencies such as CAL FIRE and the County of Los Angeles Fire Department. Uses that could potentially impair emergency response or evacuation, such as event facilities and vineyards, would be required to prepare an Evacuation Plan to be approved by the Los Angeles County Fire Department and the Sheriff. Additionally, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts.

All new development would be evaluated individually for potentially significant environmental impacts and consistency with relevant policies and regulations, including those of the proposed Plan and CSD Update. Policies that support siting utility facilities and structures underground wherever feasible are included in the proposed Plan (previously Policy CO-88; now Policy CO-90). Siting utility structures underground is not always feasible due to geographical constraints, safety during construction, interagency conflicts, or significant environmental impacts associated with construction or maintenance of such structures.

B1-3 The proposed CSD Update contains development standards that include fencing requirements to protect outdoor animals from native predators of the Santa Monica Mountains. See Section 22.336.070 Community-Wide Development Standards (N. Protective Enclosures for Outdoor Animals) of the proposed CSD Update. Based on comments received on the issue of animal enclosures, the County has made the following revision to this standard, see below.

> **N. Protective Enclosures for Outdoor Animals.** Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. <u>Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals</u>.

Section C.4 Biological Resources of the EIR states that the proposed Plan Update includes several policies (now Policies CO-2, CO-3, CO-12, CO-13, CO-17, and CO-18) that would protect habitat connectivity in the North Area. The EIR determined that the proposed Plan and CSD Update would

have a less-than-significant impact on the movement of wildlife because the proposed policies and standards would facilitate wildlife movement and protect regional wildlife corridors.

B1-4 Comment noted. As noted in the EIR, the proposed North Area Plan and CSD Update would work in conjunction with the County General Plan and the County Municipal Code. While the proposed CSD Update includes standards for managing waste or runoff from specific land uses such as vineyards, other issues such as requiring lids on dumpsters are addressed in existing County requirements for environmental protection.

B1-5 Section C-10 Land Use and Recreation of the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 of the proposed CSD Update includes development standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.

While one of the objectives of the Santa Monica Mountains North Area Update is to more closely align with the goals and policies of the Santa Monica Mountains Local Coastal Program (LCP), there are differences regarding access and geography in the North Area that warrant modifications from the LCP. However, the proposed Plan and CSD Update includes the Transfer of Development Credit Program that will ensure no net increase in developable lots.

B1-6 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.

Comment Set B2: Pat Henkel, President Malibu Lakeside Community Association

1755 Lookout Drive
Agoura Ca. 91301
Pathenkel@earthlink.net
818 314-8148

Amy Bodeck
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple St.
Los Angeles, Ca. 90012

Dear Ms. Bodeck:

We appreciate the time you and your staff took to understand our concerns as residents of the Santa Monica Mountain North Area as LA County Department of Regional Planning undertakes the complex yet vital task of updating the North Area Plan.

Our support for the issue discussed with you and LA County staff on our recent Zoom meeting with LVHF includes:

1. We support a ban on vineyards similar to LCP.

2. We support the prohibition on expansion beyond state by-right laws of group homes, congregate living or other medical facilities in High Fire Severity Zones.

This matter is of great concern for our community of Malibu Lakeside, which already has two Monte Nido group homes, one at either end of single narrow, winding street with little or no shoulder (Lake Vista Drive). This street is our main road which both Malibou Lake and Malibu Lakeside must use to evacuate as well as our emergency personnel trying to get into our community. These two rehab homes are less than a mile apart.

3. We strongly support strengthened protection for our Mountain Lions and other Wildlife, including full enclosure for livestock and retroactive permits for exiting hobby farms and livestock keepers. **B2-1**

4. We strongly support a dumpster ordinance that requires business to lock and lid dumpsters.

5. We support increasing both the quality and frequency of DRP monitoring and enforcement in the NAP and providing inspectors with more effective tools to achieve compliance with SMMNAP code and CUP'S.

6. We strongly support a Wildlife Passage protection and pro-adoption of best management practice for Mountain lions as ENDANGERED SPECIES now. (Please let us do it before our beautiful Mountain Lions are gone)

7. We support tree protection for both heritage and historic trees on any property, including both state and federal own lands.

8. We support mitigation of new state regulations in high fire severity zones in order to protect NAP from the density bonus and by-right density bills being generated in Sacramento that can bypass high fire severity zones(like SB50)

9. We support new regulation of ADU's and Short term rentals in the NAP.

10. We support reverting the building site maximum limits to the previous 10,000SF to avoid over size mansion in our mountain communities.

11. We support the "scorched earth policy", of five years prohibition on development planning for developers who engage illegal grading and habitat eradication.

12. We support the closing of loopholes and requiring permits for conducting exploratory testing.

13. We support the S1, S2, S3 and S4 habitat designation.

14. We support adopting the ban on discing for brush clearance/creating defensible space.

15. We support including reasonable compliance time frame for removal of razor wire/barbed wire fencing.

B2-1, cont.

We appreciate you taking time to hear our concerns.

Sincerely yours,
Pat & Dick Henkel

I would like at this time as President of Malibu Lakeside Community Association to express our concern about the following issues:

In Support of Prohibition of Expansion of Group Homes, Congregate Living Health Facilities & Medical Facilities in Santa Monica Mountain North Area Plan (SMMNAP) Communities.

I don't want to repeat the remarks and concerns from Debby Pattiz letter on June 1, 2020, but I highly support its contents. We are a community that is still trying to rebuild since the catastrophically undefended in the Woolsey Fire. There was thirty percent of our community destroyed and only a handful are starting to rebuild.

B2-2

It is totally inappropriate to increase development and population density in VERY HIGH

FIRE HAZARD Zone communities such as our without a significant investment in the resources to serve and protect our existing communities.

We all love living in our beautiful Santa Monica Mountain communities but we all know there will be another wild fire and all we are asking is to give us some protections from Group Homes and other Medical Facilities until there is a plan set in place to help us when the next fire storm comes our way.

We also know if these Facilities are not evacuated the Fire Department will come to help them first, which leaves us undefended and trying to get out on a road not passable. These Facilities are on Lake Vista Drive our community evacuation road.

We are a community that been active in a yearly Chipper Day sponsored by our Fire Safe Council with the help of the Fire Department. Our Fire Safe Council has been set up for a few years and we were able to receive a grant that helped us remove ninety dead trees in both of our communities which was a very high fire risk for us. We have been working hard to reinstate our Cert Program for both communities. I know this may not be important but I just wanted you to know that we are a community that is trying to help ourselves. Myself and several Board members are also on our Fire Safe Council.

We would like the County and Fire Department to work with us to help us protect our community. We are not pointing fingers at anyone over the Woolsey Fire but hope we all have learned some valuable lessons for the next time.

I know my remarks may have strayed from the North Area Plan but we are a people of great compassion when it comes to the protection of Santa Monica Mountains and all the wildlife that live here with us.

We truly appreciate the effort and all the work to help the completion of the Santa Monica Mountains North Area Plan and hearing our concerns as well.

Thank you,
Pat Henkel
President of Malibu Lakeside Community Association

B2-2, cont.

Response to Comment Set B2: Pat Henkel, President Malibu Lakeside Community Association

B2-1 The issues identified in the comment were addressed in the EIR and in the proposed Plan and CSD Update. Each of the comments are addressed below.

- **Vineyards.** Section C-10 Land Use and Recreation of the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update includes development standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.
- **Group Homes.** Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit. Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel.
- **Mountain Lions and Other Wildlife Protection.** Comment noted. Section 22.336.070 (N. Protective Enclosures for Outdoor Animals) states that "*animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains*." This measure has been modified based on comments to add: "*Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals*."

  The proposed policies and standards protecting resources in the North Area included consideration of the importance of mountain lions to the Santa Monica North Area and proposed application review procedures would reduce potential impacts to mountain lions. For example, development standards were designed to preserve habitat areas and to limit mobility restriction through wildlife permeable fencing.
- **Dumpster Ordinance.** The CSD Update includes a provision related to trash enclosures pursuant to Section 22.336.070 (Z. Trash Enclosures), which will be refined to state that "commercial and industrial uses must provide locking trash bin lids or secure all bins within a locked enclosure."
- **Enforcement.** Comment noted.
- **Wildlife Corridor/Passage Protection.** Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.

- **Tree Protections.** Comment noted. Native, Heritage, Historic, and oak trees would be protected in the North Area by the development standards identified in Section 22.336.060 Biological Resources (B. Trees) in the proposed Plan and CSD Update.
- **Development in High Fire Hazard Severity Zones.** Comment noted. Section C-10 Land Use and Recreation in the EIR describes how the proposed Plan and CSD Update would encourage low density and low intensity development to remain consistent with the existing rural nature of the North Area. High density and high intensity development within Very High Fire Hazard Severity Zones, which make up most of the North Area, would be discouraged (see Policy SN-29 [now Policy SN-30] in the proposed North Area Plan).
- **Short Term Rentals and Accessory Dwelling Units (ADU).** Both ADUs and Short-Term Rentals are countywide issues that are not specific to the North Area. These issues are being addressed on a countywide basis. The County adopted a Countywide Accessory Dwelling Unit Ordinance; this ordinance includes requirements within Very High Fire Hazard Severity Zones. The ordinance prohibits ADUs in the following areas:
  - On lots that are located in the area between Old Topanga Canyon Road, the Coastal Zone boundary, the City of Calabasas, and the City of Los Angeles; and
  - On lots that are located in the Santa Monica Mountains North Area and only have vehicular access from Logo Canyon Road or Triunfo Canyon Road.

  In addition, the County is in the process of holding community forums to discuss Short-Term Rentals and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance.[3]
- **Maximum Building Site Area.** Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

  The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.
- **Development Restrictions.** Comment noted. Through the County's Municipal Code, the County can impose fines for non-compliance with permit requirements or development standards. At this time, neither the County Municipal Code or the proposed North Area Plan and CSD Update include a 5-year prohibition for developers that engage in illegal grading and habitat eradication. However, habitat eradication also includes fines and penalties from other agencies such as the California Department of Fish and Wildlife.
- **Exploratory Testing.** Comment noted.
- **Habitat Categories.** Comment noted.

[3] https://ttc.lacounty.gov/wp-content/uploads/2020/08/Short-Term-Rental-Flyer-Aug-25-Aug-26-Final-8-7-2020.pdf

- **Discing.** Comment noted.
- **Timeframe for Compliance.** Comment noted.

B2-2 Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface. The policies and standards of the proposed Plan and CSD Update would further reduce wildfire hazards and impacts by encouraging uses that are compatible with the existing conditions of the area. The responsibilities of the Los Angeles Fire Department would include establishing and enforcing vegetation management requirements and approving and enforcing permitted event facility evacuation plans

Comment Set B3: Joan Yacovone, Liberty Canyon HOA

June 3, 2020

Amy Bodeck, Regional Planning Director
County of Los Angeles Department of Regional Planning
320 West Temple St., Los Angeles, CA 90012

Re: Santa Monica Mountains North Area Plan and Community Standards District Update

Dear Ms. Bodeck,

As a member of the original Citizen's Committee that helped to form the initial concept of the North Area Plan, I would like to offer some suggestions on the current update. Of course, the plan has grown and changed over the years, but the basic philosophy still remains – the protection of our very unique open space for the enjoyment of all in the metropolitan Los Angeles area.

Some things have changed over the years, specifically the incidence and intensity of wild fires in the Santa Monica Mountains. There is an urgent need to reduce intensification of properties in high fire severity zones. Special attention must be paid to evacuation corridors for surrounding cities, density of new construction, the control of special events, the number of residents in group homes, and vineyard effects on the water table. All of these have an effect on the protection of life and property in the Mountains. **B3-1**

My suggestions are:

1. Work to stop urban sprawl by clearly identifying high fire severity zones and providing specific design guidelines and densities for those areas. Do not allow for new net developable lots or transfer credits for unbuildable lots.
2. Change maximum building site area back to 10,000 square feet.
3. Ban new vineyards as in the LCP and provide for enforcement of current guidelines with regard to events, fencing, lighting, noise, and water usage.
4. Maintain occupancy numbers for group homes at 6 residents.
5. Establish wildlife corridor overlay zone with specific areas designated for concentrated protections as opposed to a general designation for all of the SMM area. Limit fencing to 48-inch permeable fencing. In all other areas, require complete enclosures for all live stock with compliance mandated within 5 years. This is essential for the protection of mountain lions and bobcats.

B3-2

6. Require undergrounding of SCE wires where at all feasible. Cutting down trees is not a substitute for responsible care of their equipment. Cost of undergrounding should not be secondary to the dividends paid to investors. SCE must be held accountable for the destruction of life and property it has caused all over the State and in the Santa Monica Mountains.

B3-2, cont.

I have only touched on a few areas of concern. Most of all, please make sure the NAP and the LCP are consistent. Guidelines should be consistent in both to avoid confusion and loopholes.

Thank you for your consideration and your work on this most important document.

Joan Yacovone
Liberty Canyon HOA
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818 889 1286
tyacovone@roadrunner.com

Response to Comment Set B3: Joan Yacovone, Liberty Canyon HOA

B3-1 Section C-15 Wildland Fires and Hazards of the EIR evaluates wildfire hazards associated with implementation of the proposed Plan and CSD Update. The proposed Plan and CSD Update would not result in future projects substantially interfering with an adopted emergency response plan or emergency evacuation plan. Fire protection requirements have been developed in close coordination with specialized agencies such as CAL FIRE and the County of Los Angeles Fire Department. Uses that could potentially impair emergency response or evacuation, such as event facilities and vineyards, would be required to prepare an Evacuation Plan to be approved by the Los Angeles County Fire Department and the Sheriff. Additionally, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts.

The proposed Plan and CSD Update intends to improve existing policies and standards to strengthen conservation in the North Area, including those that would regulate vineyards. The proposed policies and standards would include requirements associated with pest management, irrigation and water conservation, preservation of biological resources, and evacuation plans in the event of an emergency.

B3-2 **Fire Zones.** Fire Hazard Severity Zones are mapped on Figure C.15-1 in Section C.15 Wildland Fire and Hazards of the EIR. As noted in the EIR, the North Area is entirely within the Very High Fire Hazard Severity Zone. The County of Los Angeles Fire Department regulations include the adopted State Fire Code that includes specific standards for development located within Very High Fire Hazard Severity Zones (see Page C.13-16 in the EIR). The proposed Plan and CSD Update includes the Transfer of Development Credit Program that will ensure no net increase in developable lots.

Consistency with LCP. While one of the objectives of the Santa Monica Mountains North Area Update is to more closely align with the goals and policies of the Santa Monica Mountains Local Coastal Program (LCP), there are differences regarding access and geography in the North Area that warrant modifications from the LCP. However, the proposed Plan and CSD Update includes the Transfer of Development Credit Program that will ensure no net increase in developable lots.

Building Area. Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.

Vineyards. Section C-10 Land Use and Recreation of the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 Community-Wide Development Standards of the

proposed CSD Update includes standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.

Group Homes. Group homes are identified under the Zone-Specific Development Standards in Section 22.336.080 of the proposed CSD Update. Group homes with six or fewer persons would be allowed in the R-R zone with a Minor Conditional Use Permit. Groups homes would need to comply with the requirements of the R-R zone for setbacks, height of structures and other development standards. In addition, additional development standards for group homes have been added to the CSD such as requiring two means of vehicular access from a highway for lots within the Very High Fire Hazard Severity Zone.

Wildlife Corridor Overlay. Section 22.336.060 (A. Biological Resources, 6.a.iii) of the proposed CSD Update would require any wildlife permeable fencing to be no more than 42 inches tall. DRP has a team of professional wildlife biologists which have studied and reviewed the North Area extensively. This team did not want the proposed Plan Update to set corridor boundaries because of the variable nature of wildlife movement in the Santa Monica Mountains. Proposed CSD standards were developed to ensure wildlife movement is considered and addressed in all development proposals. Section 22.336.070 (N. Protective Enclosures for Outdoor Animals) includes requirements for wildlife enclosures, which have been updated to address public comments on this issue. Agriculture and livestock have been part of the North Area long before any plans were officially adopted by Los Angeles County or neighboring agencies. Therefore, this proposed enclosure standard would allow livestock keepers to best protect their animals in the way that works for the geography and layout of their specific properties.

Undergrounding Wires. The proposed Plan Update includes policies that support siting utility facilities and structures underground wherever feasible (Policy CO-88 in draft; now Policy CO-90). The proposed CSD Update also includes reference to undergrounding. Section 22.336.070 (R. Scenic Resource Areas, 1f) states: "*Utilities shall be located underground where feasible*." Feasibility will not be based on financial impacts, but on whether a potential project may create less harm to the environment if designed differently. Siting utility structures underground is not always feasible due to geographical constraints, safety during construction, interagency conflicts, or significant environmental impacts associated with construction or maintenance of such structures.

Comment Set B4: Robert T. Lancet, Westhills Homeowners Association, Board of Directors

To : Amy Bodeck, Regional Planning Director, County of Los Angeles Department of Regional Planning, 320 W Temple St, Los Angeles, CA 90012.

Comments in Blue, on North Area Plan, LVHF discussed version

1. **Ban Vineyards Similar to LCP or Standards/Enforcement**
   a. There should be no commercial vineyards allowed in the NAP
   b. Vineyards greater than 1/10 acres should be considered commercial
   c. Therefore, no new vineyards greater than 1/10 acres should be permitted

B4-1

2. **Prohibit Expansion Of Any Group Home In High And Very High Fire Severity Zones**
   a. Evacuation during wild fires should be a primary concern when considering expansion of group homes in VHFSZ.
   b. Occupants of group homes require special handling, consequently added time, for evacuation during wild fires.
   c. If it is legally permissible, group homes should not be allowed to expand past the state by-right law of 6 patients in VHFZS
   d. If legally permitted, the number of group homes in any given area or neighborhood should be limited due to the same criteria or circumstances established for VHFZS.
   e. In consideration of permitting a group home, it should be counted as two residences light of the added difficulty in evacuating up to 6 people with limited mobility.

B4-2

3. **Protecting Mountain Lions & Other Wildlife From Irresponsible Hobby Farmers/Livestock Owners**
   a. Current language states than any kind of animals that cannot adequately protect themselves from mountain lions and other wildlife must have complete enclosures.
   b. Since there is no substantial proof that all fully grown healthy horses can defend themselves from mountain lions and no one owning horses can substantiate a

B4-3

position that their horses will always be of a size and physical condition to defend themselves from mountain lions:

(1). All new permits must require full enclosures.
(2) Retroactive permits must be required for existing hobby farms and livestock keepers.
(3). They must come into compliance with full enclosures that the within 5 years.

4. Dumpster Ordinance To Require Businesses To Lock And Lid Their Dumpsters.
Support the LVFHA position.

5. **Ban Menagerie & Hobby Permits Except Draw a Distinction Between Falconers For Example & Hoofed Animals, Or However DRP Wishes To Differentiate.**
   a. Recommend all hobby farming & Menageries be banned where it is not currently permitted.
   b. Recommend current hobby farming & Menageries be grandfathered in but not run with land. I.e. when the property is sold or the current owners move or die, the permits for hoppy farming or menageries expire.

B4-3, cont.

6. **More Monitoring, Enforcement, Inspectors**
   Support the LVFHA position.

7. **Establish A Wildlife Corridor or Wildlife Passage Protection or Overlay Zone, And/Or Key Preferred or Designated Wildlife Corridors. Emphasize Choke-Points.**
   Support the LVFHA position.

8. **New Tree Protection Provisions**
   Support the LVFHA position.

9. **Science based fire protection requirements for new development**
   a. Just requiring new developments to meet fire safe building codes is not sufficient.
   b. All new developments must verify that evacuation safety can be assured in the event of a wild fire.

B4-4

10. **How to mitigate the new state regs in high fire severity zones that can on face value bypass local control?**

B4-5

a. Work to ensure that exceptions for traffic & safety threats continue to be allowed in all new bills.
b. Continue to develop new ordinances that recognize steps that must be taken to protect traffic & safety threats every time a new bill is passed by the state.

11.ADU's

a. Work to ensure that exceptions for traffic & safety threats continue to be allowed in all new bills.
b. Continue to develop new ordinances that recognize steps that must be taken to protect traffic & safety threats every time a new bill is passed by the state.

B4-5, cont.

12.Short-Term Rentals Like Air BnB's

Nothing to add

13.Discrepancies between NAP and the LCP

I recommend that since development cannot be prohibited in S1, then the buffer should be 200 feet from S1, not 100

B4-6

14.New Regulations Governing Special Event Facilities. More Work Needed

a. Require the Fire Department to develop safe evacuation requirements in advance which they can modify under justified special circumstances.
(1). These requirements should be approved in advanced by YYY
(2). These requirements should specify conditions under which two or more ingress/egress roads are required
(3). Should develop special evacuation rules, different from resident developments, when events are in progress. I.e., When Fire Department equipment is engaged in fire-fighting within xxx yards or when requested by FD, the event must be terminated and evacuation started immediately.

B4-7

15. Paleontological and archaeological resources in the NAP

Nothing to add

16. STOP Urban Sprawl

Nothing to add except to note this desire is consistent with current Legislatures desires

17. Undergrounding Of Wires As A Necessity

Need a requirement that states cost to the utility may not be considered in feasibility assessments. This is because any cost to the utility would have to be compared to the Community Costs which are incalculable such as:

a. Effect of "protective" power shutdowns on lives, food spoilage and/or cost to community to provide its own emergency power.
b. The cost in human and animal lives & emergency power requirements resulting from Utility induced wild fires.

B4-8

18. Change Max Building Site Area Back to 10,000 Square Feet

Change back to original 10,000 square ft.

19. Horse Policy Update

Needs a limit on "large" commercial which a CUP cannot exceed

20. No New Net Developable Lots Same As LCP

Nothing to add

21. - No Transfer of Credits Unless Lot Is Proven Buildable

Nothing to add

B4-9

22. Significant Grading and Ridgeline Ordinance

This needs to be addressed outside of the plan if necessary

23. Scorched Earth Policy As a Deterrent To Developers Illegally Grading, Etc

Recommend draconian measures consistent with stated LVHF position

24. Closing Loopholes For Testing Without A Permit (Aka Triangle Ranch)

Nothing to add

25. Better DRP Oversight Over Film LA Permitting

Nothing to add

26. Habitat Designations as S1, S2, S3, S4

Nothing to add

27. Restoration Review Requirement & Non-Pesticide Alternative Review

Nothing to add

28. No Discing Policy

Nothing to add

29. Tourist fee

Agree with LVHF stated position. Who would initiate the stated required collaboration?

30. Ban and Removal of Razor Wire/Barbed Wire Fencing -- Compliance Within 3-5 Years

Must come into compliance in 3-5 years or less.

31. Please reconfirm that the noticing parameters been expanded to match LCP

Nothing to add

B4-9, cont.

If You have any questions please contact,

Robert T. Lancet

Member of the Westhills Homeowners Association Board of Directors

Email: rtlancet82@gmail.com

Phone: 818 312 2549

Response to Comment Set B4: Robert T. Lancet, Westhills Homeowners Association, Board of Directors

B4-1 Section C-10 Land Use and Recreation of the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update includes standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.

B4-2 Group homes are addressed in the proposed CSD Update. Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel. In addition, in response to this comment and other comments received on group homes, development standards have been added to the CSD such as requiring two means of vehicular access from a highway for lots within the Very High Fire Hazard Severity Zone.

B4-3 The issues identified in the comment were addressed in the EIR and in the proposed Plan and CSD Update. Each of the comments are addressed below.

- **Mountain Lions.** Section 22.336.070 (N. Protective Enclosures for Outdoor Animals) states that "*animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains*." This measure has been modified based on comments to add: "*Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals*."

  The proposed policies and standards protecting resources in the North Area included consideration of the importance of mountain lions to the Santa Monica North Area and proposed application review procedures would reduce potential impacts to mountain lions. For example, development standards were designed to preserve habitat areas and to limit mobility restriction through wildlife permeable fencing.

- **Dumpster Ordinance.** The CSD Update includes a provision related to trash enclosures pursuant to Section 22.336.070 (Z. Trash Enclosures), which will be refined to state that "commercial and industrial uses must provide locking trash bin lids or secure all bins within a locked enclosure."

- **Menagerie and Hobby Permits.** Comment noted. Menageries have been added to the list of prohibited uses in Section 22.336.070 (A. Prohibited Uses) of the CSD Update.

- **Enforcement.** Comment noted.

- **Wildlife Corridor/Passage Protection.** Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre

Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.

- **Tree Protections.** Comment noted. Native, Heritage, Historic, and oak trees would be protected in the North Area by the development standards identified in Section 22.336.060 Biological Resources (B. Trees) in the proposed Plan and CSD Update.

B4-4 Section C-15 Wildland Fires and Hazards of the EIR evaluates wildfire hazards associated with implementation of the proposed Plan and CSD Update. The proposed Plan and CSD Update would not result in future projects substantially interfering with an adopted emergency response plan or emergency evacuation plan. Fire protection requirements have been developed in close coordination with specialized agencies such as CAL FIRE and the County of Los Angeles Fire Department. Uses that could potentially impair emergency response or evacuation, such as event facilities and vineyards, would be required to prepare an Evacuation Plan to be approved by the Los Angeles County Fire Department and the Sheriff. Additionally, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts.

B4-5 Both Accessory Dwelling Units (ADU) and Short-Term Rentals are countywide issues that are not specific to the North Area. These issues are being addressed on a countywide basis. The County adopted a Countywide Accessory Dwelling Unit Ordinance; this ordinance includes requirements within Very High Fire Hazard Severity Zones. The ordinance prohibits ADUs in the following areas:

- On lots that are located in the area between Old Topanga Canyon Road, the Coastal Zone boundary, the City of Calabasas, and the City of Los Angeles; and
- On lots that are located in the Santa Monica Mountains North Area and only have vehicular access from Logo Canyon Road or Triunfo Canyon Road.

There are further access requirements for the development of ADUs when properties are located within a Very High Fire Hazard Severity Zone.

C.2.a Where a lot or any portion thereof is located within a Very High Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code, and a Hillside Management Area, other than those described in Section 22.104.030.D, an accessory dwelling unit or a junior accessory dwelling unit shall be prohibited on the lot, unless it has two distinct means of vehicular access to a highway that meet the following requirements:

- The two distinct means of vehicular access, as measured from the lot frontage to the point of intersection with a highway, shall not overlap with each other.
- Each distinct means of vehicular access shall contain pavement of at least 24 feet in width, exclusive of sidewalks; and
- Each distinct means of access shall be built to public street standards approved by Public Works.

C.2.b Where a lot or any portion thereof is located within a Very High Fire Hazard Severity Zone and is not located within a Hillside Management Area, an accessory dwelling unit or a junior

accessory dwelling unit shall be prohibited on the lot, unless it has two distinct means of vehicular access from the lot to a highway that meet the requirements in Subsection C.2.a, above, except that the means of vehicular access may include an unpaved road of at least 24 feet in width maintained by Public Works.

C.2.c Notwithstanding Subsections C.2.a and C.2.b, above, accessory dwelling units and junior accessory dwelling units shall be permitted on lots with a single means of vehicular access, if such lots front a highway and vehicles enter directly from the highway.

In addition, the County is in the process of holding community forums to discuss Short-Term Rentals and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance.[4]

The proposed Plan and CSD Update includes policies and standards to minimize impacts to transportation and to facilitate safe movement within transportation corridors.

B4-6 While the aim of the Santa Monica Mountains North Area Update is to more closely align with the goals and policies of the Santa Monica Mountains Local Coastal Program (LCP), there are differences regarding access and geography in the North Area which warrant modifications from the LCP. The proposed CSD Update states that uses such as animal living quarters, livestock waste storage, non-wildlife-permeable fencing, and lighting must be located at least 100 feet away from S1 habitat. Development in S1 is highly restricted and to be avoided unless no feasible alternatives exist.

B4-7 As noted in Response B4-4, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts. Existing and proposed event facilities, as an example, would be required to prepare an emergency evacuation plan, which would be reviewed by the Fire Department and Sheriff to ensure compliance with their standards and regulations. The standards in the proposed CSD Update were prepared after consultation with various stakeholders and facilities that have successfully hosted safe temporary or special events. Consultations included the discussion of evacuation processes during previous emergencies, including emergency scenarios with the Fire Department. As Event Facilities are a newly defined use in the proposed CSD Update, an Event Facility must apply for and receive approval for a Conditional Use Permit. The County would evaluate all applications for compliance with applicable policies and regulations, which include safe evacuation.

B4-8 The proposed Plan Update includes policies that support siting utility facilities and structures underground wherever feasible (Policy CO-88 in draft; now Policy CO-90). The proposed CSD Update also includes reference to undergrounding. Section 22.336.070 (R. Scenic Resource Areas, 1f) states: "*Utilities shall be located underground where feasible*." Feasibility will not be based on financial impacts, but on whether a potential project may create less harm to the environment if designed differently. Siting utility structures underground is not always feasible due to geographical constraints, safety during construction, interagency conflicts, or significant environmental impacts associated with construction or maintenance of such structures.

[4] https://ttc.lacounty.gov/wp-content/uploads/2020/08/Short-Term-Rental-Flyer-Aug-25-Aug-26-Final-8-7-2020.pdf

B4-9 **Building Site Area (BSA).** Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum BSA is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.

Horse Boarding. The proposed CSD Update limits large horse boarding facilities based on the size of the proposed property. Section 22.336.070 (E. Equestrian Facilities) includes the required minimum parcel size and the restriction based on property size (on equine per 5,000 square feet of lot area).

Grading and Ridgeline Ordinance. Comment noted requesting this ordinance to be implemented outside of the North Area Plan.

Illegal Grading. Through the County's Municipal Code, the County can impose fines for non-compliance with permit requirements or development standards. At this time, neither the County Municipal Code or the proposed North Area Plan and CSD Update include a 5-year prohibition for developers that engage in illegal grading and habitat eradication. However, habitat eradication also includes fines and penalties from other agencies such as the California Department of Fish and Wildlife.

Tourist Fee. Comment noted.

Razor Wire/Barbed Wire Fencing. Section 22.336.060 (A. Biological Resources, 6v) prohibits the use of razor or barbed wire fencing. It is also prohibited in vineyards (Y. Vineyards,). The proposed requirements do not have the 3 to 5-year time limit requested in the comment, except that for certain facilities such as vineyards and event facilities, the proposed requirements do require compliance by a set timeframe.

Comment Set B5: Roger Pugliese, Topanga Association for a Scenic Community

TOPANGA ASSOCIATION FOR A SCENIC COMMUNITY
PO BOX 352, TOPANGA CA 90290

Amy Bodek-Director
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Updating the North Area Plan

Amy,
Thank you for the opportunity to comment further on the proposed North Area Plan and its latest update. Below are some of our comments.

Tree Protection

We would like to comment on the issue of further Tree Protection in the Santa Monica Mountains North Area Plan.

We must have language that will accommodate historical and heritage trees along scenic corridors. There should be an accommodation for trees not on Scenic roadways as well. There must be specific guidance in place for all who have been given the responsibility of the maintenance of trees.
A procedure needs to be made very clear and participation by both agency and individuals must be encouraged to follow the rules.

B5-1

An individual or organization should be able to nominate a tree for historical or heritage status, a policy should be adapted for this.

The listing of trees designated for protection must include native California Pine trees referenced in http://www.treesforme.com/ca_pinus.html .

Is a new policy being developed for the planting of Oak Trees? This must be encouraged.

Significant Grading and Ridgeline Ordinance

Has there been any new criteria for the designation of add'l Ridgelines?
Further language needs to be added on the issue of grading and enforcement of same.

B5-2

Building Site Area
The building Site area max must be put back to 10,000 square feet from the proposed 15,000 square feet. Having the Max at 15,000 square feet it will cause the further fragmenting of our precious habitat and encourage the building out of larger and larger home sites. B5-3

Thank you and we are looking forward to our continued participation in helping shape the revised NAP.

Roger Pugliese- Chair

Topanga Association for a Scenic Community

Response to Comment Set B5: Roger Pugliese, Topanga Association for a Scenic Community

B5-1 The County developed a protected tree list consisting of 31 different types of native trees to identify the trees that would receive oversight through the protected tree standards in the proposed CSD Update. Section 22.336.060 Biological Resource Standards (B. Trees) outlines the process that would be taken by the County to protect both historical and heritage trees. Property owners seeking to encroach upon or remove historical or heritage trees would be required to comply with the process established for protected trees. A tree cannot be nominated for heritage status; it must meet specific criteria, which includes a native tree that is irreplaceable due to its rarity, size, shape, and/or prominent location in the community or the landscape. A tree must also have a single trunk that measures 36 inches or more in diameter or two trunks that collectively measure 54 inches or more in diameter. For trees with unnaturally enlarged trunks due to injury or disease (e.g., burls and galls), the tree must be at least 60 feet tall or 50 years old. The County would determine the age of the tree from historical accounts, photographs, or associations with historic structures; age would not be determined by growth ring counts in cores taken from the edge to the center of the tree. These criteria would be used by the County to determine whether or not a tree should be designated a heritage tree.

Historical trees do have a nomination process that can be initiated by an individual or an organization. The process already exists for such nomination. More information regarding that process can be found here: http://planning.lacounty.gov/preservation/ordinance.

Pine trees are not native to and do not naturally occur in the habitat types found in the Santa Monica Mountains. Plant species that constitute the rich biodiversity unique to the area need to be native in order for it to support other biological resources such as wildlife that depend on the native plants. There is one conifer species, the California Juniper, which is native and is on the protected tree list.

Generally, planting of locally native species is encouraged. However, at this time an oak tree planting program is not being developed.

B5-2 At this time there are no plans for additional significant ridgelines to be added to the Scenic Resources map in the North Area.

Through the County's Municipal Code, the County can impose fines for non-compliance with permit requirements or development standards. At this time, neither the County Municipal Code or the proposed North Area Plan and CSD Update include a 5-year prohibition for developers that engage in illegal grading and habitat eradication. However, habitat eradication also includes fines and penalties from other agencies such as the California Department of Fish and Wildlife.

B5-3 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum BSA is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the*

approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas" and as such is not the same as the building footprint.

Comment Set B6: Jacqui Lorenzen

From: Jacqui Lorenzen <jlorenzen@triunfocreek.com>
Sent: Tuesday, June 23, 2020 1:00 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: EIR Comments Attached

CAUTION: External Email. Proceed Responsibly.

Please find my draft EIR comments attached. If you have any questions or feedback I can be reached at the number in my signature.

Thank you for taking the time to read my feedback and consider it as you move forward.

—
Jacqui Lorenzen
General Manager
Triunfo Creek Vineyards
http://secure-web.cisco.com/1OsjCilNDnS-cjNKcdkKW7VGQdOeuKWPggeePjJa8kVLL47L_ay9f-tlyaVP1ex6x0CawmxDMyJ3uaiEr5uLKgg7LNvAdhuc4A2EUqXwXljRB9FobQPyfqEajT3k32kbfiNKzHZ4XI9emqrNuP9l_5TFiMUXCyWxTCFHLzRiIIIOi-FIOUTRAEPo1QaJgpD3p4BNgb1I0uqDYGnevAnOZiabeDHuN97Ujmwa-WMcIKDE3zqqRVxMNVY4hT2ZOkMp1wSiYEZ3kFRUFQxBvaormT2imBBDd6-cGyWrqKmUYrMKjfLdL1RrBJ0ixtdLdY0EnY4QHdG5icKpUNshTevYRfftGNVC8htKtGK3N1EBusOjTflx1PUjaeR_nvhtxlViYyR4N7GoK5RN9f5Y5ve4hA/http%3A%2F%2Fwww.triunfocreek.com
Facebook ~ Instagram ~ Pinterest
Office Main 818.914.5186
signature_1102543732

North Area Plan Update/ EIR Comments
Jacqui Lorenzen
818.914.5186
jlorenzen@triunfocreek.com
Triunfo Creek Vineyards

The noise testing referenced in the EIR, specifically in the Triunfo/Lobo area is inaccurate. The result is a lower than true ambient decibel level being reported in the EIR.

(1) Location Selection
   a. In Appendix 5 (link here & excerpt below), the excerpt below shows that the location that was selected was not adjacent to Kanan Rd., therefore the ambient noise for Triunfo Creek Vineyards is not accurately represented in the EIR. I would request that a noise study be conducted to the closest residential receptors that are also adjacent to Kanan Rd. You will find a higher ambient for this specific location, similar to how a higher ambient was found for the Topanga Canyon Area. With a true representation of the ambient we can work productively with residents to stay within an acceptable range. **B6-1**

      "Location 2: Triunfo Canyon Area This location includes several event facilities located on the north/northeast side of Triunfo Canyon Road. Traffic noise on Kanan Road quickly attenuates as the receptor is distanced from this road, due to topography along the southern side of Triunfo Canyon Road (hill separates Kanan Road and Triunfo Canyon Road). Residences are scattered along the southern side Triunfo Canyon Road, with increased residential density occurring along Lobo Canyon Road. The ambient noise measurement location was selected due to this location being central to both event facilities and representative of ambient levels at all receptors in the area not directly proximate to Kanan Road.

(2) Days of the Week and Time
   a. The noise study only took readings Monday – Thursday 1p – 8pm. This is not representative of all noise. It should include Friday – Sunday & 8pm – 10pm as well, it is missing weekend heavy noise such as beach traffic, going and returning from evening outings between the valley and the beach, weekend motorcycle rides and drivers club drives, retc. **B6-2**
      i. Refer to EIR P280 – Ambient Noise Conditions
         "Short-term (one-hour) noise measurements were conducted between August 6 (Monday) through August 9 (Thursday), 2018 at two different times (i.e., 1 pm and 8 pm) for each day of the four-day period. These measurements represent typical daytime and evening ambient (background) noise conditions at residential receptor locations (near event locations) within the four study areas."

(3) Frogs and Wildlife – I believe this is missing from the Triunfo/Lobo area and it is a large contributing factor to ambient noise. **B6-3**

(4) Establishing Fines for Violators (Additional Measures p20) – I support this idea; all venues need to work together on BMPs and share noise control and mitigation measures. However, I think it **B6-4**

should state that only "valid" noise violations should be fined. It should define how this will be tested/fines will be determined. A complainant shouldn't be allowed to cause fines to an establishment that is not in violation. **B6-4, cont.**

(5) 2,000 feet rule from venue to venue – I may have missed this in the EIR but I believe it was in the NAP/CSD. This effectively shutdowns venues that are already in operation. How do you pick which one to keep if there are multiple existing venue within 2.000 feet already? Consider removing this rule for the RR zone as it is specifically designed to accommodate "resort" and recreation type uses. Or consider grandfathering in any venue, regardless of CUP status, that has been in operation prior to the NAP/CSD adoption. **B6-5**

We provide responsible recreation at our venue and want to be able to continue to do so while working with our neighbors and the county on these new standards. As we have property frontage on Kanan Rd., our ambient noise level is much higher than reported in the EIR. You have conducted testing at my venue and at the closest residential receptor(s) over the past years and have found yourselves that the ambient is higher than 40 at the L90. I would be happy to supply our records for ambient as well. **B6-6**

I ask that you please retest ambient noise while addressing my above comments. Without a true measure of ambient my location would be in violation without a single person on site. This would be the case for multiple venues/locations within the North Area and sadly that would effectively shut many of us down and keep the public out of this beautiful recreation area. Allow us to keep the public in and take measures to protect the environment at the same time.

Thank you for your consideration of the above comments.

Jacqui Lorenzen

Response to Comment Set B6: Jacqui Lorenzen

B6-1 Page A-3 of Appendix 5 Noise Technical Report states that a noise measurement was not taken adjacent to Kanan Road because it was observed that traffic noise quickly dissipated. The existing topography acting as a noise barrier along the southern side of Triunfo Canyon Road that separates most residences from Kanan Road. Therefore, the baseline for noise would not be heavily influenced by traffic noise from Kanan Road.

In addition, Table C.11-2 Existing Traffic Noise Levels includes the noise levels for roads in the North Area. As noted in Section C.11 Noise of the EIR, motor vehicle noise is the largest single source of community noise. The selection of the noise measurements locations were identified in coordination with the County Department of Public Health.

B6-2 Section C.11 Noise of the EIR identified the baseline or typical noise levels in the North Area. The Noise Study conducted for the North Area, Appendix 5 of the EIR, was the basis of the analysis in the EIR. The noise study evaluated both the baseline noise and noise from special events in the North Area. The measurements presented in Appendix 5 Section 4.2 (Previous Assessments – Special Event Noise Levels) identified noise measurements taken by County of Los Angeles Department of Public Health in response to noise investigations at Cielo Malibu Wines and at Triunfo Creek Vineyards. The noise measurements taken at Triunfo Creek Vineyards included a continuous 24-hour measurement taken from the nearest residence (Friday through Sunday morning). Several one-hour measurements were taken at various locations near the Triunfo Creek Vineyard west property line on Triunfo Canyon Road. Ambient noise would have been accounted for in these noise measurements. Refer to Table 5 Noise Investigation Summary Results in Appendix 5 of the EIR for the results of these noise measurements.

B6-3 The noise measurements captured all noise within the measurement period. As noted on Page A-3 and A-7 of the Noise Technical Report – Attachment A, wildlife calls were included in ambient noise levels for Location 2 Triunfo Canyon Area and Location 4 Topanga Canyon Road.

B6-4 Your comment regarding support of establishing fines for noise violations and defining valid noise violations will be relayed to County decisionmakers.

B6-5 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit (CUP) to operate an Event Facility and a buffer between facilities of 2,000 feet. Under the proposed CSD Update, all event facilities would need to obtain a CUP in order to continue operating. The location of existing venues in relation to other existing venues would be addressed during the application process. Your comment regarding the removal of the 2,000-foot buffer will be provided to County decisionmakers.

B6-6 Please see response B6-2. As explained, the noise levels that were identified at Triunfo Creek Vineyards are presented in Appendix 5 of the EIR. The Noise Technical Report (Appendix 5 of the EIR) was the basis of the analysis summarized in Section C. 11 Noise of the EIR. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

Comment Set B7: Dorothy Burns, Vasa Park Association

From: Dorothy Burns <gladegal2003@yahoo.com>
Sent: Wednesday, June 24, 2020 10:24 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: VASA PARK

CAUTION: External Email. Proceed Responsibly.

My parents immigrated here from Scandinavia and met at the Mayflower Lodge in Los Angeles, It is one of the lodges in Los Angeles that helped purchase the park in 1946. I have been coming since I was a child when the park opened, and have brought my children and grandchildren -- 4 generations have enjoyed the park.

I am so worried about this draft because it means we will no longer be able to enjoy our beautiful 24-acre park in Agoura Hills as we have in the past. The restrictions will result in having to close down our park because we cannot afford to maintain it or even enjoy it. We would like to continue as we have in the past but will NOT be able to under the proposed changes.

B7-1

The restriction of only 200 people at our events held at the park would eliminate our 3 cultural picnics -- Spring, summer and Fall. These picnics do not supply an income. Larry Klein is our lessee and has events at the park which generate income so that we can take care of the many repairs, tree trimming, gardners, etc. etc. Larry Klein has done an amazing job with the park and he is very mindful of not bothering the neighbors with sound and even asked the VPA 2 or 3 years ago to install a special expensive sound system. We do not operate in the evenings. We would like to continue enjoying our Scandinavian culture with others in the Southern California area at our park as we have for the last 70+ years and be **excluded from these restrictions.**

B7-2

Respectfully,

Dorothy Burns, Secretary
Vasa Park Association

Response to Comment Set B7: Dorothy Burns, Vasa Park Association

B7-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

B7-2 The County does not allow individual properties to be exempted from municipal code requirements. Such requirements are implemented for the health, safety, and welfare of the public. In the R-R zone, an event facility requires a minimum lot size of 10 acres , with the number of events held per year to be determined by the CUP, and maximum number of attendees may be requested to be modified at the discretion of the Hearing Officer or Regional Planning Commission.

Comment Set B8: Rosi Dagit, RCD of the Santa Monica Mountains

RCD
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24 June 2020 submitted via email

Los Angeles County Department of Regional Planning
Attn: Thuy Hua
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Re: Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District Update

Dear Thuy Hua,

The revision of the Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan (DEIR), the Santa Monica Mountains North Area Plan (SMMNAP) and new Community Standards District (CSD) update offers the opportunity to reflect on the lessons learned over the past 20 years since the establishment of the SMMNAP, and chart a course to guide future development that corrects identified problems and provides a clear road map for integrating the primarily rural communities of the Santa Monica Mountains with long term sustainability of valuable ecological resources. The Resource Conservation District of the Santa Monica Mountains shares the concern of local resource agencies that future land use plans incorporate the most up-to-date, scientifically-grounded, and data-driven guidelines.

The DEIR identifies three specific goals:

- Strengthen existing environmental resource policies;
- Identify policies and standards that will support the surrounding communities, current rural and semi-rural lifestyle; and
- Align with the policies and development standards in the 2014 Santa Monica Mountains Local Coastal Program (LCP), which was subsequently amended in 2018, to ensure consistency in land use regulations and environmental policies between the coastal zone and Santa Monica Mountains North Area.

We support the continued implementation of the SMMNAP and many of the policies of the draft revision. However, we have a number of recommendations for enhancing the draft and identify some remaining inadequacies and inaccuracies in the draft that we request be addressed in the final revision.

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GENERAL CONCERNS:

1. CEQA Compliance
The DEIR makes the case for the high level of biodiversity represented in the SSMNAP and suggests that adoption of the NAP will result in less than significant impacts with only three issues identified that require mitigation:

1. Construction related Air Quality
2. Cultural and Tribal Cultural Resources
3. Geology, Soils and Paleontological Resources

We do not agree that these are the only impacts requiring mitigation in order to be deemed less than significant, and provide comment on additional impact categories for which we consider the draft analysis to be inadequate.

B8-1

The DEIR incompletely identifies impacts associated with *Hydrology and Water Quality* potential impacts to groundwater resources. It also does not identify *Noise, Light, and Traffic* associated with filming on private property as significant even though there are no current or recommended policies or development guidelines that require compliance for filming with Noise levels for events facilities, address night light impacts on surrounding neighbors and wildlands, and most importantly require safe off street parking so that narrow rural roads remain accessible to emergency services. The *Land Use* section inadequately addresses the impacts associated with any agricultural conversion of native vegetation other than for vineyards. The NAP and CSD need to address other types of agricultural impacts such as marijuana cultivation, "permaculture", etc. in order for these impacts to be considered less than significant.

B8-2

Finally, the type conversion and loss of native vegetation associated with *Wildland Fire and Hazards* (fuel modification, brush clearance) extended out to 200 ft, should be considered significant as it will potentially impact hundreds of acres of existing habitat in the SMMNAP area. For example, allowing for an existing or proposed developed Wildland-Urban Intermix dwelling footprint of 25' radius (~2,000 SF), expanding the minimum required outer treatment zone from a current 100' to 200' would increase impacts of habitat by ~2.5 acres per dwelling. Though many of these existing and new dwelling vegetation treatment areas would overlap with that of adjacent dwellings, the acreage of impacted habitat will be Significant and Permanent. Analysis of the total area impacted by this proposed limit can and should be quantified and evaluated as part of the final EIR. The omission of this identification of the ecological impacts of this proposed change as insignificant is inaccurate, and the associated analysis of these impacts, and the justification for proposing this impact to ecological resources, is inadequate.

B8-3

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Analysis of the policies and CSD language were inadequate to reduce these elements to less than significant without additional mitigation language.

2. Directing Development

The focus of the NAP and CSD are primarily on new development, but given the extensive public ownership within the NAP as noted in the DEIR (pg. B-2), it is possible to first quantify how much potential new development could occur and where, as well as how the S1-4 habitat categories are potentially involved. The currently incomplete Land Use and Zoning maps in the NAP and CSD should be revised and provided at appropriate scale to show protected public lands at the least and provide an integrated overview of how the different land use, zoning and habitat categories interact. Because of the different categories used in the DEIR, NAP and CSD it is very difficult to get an understanding of how they all fit together. **B8-4**

For example, the DEIR identifies five discrete land types: urbanized areas, rural residential, ranches, vineyards, and open space. However, there is no analysis of, or connection from those categories to the acreages listed: "167 acres of Commercial, 515 acres of Public/Semi-Public, 3,488 acres of Residential, and 16,514 acres of Open Space/Other (County of Los Angeles, 2020). Further in the DEIR document it lists approximately 6,148 acres of open space lands managed by federal, state, and regional agencies (pg. C.10-29). That is a difference of 10,000 acres. Which is correct?

On pg. B-10 of the NAP, one of the goals listed "Provide a summary of the various land uses in the North Area and the County's goals for creating the greatest compatibility amongst such uses." We request more complete analysis and detailed explanations to better meet this goal and communicate it clearly to the public. **B8-5**

Table C.10-1 Existing North Area Land Use Designations in the DEIR (pg. C.10-2) provides a breakdown of acres for each land use category. It would be extremely useful to add an Acres Developed column to this table. On pg. C.10-23 the DEIR notes, "As stated in the CSD Update, the North Area contains thousands of undeveloped private parcels that are undersized, have development constraints, or are in sensitive environmental areas." Where are these parcels in relation to parklands and existing developed parcels that support 5,703 housing units (pg. C.12-1)? **B8-6**

The cumulative impact analysis in the DEIR (pg. C.1-3) does not adequately address potential impacts to aesthetics, biological, cultural and scenic resources if all undeveloped parcels in the NAP were to be developed. While this is a difficult exercise, it is equally as important as evaluating the potential impacts from proposed projects located in cities adjacent to the NAP boundary. We request that this analysis be added to the FINAL EIR. **B8-7**

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The DEIR states that the proposed NAP and CSD would "allow existing uses to continue even where new zoning or land use designations are proposed to be changed." (pg. C.12-4). However, missing from the NAP and CSD are more focused and directed guidelines to provide existing developed parcels a road map for how to best renovate and improve the ecological and disaster resiliency of these existing developments for the future. There are few guidelines and no incentives for renovations directing sustainable development of existing properties to increase earthquake, wildfire resilience, minimize the need for extensive fuel modification and type conversion, reduce energy and water consumption, minimize carbon release or implement other Low Impact Development tools. The information provided in the NAP Grandfather Clause (pg. 8) is incomplete and should be expanded to provide clarity. The SMMNAP covers a unique mosaic of intermixed levels of human development that despite those impacts still supports an extremely diverse ecosystem. The focus of this plan does not address how existing properties can be upgraded to better work with rather than against the environment, and provide pathways to improving resiliency of homes and communities over time. Given the resiliency goals for the area, we request adequate analysis and addition of regulatory mechanisms by which our mountain communities can be incentivized to make such public-serving improvements and upgrades on private property. **B8-8**

3. Incentives for reducing development

Incentives provided in the plan are focused mostly on Transfer Development Credits (TDC) and trail dedications. Without a better understanding of the breakdown of private – undeveloped in relation to the publically owned lands, it is difficult to see how meaningful these incentives are and how they would individually or cumulatively improve ecological resilience. Adequate description of the analysis used to determine the TDC program should be provided in the final document. On pg. 57 of the CSD, it states that there are "thousands of undeveloped private parcels." It further states that for every new lot created or legalized, an existing qualifying lot(s) sufficient to provide one TDC must be retired." Analysis of the number of such existing parcels, and a map illustrating the "donor areas" that would be candidates for TCD is necessary for accurate evaluation of impacts and benefits of such a program. Part of this complete description and analysis should identify responsible entities for managing, tracking, and reporting on actions, establishing value, or "banking" that value if no such parcel is available to landowners at the time of proposed development. **B8-9**

4. Biological Review

The NAP and CSD require biological review as part of the development applications for categories S1-S3, but not for S4 developed and agricultural lands. While there are vineyard specific regulations, they are not extended to other types of potential agricultural activities such as orchards, row crops, and marijuana cultivation. The RCDSMM has noted an increase in interest in extensive "permaculture" proposals on habitat and outer vegetation management **B8-10**

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zones of residential properties. It is important to identify standards for more than just vineyards as part of a complete and adequate final document.

We ask that the EIR consider the impacts to community resiliency of new restrictions on development and renovation within S3 habitat. Most of the Topanga and Malibou Lake areas would fall into the S3 category. Disturbance levels in these neighborhoods has been high for over 50 years and in some cases longer. We do not see significant differentiation of these locations from S4 habitat areas, which have limited to no requirements for biological assessments. In fact, expanded agricultural projects could result in greater impacts than additions to existing single-family residences, with little to no benefit to overall home and community energy, water, or wildfire resiliency. Again, this inadequacy can be addressed within a framework of promoting resiliency "from the house out", on the vast majority of existing developed properties, rather than focusing solely on the landscape of currently undeveloped parcels. Adequate analysis of the relative benefits and impacts of upgrading existing development versus in comparison to entirely new development will show the public benefit of incentivizing home "hardening" against wildfire as more efficacious than expanding habitat reduction beyond 100' from the home, and confirm that many of these ignition-resisting upgrades are also energy and water conserving. These benefits should be quantified as part of the complete analysis as mitigation for some of the potential significant and permanent impacts of the draft documents. **B8-11**

5. Tree Protection

A stated priority of the NAP is to increase tree protection. While we concur that trees are keystone species within the SMMNAP, not all species included in Table 22.336-A Protected Trees in the Santa Monica Mountains (not included in the documents but provided upon request from DRP) are usually identified as trees. In addition, there is no adequate explanation of the criteria used to include a particular species. The list includes many species that are multi-stemmed shrubs, and the protected dimensions listed therein are not consistent either for species, or with the CSD and County Oak Tree Protection Ordinance. Providing consistency between existing and proposed ordinances will decrease confusion and increase compliance with the implemented ordinances. **B8-12**

While we appreciate the effort to protect young trees as well as more established trees, as has happened in the Coastal Zone, these restrictions as currently drafted will create a strong incentive to remove all oaks and native trees before they reach protected size. This is counter productive to the goal of increasing tree cover in the NAP as stated as one of the main plan priorities. Alternatively, the county could provide incentives for property owners to encourage expanding tree cover rather than selectively removing all future trees at a very young age. The Los Angeles County Oak Woodlands Conservation Management Plan (2011: pgs. 110-114) identified several potential incentives that could be incorporated into the NAP. Such incentives include expedited permitting timeline for projects that avoid tree impacts, documentation of volunteer or planted **B8-13**

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trees nurtured to maturity that could be removed without fee or penalty in the future so that many years of ecological services can be provided by the trees in the meantime, etc. Mapping, documentation, and tracking should be fairly cost-effective and straightforward given the advanced GIS mapping and county LiDar tools currently available. We find that many owners would maintain and see the ecological and property value of such trees in the future, if the incentive to remove them for future flexibility were eliminated. As such the proposed NAP requirements seem likely to continue the loss of multi-age stands of native trees, resulting in less adaptable and resilient native tree population in the SMMNA. These impacts should be eliminated or quantified by an adequate analysis in the final documents. We appreciate that Tree relocations are considered removals (CSD pg. 18).

B8-13, cont.

CSD Section 7.a. i – iv *Emergency Tree Removals* (pg. 20) does not provide sufficient exemptions. Due to the impacts of drought, wildfire and invasive pests, numerous native trees (not only oaks) have died and become hazards adjacent to high target areas. Removal of these trees is a safety issue and often results in high costs to the property owner, who most often is not happy about losing their tree. In some cases native trees that serve as amplifier trees such as California Sycamore and willows, (resulting in explosive beetle infestations located in or adjacent to riparian or other wildlife areas) may need to be removed in order to protect the wider woodlands. Under these circumstances, it seems unreasonable to request high permitting fees and require mitigation planting. These infestations are not due to acts of malice on the part of the property owners but are in fact events beyond their control. The loss and cost are already substantial and additional penalties seem unwarranted. They should be considered in the same way as wildfire or other disaster-killed trees – unfortunate losses. We request that an exemption for emergency removal due to insect infestation for heavily infested or amplifier trees- only as confirmed by the County Forester be included.

B8-14

Additionally, the LA Agricultural Commissioner and LA County Forestry Division, utility companies, park agencies, etc. may need to implement native tree removals as directed by the **LA County Early Detection-Rapid Response Plan** (2019) to control invasive beetles. The potential for these pests to invade our native woodlands is very real. Removal of infested trees is currently the only tool we have for slowing spread of these beetles and until other treatment options become available, removal of highly infested trees to reduce spread is our best option. The costs of removal and treatment are substantial, and while replacement plantings should be required in accordance with the **LA County Native Tree Priority Planting Plan** (2019) recommendations and guidelines, permit fees should be waived to encourage swift and directed control.

We are also concerned about the language of CSD (section 8c ii) Encroachments of more than 30% (pg. 31). Not all encroachments greater than 30% of the protected zone of a tree are functionally equivalent to removal. Although this is the current standard implemented in the

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Coastal Zone, there are many examples of encroachments greater than 30% that would not impact the health of the tree, particularly where existing drainage patterns are sufficiently maintained. Providing more specific impact language and relaxing this in the case of elements that do not significantly impact the roots of the tree, such as decomposed gravel paths that require minimum or no grading, etc. should be considered. We have previously recommended this adjustment to the Coastal Zone regulations as well. Instead of being considered a removal, follow up monitoring over seven years as is currently required for mitigation planting should be used to see if the tree fails, only then initiating mitigation for the subsequent and resulting "removal". The goal here should be to incentivize homeowners and agencies to work with and around existing trees. Our work with private landowners suggests that if the cost-benefit ratio to the property owner of maintaining an existing tree that might otherwise remain (with its attendant ecosystem services) is too high, then the property owner will choose to lose the entire tree. We suggest that analysis would show that the potential loss of establishing time for mitigation plantings is small, and the potential benefits of maintaining mature trees in-situ are great with appropriate regulatory incentives and choices for property owners.

B8-15, cont.

Last but not least, there are no criteria provided for when heritage or historic protection would be provided to non-native tree species. While we recognize that there are examples of when pines or eucalyptus might provide monarch habitat or are associated with a historic place, but in general removal of non-native species, especially for voluntary habitat restoration with local native species for the ecosystem and wildfire resilience they can provide should be both encouraged and allowed. Adequate analysis to establish the net benefit of the current draft policy has not been provided, and we recommend that no equivalence be suggested or implied between non-native and native tree species, and the actual ecological "functional uplift" provided by replacement of non-native with native habitat be incentivized in the final documents.

B8-16

6. Vegetation management, Fuel modification vs. "brush clearance" issues

As noted above, the DEIR inadequately and incompletely provides documentation or analysis that supports the designation of *Wildfire* impacts as less than significant. The discussion of Fire Factors (pg. C.15-2) references Radtke et al. (1982). Subsequent to that publication, there has been extensive research and much scientific publication on wildfires that are more current and reflect more complete information. While most of the NAP policies and CSD standards proposed aspire to control the further loss of native vegetation and natural resources, while increasing protection of steep slopes and redirecting new development out of the extreme fire hazard areas, much of the existing development in the NA will continue to annually encroach on public park land along miles of the wildland urban interface. Post-wildfire statistical analysis shows no significant benefit to vegetation modification or between vegetation types beyond 100' (Syphard et al. 2014), due primarily to the transmission of fire and direct ignition of structures by embers rather than by ground or crown fire flame contact, while the negative impact of such habitat removal as currently proposed increases with the square of the radius of additional treatment.

B8-17

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Current wildfire science and analysis shows that emphasis should be made to emphasize working "from the house out", with exponential ignition resistance being achieved by improving the skin of the home itself, and decreasing with distances greater than from 5' beyond the footprint/roofprint of the home. Further analysis of the cumulative existing impacts should be included in the currently inadequate CEQA analysis, with an eye toward incentivizing and encouraging the improvement of the home; which requires County review at both the planning and building safety level and so would benefit most from wise regulatory policy and process. We look forward to being of assistance to County Planners in evaluating and defining sustainable wildfire protection within our most significant local habitat area.

B8-17, cont.

For example, section 22.336.060 A. c Legally Established Exclusions permits continued fuel modification for legal structures in S1 and S2 habitat categories but requires that any riparian or woodland areas be protected as S1 and S2. Annual clearance of vegetation, especially understory in oak woodlands, could be avoided by limiting the distance to be cleared, and by incentivizing restoration and replacement with less flammable native understory. We request that the final analysis adequately and accurately identify the current area of land that is cleared/modified annually, and the increase in additional habitat area to be impacted by the proposed ordinance/CSD.

The use of both fuel modification and brush "clearance" terms throughout all the documents is confusing and not defined in the CSD or the DEIR. We understand that historically the Fire Department has used the term brush clearance for existing development, but that has often been interpreted to mean clearing to bare mineral earth, resulting in replacement with flashy light fuels that easily ignite and spread flames to heavier fuels, such as the home itself. The term fuel modification has been associated with plans for new development. We recommend that perhaps sticking with the terms fuel modification or vegetation management are more consistent with the policies of the NAP and CSD. As a transitional approach, the language in all these documents could be refined to state something like "Fuel Modification zones, formerly associated with brush clearance practices…."

B8-18

In this case, semantics are important. The RCDSMM, NPS and the Santa Monica Mountains Firesafe Alliance (including LA County planners and biologists) worked hard on the **Santa Monica Mountains Community Wildfire Protection Plan** (2010). Additionally, a defensible space website is under development, funded by a state CalFire grant to the RCDSMM, and will go live in the next few months. This new resource will provide specific most up-to-date science based recommendations for home hardening and landscaping in southern California wildfire zones, with language established by our Technical Advisory Committee members from LA and Ventura County as well as the State. While many of the policies in the NAP are consistent with these collaboratively authored documents and public resource tools, we recommend that the CSD be revised to match them as well. Finally, the RCDSMM recently subcontracted to be the

B8-19

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implementing coordinator on a Woolsey Fire Recovery Grant from the National Fish and Wildlife Foundation that will provide educational, analytical, design, and wildfire resiliency implementation funding to the SMMNA from this Federal source. This grant also includes funding to promote collaboration and consistency with County officials to incentivize Wildfire Resiliency practices and policy.

B8-19, cont.

One of the conflicts we noted in the CSD has to do with excluding fuel modification and off site "brush clearance" from the calculation of building site area (CSD pg. 12 section ii (E)) but then requiring mitigation for impacts to areas in S1 or S2 habitat categories (section 8.a and b, pg. 15). If mitigation will be required for any vegetation removal in protected habitat areas, then those impacts should be identified and included in the BSA analysis. This would more accurately conform to the multiple policies that require minimization of fuel modification whenever possible. A smaller building footprint typically requires a smaller zone of fuel modification.

B8-20

Another conflict in the NAP and CSD is the aforementioned expansion of the "clearance" zone up to 200 feet from the occupied structure. Policy SN-18 states **"**Minimize vegetation removal for fuel management in the Sensitive Environmental Area(s) and high-sensitivity habitats," and SN-19, SN-24 and SN-27 bolster those minimization requirements further. As mentioned above, there is no scientific evidence to suggest that clearance beyond 100 feet is associated with structure survival. The ember transport and associated spot ignitions have been identified to play a more significant role in structure ignition and loss, as shown in recent wildfire analyses with or without extensive clearance out from the structure. We suggest the following revision of NAP CO-84 (pg. 38) from**:** Limit the extent of vegetation clearance to that required for fire safety, and where possible, site structures so that no vegetation clearance encroaches on adjacent properties; consider the size and siting of development to reduce the level of vegetation clearance needed.

B8-21

Revised CO-84 replacement text suggested: Limit the extent of vegetation fuel modification to that required for fire safety; locate structures so that no vegetation modification is required on adjacent properties; consider the size and placement of development to minimize ember and flame encroachment to reduce the level of new vegetation modification and associated impacts to habitat and neighboring land. Require an easement from adjacent property owners and approval from planning if no alternative exists to impacting vegetation on adjacent properties within 100' of the proposed occupied structure.

B8-22

We support policies SN-4 and SN-6 prohibiting new development in areas where it presents an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard, however, to help avoid future challenges to this definition adequate clarification and specifics on what defines "extraordinary risk" and "demonstrated public health and safety" should be provided We also support prohibiting grading and ~~brushing~~ (replace with vegetation modification) in areas that have a slope of 50 percent or greater and limits on grading

B8-23

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in areas with a slope of over 25 percent.

We strongly support policy SN-28: Allow wildfire burn areas to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, utilize a mix of locally indigenous native plant seeds collected in a similar habitat within the Santa Monica Mountains. On steep slopes, or slopes identified as at risk for debris flow, any revegetation practice beyond seeding should require a plan from a Certified Erosion Control Specialist, rather than just a licensed landscape contractor. Many standard post-fire erosion control practices, such as straw wattles, etc. are inappropriate and or installed incorrectly, and simply end of as part of debris flow, exacerbating the impacts. **B8-24**

Both policy SN-29: "Discourage high density and intensity development within Very High Fire Hazard Severity Zones (VHFHSZ). Direct development to areas less at-risk for fire and climate change-related hazards". and SN-30: "Consideration of climate change implications in wildfire hazard reduction planning for the wildland-urban interface and Fire Hazard Severity Zones (FHSZs)" are the critical lens through which to evaluate impacts of future development, particularly by careful consideration of TDR donation and recipient zones. However, they do not adequately address that existing development faces these same threats. Providing direction and incentives for retrofitting and renovating existing structures to be more fire resistant should be identified and included. Old and degrading structures are at increased risk of ignition as compared to than those upgraded to incorporate home "hardening", with attendant public and mitigating benefits for those upgraded structures **B8-25**

7. Rebuilding Damaged or Destroyed Structures

We appreciate the addition of policies and development standards to expedite rebuilding of legal structures destroyed in a natural disaster. We suggest that in the interest of incentivizing Low Impact Development methods, and encouraging reconfiguration of the legally established footprint that lessens impacts of reconstruction to existing protected trees or other resources may be approved if no greater than the original footprint and as approved by county biologists. **B8-26**

In addition to incorporating that language into the CSD rebuild sections, we have additional specific language changes for several other sections as shown in italics below.

2.b. Structures irreparably damaged or destroyed by the disaster will be reconstructed as a like-for-like replacement *or more resilient and code-compliant equivalent replacement and shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent.* **B8-27**

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2. c. The height of a rebuilt structure shall not exceed *the height or of the original legally established structure plus 10%,* or maximum outlined by the underlying zone, CSD standard, or condition of approval, as applicable, *whichever is greater*. B8-28

The following statement is confusing:
2. f. For use(s) that required a Conditional Use Permit at the time it was originally legally established, and no such Conditional Use Permit exists or has previously expired, then the use(s) must obtain a Conditional Use Permit prior to reconstruction or resuming operations.

If this standard required a CUP to be established, then it was not legally established. If it was legally established/approved without a CUP it should be allowed to rebuild and resume operations while concurrently pursuing a CUP. This is critical to clarify, since the potential impacts include the loss of existing commercial operation in the mountains, as the cost of getting a CUP is prohibitive and to our understanding cannot be insured - even with "code upgrade" coverage. Obtaining a CUP is often a 6-figure and multi-year process, and typically must be completed before submittal for building (replacement) permits. So a fire loss on a commercial property could mean the loss of a service entity in the mountains, and attendant traffic, carbon and quality of life impacts to residents and visitors. It is also not clear if such additional permit cost can be covered by insurance. The SMMNA community might therefore permanently lose commercial amenities through fire. This element of the draft CSD should be clarified and consequences examined. This element of the plan can be helpful in incentivizing fire-upgrades, but it needs to be made clear, to both current owners and future buyers of commercial properties and operations within the SMMNA. B8-29

We recommend the following adjustments (*in italics):*

3. iii. Reconstruction does not result in new encroachments into the protected zone of subject oak tree or the removal of said tree *at the limit of the former legally established structures and/or hardscape. Reconfiguration of the legally established footprint that lessens impacts of reconstruction to existing protected trees may be approved if no greater than the original footprint and as approved by county biologists* B8-30

8. Onsite Wastewater Treatment Systems
The *Hydrology/Water Quality* section does not address onsite wastewater treatment systems. The NAP policies CO-55 through CO-58 provide some guidance but there is inadequate background discussion of how these policies will contribute to the less than significant level. Additional information and appropriate CSD standards should be provided. B8-31

On pg. 28 of the NAP, policies (CO-55 through CO-58) associated with Onsite Wastewater Treatment Systems (OWTS) include a variety of limitations but there were no corresponding or

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adequate directives in the CSD. This will lead to confusion both for new and existing development that may need to upgrade an older system. Adding relevant development standards is recommended.

On pg. 90 NAP policy PF-8: Prohibit the construction of small "package" wastewater treatment plants, except in those specific areas where this is the desired long-term wastewater management solution. Adequate information on when and where this would be considered, and what the appropriate associated development standards are should be added to the CSD. **B8-32**

9. Scenic Resource Areas
Many of the NAP development standards have been in place since 2000. Has DRP analyzed whether they have achieved the intended results, or identified unintended negative consequences? How many variances have been requested and granted? For example is there any quantitative analysis of how much significant ridgeline development was avoided or estimate of how much restoration of native trees has been implemented? The information provided in the DEIR is incomplete/anadequate on these issues. **B8-33**

Adding the protected public land and S habitat category layers to the significant ridgeline and other resource maps would be helpful in providing an overview of past implementation and future potential areas of concern. Figure C1-1 in the DEIR inadequately addresses impacts from potential development other than that proposed in other jurisdictions. A comprehensive map of potential scenic resource impacts is needed. **B8-34**

We support the policies and standards that further this protection.

MISSING ELEMENTS THAT SHOULD BE ADDED

The following subjects are recommended to provide for complete analysis and adequate scope in the final documents:

Voluntary Habitat Restoration
While it makes sense to clarify expectations for mitigation driven habitat restoration, there are no provisions or incentives for implementing voluntary habitat restoration projects, especially those on public lands. The review processes for such voluntary projects should be expedited and fees for permits exempted. Rather than require a Restoration Permit as noted in CSD Section 9.a. (pg. 16), submittal of a Habitat Restoration Plan that is accepted by other resource permitting agencies such as California Department of Fish and Wildlife, US Fish and Wildlife Service, US Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, etc. should be sufficient and not require additional county permit fees. In addition, we suggest the plan allow **B8-35**

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for and define a path to "programmatic permits" for common restoration activities that can be applied to separate projects over time.

To provide an example/case study, following the Woolsey Fire a grant-funded refugia pool habitat restoration on public land was identified as critical to supporting recovery of sensitive aquatic species. Thanks to expedited permits from all the resource agencies, and an exemption from the state Coastal Commission the project was implemented in a timely manner. However, initial response from DRP suggested that if a Conditional Use Permit was needed through the county, that process itself cost more than the grant total for implementing the project and would have delayed the implementation by over a year. This example shows that county policy is counter-productive to restoration efforts. Going forward, restoration of native vegetation and other restorative efforts should be facilitated and encouraged, not penalized by high permit fees nor the review processes and timelines associated with new development.

B8-35, cont.

Vineyard and other Agriculture issues

While NAP policies CO-51, LU-43 through LU-49 provide some guidance for agricultural projects other than vineyards such as orchards, row crops, permaculture, or marijuana, there are no associated specifications in the CSD. These other uses have the potential to result in as much, if not more water use, runoff, and pollution associated with pesticides, herbicides and fertilizers. The NAP and CSD inadequately address these potential impacts consistently. We particularly encourage a CSD section to provide details on what is needed to comply with policy LU-44 concerning potential groundwater and watershed impacts. This needs to be applied to vineyards as well.

On pg. 67, the CSD provides conditions on size, siting limitations, and setbacks of vineyards from S1 habitat and riparian corridors. We encourage these same restrictions to be applied as appropriate for other agricultural uses. We appreciate the effort to direct vineyard locations to within the 100 foot fuel modification zone surrounding a structure.

B8-36

Although policies CO-51, LU-43, and 44 require proof of water supply and strict review of any new wells to prevent groundwater overdraft and other watershed impacts, the restrictions on use of potable or well water in the CSD only require description of sources (pg. 69) and an annual report of how much used (pg. 64). We recommend strengthening the CSD requirements to more closely match those of the policies.

Rodenticides

Although these are mentioned in the DEIR as a concern, there is nothing in the CSD and no specific policies in the NAP addressing limitations on use of these chemicals. This inadequacy needs to be addressed in the final documents, and analysis showing the negative impact of

B8-37

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current rodenticide use on wildlife and ecosystems. The RCDSMM supports the elimination of anti-coagulant rodenticides in the SMMNA. **B8-37, cont.**

Protecting Livestock
NAP Policies LU-37 and LU-38 are very general and the CSD standard provides inadequate guidance on implementation. Additional direction for predator protection of livestock is needed. How do you build such an enclosure? Where are the resources for folks to find that information? Will the County provide such a document? The definition on pg. 1 of CSD regarding animal living quarters is inadequate. Please add a reference document on what constitutes a mountain lion proof enclosure to protect livestock and lions. NPS has recommendations that could be included. **B8-38**

Temporary Film Locations
Filming at private properties throughout the Santa Monica Mountains continues to increase and the only standard included in the CSD (Section V. 2, pg. 57) only limits the use of a property to 60 days per year. It provides no guidance or requirements associated with filming on private property related to impacts to local narrow street parking when crews cannot park on site, emergency access and egress (especially during fire season and red flag days), requirements that all personnel on site be provided direction on emergency evacuation procedures, noise and lighting impacts, etc. We recommend that the Temporary Filming section be expanded to adequately include restrictions similar to that applied to event locations. **B8-39**

Wireless Facilities
We support the numerous policies (CO-87; LU-34-36) concerning wireless facilities, however there is no corresponding direction provided in the CSD that is limited to a single section 7 (pg. 15). Given the specific directives in the NAP, we recommend expanding this section to more completely detail specific requirements.

We also recommend that all utilities and communication companies using these facilities be required to provide DRP with appropriate shapefile layers so that the county can more efficiently track the cumulative abundance and distribution of these facilities over time. Cumulative and local impacts of 5G service in particular have been shown to have impacts to natural resources, and cumulative mapping will allow for such science as it becomes available to guide the overall density and location of facilities. Provision should be made in the final documents to require adequate analysis of infrastructure impacts over time. Since impacts of individual facilities may not be known at time of project, monitoring of surrounding habitat for a period of 7 years (and annual Radio Frequency Reports detailing impacts) should be required as well as mitigation for any habitat loss. Restricting placement of such facilities, especially any that require ground clearance of vegetation around the pole/box in S1 and S2 habitat areas should further be directed in the CSD including mitigation practices. **B8-40**

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Accessory Dwelling Units (ADU)
There is no mention of accessory swelling units in the DIER, NAP or CSD. Although most of the NA is within the Very High Fire Hazard Severity Zone, which prohibits ADUs unless there is access to a highway that is at least 24 ft. wide, there are some properties that could qualify for such an amenity- and potentially create impacts in providing the required access dimensions. For the sake of clarity, these documents need to include and address these potential impacts or explicitly state that they are prohibited. B8-41

SPECIFIC QUESTIONS AND NOTES

Draft Environmental Impact Report:
The organization and presentation of the DEIR is very well done.

In order to evaluate the potential CEQA impacts, a more thorough analysis and cross referencing of the different land use, zoning, and S1-4 habitat categories is needed. This should be added to the FINAL EIR. See notes above. B8-42

Section C.1.5 notes that a Mitigation and Monitoring Program will be included in the FINAL EIR. We recommend that part of that program include requirements for any pertinent GIS data layers be required to be submitted to DRP for any new development or associated mitigation reports. B8-43

Need to include potential aesthetic impacts for agricultural uses other than vineyards in the analysis. See notes above for recommendations to the NAP and CSD to make consistent across all documents. B8-44

Figure C.6-1 shows Topanga label in Malibu- please correct. B8-45

On pg. C.6-27 Attachment C.6 notes that CSD section on trees is associated with Cultural and Tribal Resources but it is not clear how. B8-46

Individual projects that disturb more than 1 acre would need NPDES coverage, including SWPPP and BMPS to prevent and retain runoff. B8-47

Although some guidance is provided in policies CO-51, LU-43, and LU-44, the discussion and evaluation of potential impacts to groundwater in the DEIR (pg. C.9-16) does not address existing wells or the potential for new wells. Additionally there is no direction concerning wells in the CSD. Development of new wells to accommodate vineyards and other agricultural B8-48

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practices, as well as to augment private properties that wish to maintain self-sufficiency for water resources should be discussed and appropriate guidelines provided.

On pg. C.13-3 it notes that there are schools from the Santa Monica-Malibu Unified School District serving the NAP however they are not listed in Table C.13-3. **B8-49**

Information from the **Santa Monica Mountains Community Wildfire Protection Plan** (2010) should be incorporated into the discussion on wildfires in section C.15. **B8-50**

The discussion in section D.3.1. Alternative 1 No Project does not adequately analyze and provide details on how and why the objectives determinations were decided. A quantitative analysis should be added. **B8-51**

In Appendix 3 Biological Resources, on pg. 76 Rosi Dagit is incorrectly spelled as 'Dagget' **B8-52**

Draft Santa Monica Mountains North Area Plan:
Note that in addition to the NAP Land Protection Plan listed in CO-10 (pg. 14), there are more comprehensive parcel-based acquisition documents available from the Santa Monica Mountains Conservancy and other local land trusts that should be identified and consulted. **B8-53**

On pg. 28, policies (CO-55 through CO-58) associated with Onsite Wastewater Treatment Systems (OWTS) include a variety of limitations but there were no corresponding directives in the CSD. This will lead to confusion both for new and existing development that may need to upgrade an older system. Adding relevant development standards is recommended. **B8-54**

On pg. 90 policy PF-8: Prohibit the construction of small "package" wastewater treatment plants, except in those specific areas where this is the desired long-term wastewater management solution. Further information on when and where this would be considered, and what the appropriate associated development standards are should be added to the CSD. **B8-55**

Policy LU-8: Prohibit new industrial uses except on lots designated for such uses. Lawfully existing nonconforming industrial uses shall not be expanded. Further explanation of what constitutes non- conforming industrial use, rather than merely the note in the CSD on pg. 71 referencing Chapter 22.22 should be provided. **B8-56**

We note that the Land Use Map (Figure 7) categories are not consistent with the categories on the Zoning map (Figure 8). This is very confusing to readers and to residents and hard to see how things overlap or not. How does Light Agriculture for instance line up with various land use categories? Cross-referencing these would be very helpful. Also the use of shades of green makes differentiating different categories very difficult. **B8-57**

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Santa Monica Mountains North Area Community Standards District:
22.336.020 Definitions – Please add definitions for Fuel Modification and Brush Clearance if those terms are still going to be used. It is a very confusing distinction that could be clarified by using only the term fuel modification throughout all documents. B8-58

Figures 22.336-A through D should also show public lands. B8-59

It appears that no biological review is required in S4 habitat areas. Does that mean new development or agriculture is exempt from review? Please clarify. B8-60

In order to be consistent with NAP policies, section f. Streams i. (pg. 10) should be revised to note that necessary water supply projects should not include additional wells without documenting potential for groundwater overdraft and other watershed impacts. B8-61

Why has the noticing requirement for tree permits (pg.12) been modified to include a minimum of 15 parcels even if there are not 15 parcels within the 1,000 foot radius of the property? B8-62

There are several statements concerning trail dedications found on pgs. 40-41. For section 22.336.070 J. 3.c we recommend adding a reference the **SMMNRA Interagency Trail Management Plan** (in progress) to identify potential for new trails and guidance on retiring others. Additional coordination with other local park and public space agencies to expand and retire trails is recommended. B8-63

We appreciate the County's effort to solicit input from the community and to address concerns that have emerged during the 20-year implementation of the existing NAP. Thank you for the opportunity to provide comments on these draft documents. We look forward to reviewing the final versions when they become available.

Respectfully submitted,

Clark Stevens
Executive Officer

Rosi Dagit
Senior Conservation Biologist

From: Rosi Dagit <rosidagit@gmail.com>
Sent: Thursday, June 11, 2020 3:01 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: SMM NAP question

CAUTION: External Email. Proceed Responsibly.

Hi,
I am in the process of reviewing the NAP and community standards district documents, and wondered if there is any analysis of how much of the area is already fully developed vs how many lots remain that could be developed? Could you please direct me to where that information is available and can that calculation be provided?

If the majority of land area is either already protected public open space or currently developed, what is the vision for providing guidelines for upgrades, renovations, or replacement following disasters of existing developments?

B8-64

Thank you,
Rosi Dagit
Senior Conservation Biologist
RCD of the Santa Monica Mountains
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310.455.7528
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Response to Comment Set B8: Rosi Dagit, RCD of the Santa Monica Mountains

B8-1 The EIR evaluated the potential for proposed policies and standards to impact the environment. The analysis considers potential actions that could occur in the future under the Plan and CSD Update and within the North Area. However, the EIR does not attempt to assess impacts from specific projects or locations since there is no physical development associated with the adoption of the Plan and CSD Update. The proposed policies and standards address issues that have arisen since the adoption of the existing North Area Plan and CSD. Proposed policies and standards provide added protection for biological resources and trees and add development standards for specific land uses such as event facilities, vineyards and equestrian facilities. The Plan and CSD Update balances resource protection and private property rights in its proposed policies and standards. The Draft EIR was prepared in full compliance with CEQA and it sufficiently evaluates all pertinent issues associated with the adoption of the Plan and CSD Update as well as anticipated future actions.

B8-2 See Response B8-1 regarding the CEQA analysis.

Hydrology/Water Quality. Section C.9 Hydrology and Water Quality of the EIR provides a comprehensive review of existing regulations and standards that are in place to protect area surface and groundwater resources. The assessment identifies the policies and standards that have been proposed to further reduce the potential for North Area development to impact water resources. Impact HYD-2 of the analysis specifically addresses groundwater. The determination of less than significant was based on existing federal, state, and regional requirements, which require protection of water resources, in combination with the proposed policies and standards. The proposed policies and standards add protective measures for specific land uses in the North Area that would further reduce the potential impacts to surface water and groundwater.

Filming. The standards in the proposed CSD Update as well as standards in the County Municipal Code would apply to all land uses including filming. In addition, the County is currently drafting a countywide ordinance to address operational standards related to filming. At this time, the North Area Plan solely addresses the maximum number of days temporary filming can occur at any one location. The EIR considered the potential impacts from lighting, traffic, and noise from all anticipated land uses in the North Area.

Land Use. The primary agriculture uses in the North Area are vineyards, which is the reason for the focus of the analysis to be on vineyards. However, the statement that the EIR did not consider other agriculture uses is not correct. The EIR evaluated the potential for conversion of agricultural land including vineyards to a non-agricultural use. Some of issues mentioned in the comment such as cannabis are countywide issues that are addressed across all lands within County jurisdiction. On February 7, 2017, the County Board of Supervisors adopted a motion to ban cannabis (including cultivation) within unincorporated lands in Los Angeles County.[5]

With regard to permaculture, existing agricultural zoning (A-1 and A-2) could allow for this use in the North Area. The EIR considered all agriculture as potential land uses in the North Area not just vineyards.

[5] http://planning.lacounty.gov/cannabis

B8-3 The intent of the Plan and CSD Update policies and standards are to protect biological resources. The update includes habitat categories for unincorporated lands in the North Area that would guide the placement and development of properties including the required fuel modification zones. In S1 and S2 habitat, development is required to minimize fuel modification and brush clearance on properties that have S1 and S2 habitat (Section 22.366.060 Biological Resources Standards, A4m). The proposed Plan and CSD Update also address fuel modification and brush clearance on existing developed properties. To further reduce the potential for reduction of native vegetation, the proposed policies and standards require a biological inventory or assessment, depending on the property location and project, as well as other measures before any permit would be issued for a new development.

B8-4 The land use figures in the North Area Plan provide information for land within the boundary of the North Area because the proposed North Area Plan and CSD Update only apply to unincorporated lands within the North Area. The proposed Plan and CSD Update does not apply to neighboring cities or lands under the oversight of resource conservation agencies. EIR Figure B-1 provides information on the protected lands within and surrounding the North Area. Refer to this map for context on the protected lands and the North Area boundary.

The comment also requests clarification on the acreage values presented in the EIR. The 16,514 acres of open space mentioned in Section B (Plan and CSD Description) includes lands with the designation of mountains lands or open space under the existing North Area designations. The 6,148 acres of open space mentioned in Section C.10 (Land Use and Recreation) of the EIR refers to properties that have a land use designation of open space; properties that can only be used as open space.

B8-5 The comment refers to the purpose of the North Area Plan (page 3, bullet 2) to provide a summary of the land uses in the North Area and the County's goals for compatibility. The proposed Plan addresses this objective through the land use maps and goals and policies in the proposed Plan Update.

B8-6 Approximately 50 percent of parcels in the North Area, excluding dedicated open space parcels, are undeveloped and have the potential for development. A range of both developed and undeveloped parcels abut existing parkland.

B8-7 The comment references the cumulative scenario on page C.1-3 of the Draft EIR. CEQA requires that the cumulative analysis consider reasonably foreseeable projects that may be developed at the same time as the project. The discussion identified in the comment lays out the methodology and other past, present, and future projects that were used in the cumulative analysis. Each of the issue area sections in the EIR include an analysis of cumulative impacts consistent with CEQA. Cumulative impact analyses were conducted for all issue areas including the areas mentioned in the comment (aesthetics, biological, cultural, and scenic resources). The analysis considered the potential for future development in the North Area and with the proposed policies and standards, which are more protective of natural and scenic resources and include land use specific requirements, the cumulative impacts were found to be less than significant.

B8-8 Resiliency and sustainable development are countywide objectives for all unincorporated communities that will be comprehensively addressed through the Climate Action Plan and Safety Element Update projects. Low impact development regulations currently exist and are regulated

though Chapter 12.84 (Low Impact Development Standards) of Title 12 (Environmental Protection).

Section 22.336.040 Applicability and Section 22.336.060 Biological Resource Standards (A. Biological Resources, 2f) of the proposed CSD Update identify the types of existing legally established developments that would not be retroactively subjected to the new and modified regulations. Further, it clarifies that maintained fuel modification and brush clearance on existing legally established developments would be excluded from S1 and S2 habitat categories except areas that are subject only to minimal brush clearance measures. These proposed standards address development that would be excluded from the provisions of the new and modified regulations.

B8-9 The Transfer of Development Credit (TDC) program would be established to mitigate the adverse cumulative effects of development in the Santa Monica Mountains by preventing an increase in the net amount of development that could occur, and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources. This net zero increase approach through the TDC program restricts an overall increase in the gross number of potential development sites throughout the Santa Monica Mountains North Area. This would be an improvement over existing policy that currently allows for the creation of new potential development sites through a subdivision without recourse or benefit to the North Area.

B8-10 See Response B8-2.

B8-11 Comments noted. The proposed Plan and CSD Update would provide more protective measures for biological resources given the unique resources in the Santa Monica Mountains North Area. This goal would be applied in all habitat categories.

B8-12 The County developed a protected tree list consisting of 31 different types of native trees to identify the trees that would receive oversight through the protected tree standards in the proposed CSD Update. Section 22.336.060 Biological Resource Standards (B. Trees) outlines the process that would be taken by the County to protect both historical and heritage trees. Property owners seeking to encroach upon or remove historical or heritage trees would be required to comply with the process established for protected trees. This process and the list of protected trees would apply only to the North Area.

B8-13 Comments noted. The proposed tree protection policies and standards in the Plan and CSD Update are meant to protect trees and not destroy them as noted in the comment. The measures were developed with community input and reflect the input and comments of local residents and County biologists.

B8-14 Comments noted regarding emergency tree removals.

B8-15 Comment noted. Encroachments of 11 to 30 percent into the protected zone of a protected tree would be adjusted to require seven years of monitoring instead of a 2:1 mitigation ratio. Encroachments of 30 percent or more would be processed as a removal. This is a conservative approach that is consistent with both the Santa Monica Mountains Local Implementation Plan as well as the Significant Ecological Areas Ordinance. The protected tree provisions of Section 22.336.060 (B. Trees) are intended to work in concert with the biological resource provisions of

Section 22.336.060 (A. Biological Resource Standards), whereby avoidance of biological resource impacts is preferred.

B8-16 The proposed CSD Update addresses the criteria for heritage or historic protection for non-native tree species. Section 22.336.060 (B. Biological Resources, 2e) of the proposed CSD states that a non-native tree not subject to tree protections may receive protection once it is formally designated as a historic resource either through the County's Historic Preservation Ordinance process, listed or determined eligible for listing through the California Register of Historic Resources, and/or listed or determined eligible for listing through the National Register of Historic Places. In addition to one or more of the aforementioned listing requirements, the non-native tree must also be associated with events or person(s) that made a significant contribution to the history of the County, State, or nation, or the location; or the location of the tree is associated with a historically significant view or setting.

Non-native trees that have not received this formal designation do not receive the protection of qualifying protected trees and can be removed. The proposed CSD standard would not prohibit the beneficial actions of voluntary habitat restoration and removal of non-native trees that have not received a formal historic tree designation are encouraged**.**

B8-17 The comment references the use of Radtke et al 1982 and mentions that it is an out of date source of fire information. This source was used in the wildfire analysis because it is specific to the Santa Monica Mountains, however, it was not the only source used in Section C.15 Wildland Fire and Hazards in the EIR. The assessment used more recent Los Angeles County Fire Department information as well as other sources referenced in Section C.15. The commenter also references the term "from the house out." The Los Angeles County Fire Department includes information on their website for how to make a home safe from wildfires. The website includes valuable information for homeowners.[6]

In addition, the County is currently updating the Safety Element to holistically address hazards proliferated by the effects of climate change throughout the unincorporated County. Wildfire protection is one of the primary hazards that will be addressed and analyzed to ensure future planning adequately implements prevention, mitigation, and recovery. Senate Bill 379 requires that the updated Safety Element be adopted by the end of year 2021 and outreach will be conducted prior to the adoption of the updated Safety Element.

B8-18 The term "brush clearance" is used to clearly define the activity (i.e., complete removal of flammable vegetation within a defined zone) and avoid confusion with "fuel" or "vegetation modification," which is defined as partial removal of vegetation or replacement of vegetation with more fire-resistant vegetation within zones. The Los Angeles County Fire Department has developed standards specifically for fuel modification.

B8-19 Comment noted. The proposed policies and standards of the Plan and CSD Update were developed in coordination with multiple stakeholders and agencies. The proposed update addresses issues that are specific to the North Area and would be used in conjunction with other applicable plans and programs.

[6] https://www.lafd.org/safety/fire-safety/fire-what-to-do/how-have-firewise-home

B8-20 The building site area (BSA) did not exclude the fuel modification or brush clearance. BSA is defined in the proposed CSD Update as: "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint. Therefore, the County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat.

B8-21 The 200-foot Fuel Management area, inclusive of Fuel Modification plan zones A, B, and C are prescribed by the Los Angeles County Fire Department, Forestry Division. Per County Fire Codes 325.2.1, 325.2.2, 325.10, and 503.2.1, properties within the Very High Fire Hazard Severity Zone may be required to "*clear all flammable vegetation and other combustible growth or reduce the amount of fuel content for a distance greater than 30 feet (9.14 m), but not to exceed 200 feet (60.96 m)*."

The Fuel Management areas have been included in the proposed Plan and CSD Update in order to maintain consistency with other County Departments, as they pertain to public safety and fire hazard risk mitigation.

B8-22 The suggested revision to Policy CO-84 (now Policy CO-85) will not be accepted. Different parcel configurations, particularly those that are narrow, may not be able to avoid fuel modification on an adjacent parcel. Further, development requiring fuel modification on an adjacent parcel that cannot be avoided should not be contingent upon the agreement of the adjacent property owner's willingness to grant an easement. The proposed North Area Plan and CSD Update promote the clustering of development in order to consolidate fuel management areas and minimize the overall impact to habitat and vegetation. As such, the implementation of the suggested policy would not be feasible.

B8-23 In response to this comment, Policy SN-4 (now Policy SN-5) has been revised as follows:

> **Policy SN-5**: Prohibit new development in areas where ~~it presents an extraordinary risk to life and property due to~~ an existing or demonstrated potential public health and safety hazard <u>presents a risk to life and property, such as naturally unstable geologic areas or areas prone to wildfire.</u>

The suggested revision to Policy SN-6 (now Policy SN-7) will not be accepted. Projects located outside of the protected zone of a significant ridgeline but close to said zone may need to implement the required fuel modification that could extend into slopes greater than 50 percent or greater. Project designs are encouraged to be located on the least impactful and sensitive location of the site; where this is not feasible, it may potentially require fuel modification on slopes of 50 percent or greater. As such, the implementation of the suggested policy would not be feasible.

B8-24 Comment noted.

B8-25 Comment noted. See Responses to B8-8 and B8-17.

B8-26 The proposed Plan and CSD Update addresses the "original footprint." Policy CO-41 (now Policy CO-42) of the proposed Plan Update would limit grading, soil compaction and vegetation removal

to the minimum footprint needed to create a building site and allow access and fire protection. Section 22.336.060 (A. Biological Resources, 4l) limits development in S1 habitat to the existing developed footprint. Section 22.336.070 (I. Grading) would require minimal grading and reducing the building footprint. These measures in combination with the policies and standards that protect biological and scenic resources would maintain the original building footprint as much as possible for reconstruction projects.

B8-27 The comment requested a revision to development standard 2b in Section 22.336.070 (O. Rebuilding after Disaster). This request cannot be completed because development standards such as Low Impact Development and Green building standards are approved by the Department of Building and Safety and would require a County-wide policy initiative to execute.

B8-28 This comment requests revisions to development standard 2c in Section 22.336.070 (O. Rebuilding after Disaster). The height of rebuilt structures is limited by the maximum adopted in the County Code. Structures replaced under the Rebuilding Damaged or Destroyed Structures development standards may not exceed adopted limits. For these reasons, this request cannot be completed.

B8-29 The comment requests clarification to 2f in Section 22.336.070 (O. Rebuilding after Disaster). If a Conditional Use Permit (CUP) was required for the use/structure when built then a valid CUP will be needed for reconstruction after a disaster. No changes are needed to this standard.

B8-30 This comment requests revisions to standard 3iii of Section 22.336.070 (O. Rebuilding after Disaster). During the project review process slight reconfigurations to the footprint are currently allowed as to reduce the impact on protected trees and sensitive habitats. The Waiver of Permitting Requirements section provides guidance if impacts to protected trees cannot be avoided during the Rebuilding after Disaster process.

B8-31 Page C.9-18 of Section C.9 Hydrology and Water Quality addresses and evaluates onsite wastewater treatment systems. The assessment evaluates Policies CO-55 to CO-58 (now Policies CO-53 to CO-56) in the assessment, policies identified in the comment. Section C.8 Geology, Soils, and Paleontology evaluates onsite wastewater disposal and Section C.9 Public Services, Utilities and Service Systems addresses wastewater collection and disposal providers and capacity to serve the North Area. This issue is adequately covered in the EIR and no revisions or additions are needed.

B8-32 Development of small "package" wastewater treatment plants are regulated by the Los Angeles County Departments of Public Works and Public Health. As with all components of development on a site, the development of a small "package" wastewater treatment plant would be subject to the regulations found in the proposed CSD Update including locational criteria such as avoidance of habitat and buffering from water resources.

B8-33 Based upon a review of permit data for applications submitted within the last five years in the North Area, a total of five applications included a request to build within the protected zone of a significant ridgeline. Of those five applications, one application was withdrawn; one application was approved for a Woolsey Fire rebuild; and three applications are still pending. Policies within the existing North Area Plan and CSD have proven to be successful in protecting identified scenic

resources, which is demonstrated by the lack of new development on top of mapped ridgelines and preserved scenic resources such as Ladyface Mountain.

B8-34 Figure C.1-1 presents the projects used in the cumulative analysis that were identified at the time the Draft EIR was published. There were no proposed projects within the boundaries of the North Area when this information was collected. Section C.1 is the introduction to the environmental analysis and does not present any assessment of cumulative impacts, that assessment is presented in each of the issue-area discussion (Sections C.2 through C. 15). Also see Responses to B8-4 and B8-7.

B8-35 Comments noted regarding permit fees and programmatic permits. The proposed Plan and CSD Update applies to unincorporated lands within the jurisdiction of the County. It does not apply to public lands under the jurisdiction of another agency. In the example provided, permits may have been required from other agencies such as building and safety.

B8-36 The Los Angeles Regional Water Quality Control Board (LARWQCB) oversees the protection of ground and surface water quality as well as watershed management and water rights in the North Area. Los Angeles County is required to comply with water regulations administered by the LARWQCB as discussed in Section C.9 Hydrology and Water Quality of the EIR. Applications for the installation of new water wells require strict adherence to regulations, including proof of adequate water supply, administered by the Los Angeles County Department of Public Health. The policies found in the proposed Plan Update support the continued regulations that are implemented by the regulating bodies. See Responses to B8-2 and B8-37.

B8-37 Section C. 15 Wildland Fire and Hazards evaluated the use of pesticides and rodenticides in the North Area. Use of pesticides and rodenticides is regulated by the State. As a matter of Statewide concern, State preemption prohibits the County from regulating the use of pesticides or rodenticides on private property.

B8-38 Based on comments received on the issue of animal enclosures, the County has made the following revision to this standard, see below.

> **N. Protective Enclosures for Outdoor Animals.** Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. <u>Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals</u>.

If the Plan and CSD is adopted by the County, the County will develop a best practices implementation guide with the suggested reference to the National Park Service guidelines.

B8-39 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit (CUP) would be required for filming longer than 60 days in one location. This requirement specifies the amount of time that filming can occur without the requirement for a CUP. The County Municipal Code Chapter 22.188 requires a permit for short-term events including movie-on location filming. Filming is a countywide issue that is addressed in the County Municipal Code.

B8-40 The development of wireless communication facilities (WCF) are addressed on a Countywide basis through development guidelines that fall within the regulatory parameters set by the Federal Communications Commission (FCC). Development guidelines for small-cell WCFs and macro WCFs apply to the Santa Monica Mountains North Area and can be referenced here:

http://planning.lacounty.gov/assets/upl/apps/scf-design.pdf and
http://planning.lacounty.gov/assets/upl/data/ip_2010-01_sub-zon-ord.pdf, respectively.

B8-41 The Santa Monica Mountains North Area is subject to the updated countywide Accessory Dwelling Unit (ADU) Ordinance, which was discussed at the County Board of Supervisors hearing on August 4, 2020.[7] The ADU Ordinance sets development standards and case processing procedures for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). In addition to limiting the number, size, and location of ADUs, the ADU Ordinance limits the development of ADUs based on location, and required ingress/egress for ADUs, within Very High Fire Hazard Severity Zones (VHFHSZ).

The ADU Ordinance states that ADUs must have two means of access to a highway if located in a VHFHSZ. Access must be 24 feet wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas. These standards will help limit increased density in the Santa Monica Mountains North Area as a result of ADU development.

B8-42 For purposes of the proposed Plan and CSD Update, a combined map as suggested in the comment would not be practical because it would have too much detail and would be hard to read at the 11 x 17 scale of the current maps. However, on an application-by-application basis the County has the inhouse GIS capability to overlay the different maps on a specific and smaller area to identify site constraints and as part of the evaluation of specific future projects proposed in the North Area.

B8-43 As specified in the CEQA Guidelines Section 15097, the Final EIR for the proposed Plan and CSD Update includes a Mitigation Implementation and Monitoring Plan. However, the County has not included a request/standard for GIS data layers for new development. Most of the development would be for residential development and adding a requirement for a GIS layer would increase the approval cost for individual property owners.

B8-44 Section C.2 Aesthetics considered the potential impacts from all land uses and not only vineyards. Vineyards are mentioned in the analysis because it is a prominent agricultural use in the North Area and it was a concern to local residents to have development standards for this land use. Also see Response B8-2.

B8-45 The suggested revision to Figure C.6-1 Potential for Cultural Sensitivity has been made.

B8-46 Page C.6-22, Section C.6 Cultural and Tribal Cultural Resources of the EIR, includes a discussion on why the tree standards are mentioned in this section. The reference is in regard to historic trees.

[7] http://planning.lacounty.gov/adu/ordinance

B8-47 Comment noted. Section C.9 Hydrology and Water Quality in the EIR includes a discussion about these requirements.

B8-48 Section C.9 Hydrology and Water Quality in the EIR discusses groundwater wells and notes that with Policy CO-50 wells would only be allowed where they would not have significant adverse or cumulative impacts to groundwater. The proposed community-wide development standards include best management practices for Event Facilities, Vineyards, and equestrian facilities to protect water resources in the North Area. Also see Response to B8-2.

B8-49 Table C.13-3 Schools does not list any schools from the Santa Monica-Malibu Unified School District because no schools from this district are within the 1.5-mile radius noted on the table. The discussion in the EIR does not say that this district serves the North Area; it states that the district (boundary) covers a small portion of the western North Area.

B8-50 Section C.15 Wildland Fire and Hazards of the EIR includes a brief discussion of this plan on page C.15-13. This plan was used and referenced in the analysis. Also see Response B8-17.

B8-51 As described in the CEQA Guidelines Section 15126.6, the alternative discussion needs to include a range of reasonable alternatives that would feasibly attain most of the project objectives. The Guidelines state: "*The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project*." The analysis of the No Project Alternative provides sufficient information to provide a comparison to the proposed project. A quantitative analysis is not required for the alternative analysis. Additionally, item (e)(3) of this section states: "*When the project is the revision or an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy, or operation into the future*." The EIR presented a meaningful discussion of the No Project Alternative and is consistent with CEQA requirements.

B8-52 We apologize for this misspelling your name. The Biological Assessment report has been published and will not be updated. However, we have noted the correction in the Changes to the EIR section of this document.

B8-53 Comment noted.

B8-54 See Response to B3-32.

B8-55 See Response to B3-32.

B8-56 Comment noted. Legal non-conforming means that a use does not meet the current requirements but was legally established prior to the new requirements.

B8-57 Chapter 4 Land Use Element, under Land Use Policy Map, includes an explanation of the different designations and identified zoning for properties in the North Area.

B8-58 Comment noted.

B8-59 See Response B8-4.

B8-60 Section 22.336.060 Biological Resource Standards defines S4 Habitat as follows:
S4 Habitat: Developed and agricultural lands. Land that supports existing residential or commercial development, other facilities, or agricultural practices. Development is least restricted in areas with S4 habitat.

As noted in the S4 Habitat definition above, in these areas a biological review would not be required. However, the applicant would need to demonstrate as part of a permit application that the property includes S4 habitat.

B8-61 All projects need to verify a source of water as part of the application review process. For larger projects, a water supply assessment would be required to demonstrate adequate water supply (SB 610) and source. These are existing requirements under state and regional laws. No additional standards are needed to address water availability.

B8-62 This requirement was put in place to ensure adequate noticing for tree removals. The added tree protections were identified and put in place with significant input from residents.

B8-63 Reference to the Interagency Trail Management Plan is in the proposed Plan Update. It is found on page 41, third paragraph, under the discussion of trails. This reference does not need to be in the proposed CSD Update.

B8-64 The County responded to these questions in an email during the public comment period. No additional response is needed.

Comment Set B9: Tiffany Yap, PhD., Center for Biological Diversity

CENTER for BIOLOGICAL DIVERSITY Because life is good.

June 30, 2020

Sent via email

L.A. County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
SMMNorthArea@planning.lacounty.gov

Re: Santa Monica Mountains North Area Plan Update (SCH No. 2018071065)

Dear Department of Regional Planning,

These comments are submitted on behalf of the Center for Biological Diversity ("Center") regarding the Santa Monica Mountains North Area Plan ("Plan") and its Draft Environmental Impact Report ("DEIR"). The Center has reviewed the Plan and DEIR and recommends the inclusion of several revisions and/or additional policies in the Plan and DEIR as outlined in further detail below.

I. Background on the Center

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and the United States. The Center has worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Los Angeles County.

II. The DEIR should adequately assess and mitigate impacts to mountain lions (*Puma concolor*) as a special-status species in the Plan area

The DEIR fails to correctly identify mountain lions (*Puma concolor*) as a special-status species that occurs in the Plan area. Mountain lions are omitted from Attachment 2 of Appendix 3, "Special-status species potentially occurring in the Santa Monica Mountains North Area" even though the DEIR states that special-status species referred to in the document include, "candidate species being considered or proposed for listing under [the California Endangered Species Act]." Mountain lions throughout the state have been classified as a "specially protected mammal" since 1990 after California voters passed Prop 117. In June 2019 the Center, along with the Mountain Lion Foundation, submitted the petition to list Southern California and Central Coast

B9-1

mountain lions (which includes mountain lions in the Plan area) as threatened under the California Endangered Species Act (CESA) in June 2019 (Yap et al. 2019). On April 16, 2020, mountain lions in Southern California and along the Central Coast were granted candidacy status under CESA by the California Fish and Game Commission (CFGC) (CFGC 2020), prior to the release of this DEIR. Therefore, mountain lions should be included as a special-status species in the DEIR analyses.

There is ample scientific evidence that indicates mountain lion populations in Southern and Central Coast California are imperiled and that human activities and land use planning that does not integrate adequate habitat connectivity can have adverse impacts on mountain lions. Continued habitat loss and fragmentation has led to 10 genetically isolated populations within California. There are six identified mountain lion populations in the ESU, and several are facing an extinction vortex due to high levels of inbreeding, low genetic diversity, and high human-caused mortality rates from car strikes on roads, depredation kills, rodenticide poisoning, poaching, disease, and increased human-caused wildfires (Ernest et al. 2003; Ernest et al. 2014; Riley et al. 2014; Vickers et al. 2015; Benson et al. 2016; Gustafson et al. 2018; Benson et al. 2019).

The effective population sizes of the six populations within the ESU range from 4 to 56.6 (Gustafson et al. 2018; Benson et al. 2019). An effective population size of 50 is assumed to be sufficient to prevent inbreeding depression over five generations, while an effective population size of 500 is considered sufficient to retain evolutionary potential in perpetuity (Traill et al. 2010; Frankham et al. 2014). Five of the six populations are well below that minimum threshold of 50 and none have an effective population size anywhere near 500, which indicates that these populations are at serious risk of becoming extirpated. Furthermore, mountain lions in the Santa Monica and Santa Ana mountains have been found to have dangerously low genetic diversity and effective population size, and they are likely to become extinct within 50 years if gene flow with other mountain lion populations is not improved (Benson et al. 2016; Gustafson et al. 2018; Benson et al. 2019). Populations in the Santa Cruz, San Gabriel, and San Bernardino mountains are showing similar trends (Gustafson et al. 2018; Saremi et al. 2019). This is detailed in the Center's petition to the California Fish and Game Commission to protect Southern California and Central Coast mountain lions under the California Endangered Species Act (Yap et al. 2019).

B9-1, cont.

The primary threat to the long-term survival of mountain lions in the Southern California/Central Coast ESU is genetic isolation due to lack of connectivity caused by continuous development in mountain lion habitat with little regard of their movement needs. Given that mountain lions are being driven towards extirpation in various parts of the state due to lack of connectivity, especially in the Santa Monica Mountains, further fragmentation from development within the constrained linkages without adequate mitigation and/or enhancement of connectivity at existing barriers will bring mountain lions in the Santa Monica Mountains closer to extinction. To minimize impacts to mountain lions, the Plan should include preserving suitable habitat within natural linkages and implementing wildlife crossings and habitat enhancement/restoration at existing barriers.

It is important to consider that crossings require wildlife responsive design to effectively facilitate wildlife movement and permeability. Preliminary results from a study by researchers at

UC Davis and University of Southern California, as well as those by other researchers, suggest that the light, noise, and other aspects of highways can have negative impacts on wildlife numbers and diversity near the highways (Shilling 2020; Vickers 2020). The researchers found a significant difference between species richness and species type (mammals, including mountain lions), with lower richness and fewer species at crossing structures compared to background areas 1 km away from the roads (Shilling 2020). There is also evidence documenting the effects of human activity specifically on mountain lions. One study found that mountain lions are so fearful of humans and noise generated by humans that they will abandon the carcass of a deer and forgo the feeding opportunity just to avoid humans (Smith et al. 2017).[1] The study concluded that even "non-consumptive forms of human disturbance may alter the ecological role of large carnivores by affecting the link between these top predators and their prey" (Smith et al. 2017). In addition, mountain lions have been found to respond fearfully upon hearing human vocalizations, avoiding the area and moving more cautiously when hearing humans (Smith et al. 2017; Suraci et al. 2019). Other studies have demonstrated that mountain lion behavior is impacted when exposed to other evidence of human presence, such as lighting or vehicles/traffic (Wilmers et al. 2013; Smith et al. 2015; Wang et al. 2017). Sound and light barriers should be implemented at all wildlife crossings to encourage wildlife to utilize the crossings. Sound and lighting should also be minimized throughout the entire Plan area, especially where development and roads go through natural habitats and/or identified linkages. **B9-1, cont.**

Mountain lions are a key indicator species of wildlife connectivity and healthy ecosystems. As the last remaining wide-ranging top predator in the region, the ability to move through large swaths of interconnected habitat is vital for genetic connectivity and their long-term survival. In addition, impacts to mountain lions in the region could have severe ecological consequences; loss of the ecosystem engineer could have ripple effects on other plant and animal species, potentially leading to a decrease in biodiversity and diminished overall ecosystem function. Many scavengers, including many raptors, foxes, and numerous insects, would lose a reliable food source (Ruth and Elbroch 2014; Barry et al. 2019). Fish, birds, amphibians, reptiles, rare native plants, and butterflies could potentially diminish if this apex predator were lost (Ripple and Beschta 2006; Ripple and Beschta 2008; Ripple et al. 2014). Any transportation or development projects that do not adequately address wildlife connectivity issues and integrate effective wildlife crossings and corridors based on the best available science could lead to the extirpation of mountain lion populations in the Santa Monica Mountains and severe loss of biodiversity and ecosystem function in the region.

III. The updated Plan should include prioritization of acquiring and protecting lands adjacent to roads and building new crossings or upgrading existing potential crossings for terrestrial movement and/or fish passage

The Center is encouraged to see policies addressing the need to preserve large blocks of intact habitats prioritizing sensitive habitats and natural linkages with policies CO-2 through CO-4, CO-13, CO-14, CO-18, and CO-19. Although the preservation of existing linkages and intact **B9-2**

[1] *See also* Sean Greene, "How a fear of humans affects the lives of California's mountain lions," *Los Angeles Times* (June 27, 2017), available at https://www.latimes.com/science/sciencenow/la-sci-sn-pumas-human-noise-20170627-story.html.

habitats is the most ecologically- and cost-effective way to minimize impacts to wildlife movement and habitat connectivity, existing connectivity is already severely constrained. There is a desperate need to improve connectivity at existing barriers, especially for mountain lions, but also for other special-status species that rely on sensitive natural communities and connectivity among heterogeneous habitats, like California red-legged frogs (*Rana draytonii*) and California newts (*Taricha torosa*).

Protecting lands adjacent to freeways, particularly in areas near protected suitable habitat and potential crossing sites should be an additional priority to improve and enhance wildlife connectivity. Such areas are important in identifying and providing effective wildlife crossings, because animals are more likely to use them if there is suitable habitat on both sides of the crossing. Studies have shown that wildlife crossing infrastructure with suitable, protected habitat on both sides of the crossings gradually increase the level of wildlife permeability and reduce wildlife vehicle collisions (Dodd et al. 2012; Sawyer et al. 2012; Kintsch et al. 2018). And in an investigation in Southern California looking at the amount of protected lands on both sides of highways where animals cross regularly either at-grade or using culverts, Vickers et al. (Vickers 2020) found that few sites had protected lands on both sides of the highway, and few suitable opportunities remained.

To take enhancement of connectivity one step further, the Center recommends the EIR specify that suitable habitat adjacent to roads be an additional priority for conservation easements to improve wildlife connectivity throughout the Plan area, with an emphasis on lands adjacent to road sections that have been identified as potential wildlife crossing locations from wildlife movement studies. Funding and resources should be provided for wildlife movement studies and construction/upgrading of wildlife crossings. And all mitigation (in-kind, restoration/enhancement, creation of habitat, construction/upgrading of wildlife crossings) should be implemented in consultation with local and regional wildlife connectivity experts and protected in perpetuity, and the mitigation on these lands should include funded long-term monitoring, specified measurable success criteria, and adaptive management strategies.

B9-2, cont.

Edge effects of development in and adjacent to open space will likely impact key, wide-ranging predators, such as mountain lions and bobcats (Crooks 2002; Riley et al. 2006; Delaney et al. 2010; Lee et al. 2012; Smith et al. 2015; Vickers et al. 2015; Smith et al. 2017; Wang et al. 2017), as well as smaller species with poor dispersal abilities, such as song birds, small mammals, and herpetofauna (Cushman 2006; Slabbekoorn and Ripmeester 2008; Benítez-López et al. 2010; Kociolek et al. 2011). Negative edge effects from human activity, traffic, lighting, noise, domestic pets, pollutants, invasive weeds, and increased fire frequency have been found to be biologically significant up to 300 meters (~1000 feet) away from anthropogenic features in terrestrial systems (Environmental Law Institute 2003). For instance, field observations and controlled laboratory experiments have shown that traffic noise can significantly degrade habitat value for migrating songbirds (Ware et al. 2015). Subjects exposed to 55 and 61 dBA (simulated traffic noise) exhibited decreased feeding behavior and duration, as well as increased vigilance behavior (Ware et al. 2015). Such behavioral shifts increase the risk of starvation, thus decreasing survival rates. Another study also highlighted the detrimental impacts of siting development near areas protected for wildlife. The study noted that "Anthropogenic noise 3 and 10 dB above natural sound levels . . . has documented effects on wildlife species richness,

abundance, reproductive success, behavior, and physiology" (Buxton et al. 2017). The study further noted that "there is evidence of impacts across a wide range of species [] regardless of hearing sensitivity, including direct effects on invertebrates that lack ears and indirect effects on plants and entire ecological communities (*e.g.*, reduced seedling recruitment due to altered behavior of seed distributors)" (Buxton et al. 2017). Moreover, human transportation networks and development resulted in high noise exceedances in protected areas (Buxton et al. 2017). 2017). In addition, preliminary results from studies underway by researchers at UC Davis and University of Southern California, as well as those by other researchers, suggest that the light, noise, and other aspects of highways can have negative impacts on wildlife numbers and diversity near the highways (Shilling 2020; Vickers 2020). The researchers found a significant difference between species richness and species type (mammals), with lower richness and fewer species at crossing structures compared to background areas 1 km away from the roads (Shilling 2020). They also found that as traffic noises surpassed 60 dBC, the number of visits by small to large mammals decreased and most of the species in their study avoid traffic noise (Shilling 2020). It is clear that different species have variable sensitivities to noise and light associated with development and transportation infrastructure like roads and rail; this can lead to changes in species distributions, which can have ecosystem-level impacts (*e.g.*, Suraci et al. 2019). Sound and light barriers should be implemented at all wildlife crossings to encourage wildlife to utilize the crossings. Sound and lighting should also be minimized throughout the entire Plan area, especially at developments adjacent to sensitive natural habitats (S1 and S2 habitats).

B9-2, cont.

IV. Higher mitigation ratios for impacted habitats should be required and ratios for different types of mitigation should be specified

The Center is encouraged to see identified mitigation ratios of a minimum of 3:1 for impacts to S1 Habitat (rare/very sensitive habitat) and 2:1 mitigation ratio for S2 Habitat (sensitive habitat) in proposed revisions to the Biological Resources Standards 22.336.060 (DEIR at B-11 and Appendix 1); however, given the importance to numerous native rare and special-status animals and plants and connectivity, the Center recommends increasing these ratios and specifying mitigation ratios for the types of mitigation to be implemented, as not all mitigation is created equal. Preservation of existing habitat where special-status species are known to occur through avoidance should be the primary focus, as restoration and creation of habitats can have limited success due to the challenges of establishing the appropriate hydrology (Sudol and Ambrose 2002; Windmiller and Calhoun 2007; Matthews and Endress 2008; Stein et al. 2018). If compensatory mitigation includes enhanced, restored, or created habitats, higher mitigation ratios coupled with extended years of effective monitoring and adaptive management strategies are needed to improve chances of establishing equivalent ecological function as the lost habitat (Sudol and Ambrose 2002; Windmiller and Calhoun 2007; Matthews and Endress 2008; Stein et al. 2018). And, as mentioned previously, all mitigation (in-kind, restoration/enhancement, creation of habitat) should be implemented in consultation with local and regional biologists and protected in perpetuity, and the mitigation on these lands should include funded long-term monitoring, specified measurable success criteria, and adaptive management strategies.

B9-3

The Center suggests that mitigation for S1 Habitat be a minimum of 3:1 for in-kind mitigation, 4:1 for enhanced/restored mitigation, and 5:1 for created habitat. Similarly, the

Center suggests that mitigation for S2 Habitat be a minimum of 2:1 for in-kind mitigation, 3:1 for enhanced/restored mitigation, and 4:1 for created habitat. Higher mitigation ratios should be encouraged and incentivized for habitats where special-status species are known to occur (in S1 or S2 Habitat). For comparison, the City of San Diego Vernal Pool Habitat Conservation Plan requires 4:1 mitigation when no listed species are present, and up to 8:1 when listed species are present (City of San Diego 2019). **B9-3, cont.**

V. Stronger protections for oak trees and woodlands are needed

Oaks and oak woodlands support high richness of California's native species, including 2,000 plants, 5,000 insects and arachnids, 80 amphibians and reptiles, 160 birds, and 80 mammals (Meadows 2007). They are also important for many ecosystem services that communities rely on for safety and economic stability, including water quality protection, carbon sequestration, erosion control, and soil retention (Brown and Krygier 1970; Elliot 2010; Lawrence et al. 2011; Moyle et al. 2011; Pan et al. 2011; Jedlicka et al. 2014). Reduced woodland cover has been shown to result in increased runoff (*i.e.*, pollutants such as pesticides and fertilizers flowing into groundwater and surface waterways), erosion, sedimentation, and water temperatures; changes in channel morphology; decreased soil retention and fertility; and decreased terrestrial and aquatic biodiversity (Brown and Krygier 1970; Pess et al. 2002; Dahlgren et al. 2003; Houlahan and Findlay 2004; Opperman et al. 2005; Lohse et al. 2008; Elliot 2010; Lawrence et al. 2011; Moyle et al. 2011; Zhang and Hiscock 2011; Jedlicka et al. 2014). In addition, woodlands are an important carbon sink that can help moderate the impacts of climate change (Padilla et al. 2010; Pan et al. 2011), and some researchers argue that at a global scale, trees are linked to increased precipitation and water availability (Ellison et al., 2012). Preserving existing oaks and oak woodlands would help protect the region's rich biodiversity and sequester carbon to combat impacts of climate change.

B9-4

The DEIR states that "Oak trees shall be subject to the protections, requirements and mitigation ratios of Chapter 22.174 – 'Oak Tree Permits.'" (DEIR Appendix 1 SMMNACSD at 17), which provides for a minimum 2:1 replacement ratio, and trees that die within two years of planting need to be replaced (Chapter 22.174.070). This pales in comparison to Santa Barbara County's Deciduous Oak Tree Protection and Regeneration Ordinance, which requires a 15:1 mitigation ratio (via replacement planting or protection of naturally occurring oaks between six inches and six feet tall) for removed oak trees (County of Santa Barbara 2003). Translocating oak trees is a difficult procedure, mostly due to their deep taproots, and many trees may not survive transplantation. In addition, any off-site compensatory mitigation that involves restoration, enhancement, or creation of habitat does not guarantee oak establishment. Any mitigation measures involving tree transplantation or off-site mitigation (restoration, enhancement, creation, or otherwise), should involve funded monitoring for at least seven years (SB 1334, Public Resources Code § 21083.4), and there should be specific success criteria and adaptive management strategies to ensure success criteria are met. At a minimum, the mitigation ratio should be 3:1 for in-kind mitigation, 4:1 for restored/enhanced mitigation, and 5:1 for created habitat.

In addition, it is important to note that while protecting standalone trees can be helpful for the individual tree, it does not necessarily preserve the oak's long-term survival in the area. Oak

trees are often part of heterogeneous habitats, ranging from tree-dominated woodlands and riparian areas to grasslands and savannahs. According to the California Fish and Game Code, oak woodlands are defined as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover" (Cal Fish & Game Code § 1361). The Center is encouraged that the DEIR and Plan acknowledge that oak woodlands play a key role in the ecology of the Santa Monica Mountains and that "any oak woodland regardless of dominant tree species is considered sensitive" (DEIR at C.4-4), but it would be helpful to clearly define oak woodlands as they are defined the California Fish and Game Code for future projects in the region.

B9-4, cont.

VI. Riparian habitats and other aquatic/semi-aquatic habitats need greater protections

It is estimated that 90-95% of historic riparian habitat in the state has been lost (Bowler 1989; Riparian Habitat Joint Venture 2009). Using 2002 land cover data from CalFire, the Riparian Habitat Joint Venture estimated that riparian vegetation makes up less than 0.5% of California's total land area at about 360,000 acres (Riparian Habitat Joint Venture 2004). This is alarming because riparian habitats perform a number of biological and physical functions that benefit wildlife, plants, and humans, and loss of what little is left will have severe, harmful impacts on special-status species, overall biodiversity, and ecosystem function. California cannot afford to lose more riparian habitat.

Although the updated Plan provides for a 200-foot buffer for S1 habitat (including streams) at vineyards (DEIR Appendix 1 SMMNACSD at 67-68), such buffers should apply to all development. In addition, buffers should be greater if special-status species are known to occur, have the potential to occur, or have historically occurred in the area, particularly in riparian habitats, streams, wetlands, ponds, and reservoirs. Natural riparian systems are critically important because they slow water and allow for infiltration into the ground water, while providing habitat and connectivity for rare plants and animals. The DEIR should consider the best available science and require a minimum 300-foot setback from reservoirs and ponds to protect water quality for all development (Nieswand et al. 1990; Norris 1993; Whipple Jr. 1993). In addition, the DEIR should implement setbacks of 300 feet or more from streams and wetlands (including vernal pools) that are within designated critical habitat, support or have the potential to support special-status and/or sensitive species or provide connectivity and linkages to support multiple species. If the aquatic resources are not located within designated critical habitat, do not support or have the potential to support special-status or sensitive species, and do not provide essential habitat connectivity, as determined by a qualified biologist, then a minimum buffer of 200 feet should be required.

B9-5

Science has shown that implementing adequate buffers throughout the catchment or watershed in addition to around the reservoir(s) is an effective strategy to keep pollutants and sedimentation out of reservoirs (Norris 1993; Whipple Jr. 1993). Researchers suggest that to reduce sedimentation and pollution in drinking water supplies and protect water quality a minimum 300-foot buffer should be established around reservoirs, and larger buffer zones should be established around upstream channels and tributaries closer to pollution sources of sediment and other pollutants (Nieswand et al. 1990; Norris 1993; Whipple Jr. 1993). Thus, while 19 of

the 47 named blueline streams have adequate buffers of 200 feet or more, the FEIR/S's assignment of 50- to 100-foot buffers to a majority of the blueline streams will not adequately protect water quality from degrading due to sediment, turbidity, and other types of pollution, such as excessive nutrients (nitrogen and phosphorous) and pesticides. Larger buffer zones along streams and wetlands upstream of reservoirs would provide more stream bank stabilization, water quality protection, groundwater recharge, and flood control both locally and throughout the watershed (Nieswand et al. 1990; Norris 1993; Whipple Jr. 1993; Sabater et al. 2000; Lovell and Sullivan 2006). They would also protect communities from impacts due to climate change by buffering them from storms, minimizing impacts of floods, and providing water storage during drought (Environmental Law Institute 2008). Thus, the FEIR/S should require a minimum 300-foot buffer around reservoirs with a minimum of 200- to 300-foot setbacks from streams and wetlands, depending on whether the habitat is located within designated critical habitat, supports or has the potential to support special-status and/or sensitive species, or if it provides important habitat connectivity or linkages.

In the San Francisco Bay Area, stream setbacks range between 30 – 200 feet, depending on the type of land use (*i.e.*, urban versus rural), or the quality or type of existing habitat (Robins 2002). For example, Sonoma County implements some of the more stringent setbacks, with requirements for a 200-foot buffer in the Russian River Riparian Corridor, a 100-foot buffer for flatland riparian stream corridors, and a 50-foot buffer for other riparian stream corridors[2]. Although smaller buffers may be locally adequate to alleviate water quality concerns in the short-term, they are often insufficient for wildlife (Kilgo et al., 1998; Fischer et al.m 2000; Semlitsch & Bodie, 2003). Streams (perennial and intermittent), wetlands (including vernal pools), ponds, and reservoirs throughout the County support numerous special-status flora and fauna, including California red-legged frogs, least Bell's vireo (*Vireo bellii pusillus*), and western pond turtles (*Actinemys marmorata*). Many species that rely on these aquatic habitats also rely on the adjacent upland habitats (*e.g.*, riparian areas along streams, and grassland habitat adjacent to wetlands). In fact, 60% of amphibian species, 16% of reptiles, 34% of birds and 12% of mammals in the Pacific Coast ecoregion (which includes Placer County) depend on riparian-stream systems for survival (Kelsey and West 1998). Many other species, including mountain lions and bobcats, often use riparian areas and natural ridgelines as migration corridors or foraging habitat (Dickson et al, 2005; Hilty & Merenlender, 2004; Jennings & Lewison, 2013; Jennings & Zeller, 2017). Additionally, fish rely on healthy upland areas to influence suitable spawning habitat (Lohse et al. 2008), and agricultural encroachment on these habitats and over-aggressive removal of riparian areas have been identified as a major driver of declines in freshwater and anadromous fish as well as California freshwater shrimp (*e.g.*, Stillwater Sciences 2002; Lohse et al. 2008; Moyle et al. 2011). Loss of biodiversity due to lack of habitat contributes to ecosystem degradation, which will diminish a multitude of ecosystem services in the long-term. Thus, to preserve the region's valuable biodiversity in these habitats, it is important to develop and implement effective buffer widths informed by the best available science.

B9-5, cont.

[2] County of Sonoma (2008) General Plan 2020. Available at: https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/

A literature review found that recommended buffers for wildlife often far exceeded 100 meters (~325 feet), well beyond the largest buffers implemented in practice (Robins 2002). For example, Kilgo et al. (1998) recommend more than 1,600 feet of riparian buffer to sustain bird diversity. In addition, amphibians, which are considered environmental health indicators, have been found to migrate over 1,000 feet between aquatic and terrestrial habitats through multiple life stages (Semlitsch and Bodie 2003; Trenham and Shaffer 2005; Cushman 2006; Fellers and Kleeman 2007). The foothill yellow-legged frog, a state-threatened species that occurs within the Plan Area, has been observed wintering in abandoned rodent burrows and under logs as far as 100 m (or over 300 feet) from streams (Zeiner 1988). Other sensitive species known to occur in the Plan Area, such as western pond turtles, a candidate species under the Endangered Species Act) and California newts, have been found to migrate over 1,300 feet and 10,000 feet respectively from breeding ponds and streams (Trenham 1998; Semlitsch and Bodie 2003). Accommodating the more long-range dispersers is vital for continued survival of species populations and/or recolonization following a local extinction (Semlitsch and Bodie 2003, Cushman 2006). In addition, more extensive buffers provide resiliency in the face of climate change-driven alterations to these habitats, which will cause shifts in species ranges and distributions (Cushman et al., 2013; Heller & Zavaleta, 2009; Warren et al., 2011). This emphasizes the need for sizeable riparian and upland buffers around streams and wetlands in the Plan Area, as well as connectivity corridors between heterogeneous habitats.

B9-5, cont.

To protect the Project area's highly diverse ecosystems and the services they provide, the DEIR should require a minimum buffer of 300 feet (depending on the needs of the species present or potentially present) or more from all perennial and intermittent streams and wetlands (including vernal pools) that are within designated critical habitat, support or have the potential to support special-status and/or sensitive species, or provide connectivity and linkages to support multiple species. If the streams or wetlands are not located within designated critical habitat, do not support or have the potential to support special-status or sensitive species, and do not provide essential habitat connectivity, as determined by a qualified biologist, then a minimum 200-foot buffer should be required.

VII. The DEIR should provide more inclusive language that makes a more concerted effort to provide access to open space to all communities.

The Center is encouraged to see that the guiding principle regarding the Conservation and Open Space Element of the Plan is "Resource protection has priority over development." (DEIR Appendix 1 at 12) and commends Goal CO-1 to "Preserve open space areas that meet the diverse needs of Los Angeles County." Given that open space has not been equally accessible to diverse communities and discrimination towards Black, Indigenous, and other people of color in nature needs to be proactively addressed, the Center suggests revisions to Policy CO-2 to include language specifically improving access to low-income and minority communities that have historically had less access to open space:

B9-6

> CO-3: Provide and improve access to dedicated open space and natural areas for all users, especially those in low-income and minority communities that have historically had less access to open space, that considers the protection of sensitive biological resources.

Funding and resources should be dedicated to education and outreach specifically to encourage low-income and minority communities to explore nature.

VIII. Conclusion

Thank you for the opportunity to submit comments on the Plan and DEIR. Please add the Center to your notice list for all future updates to the Plan and do not hesitate to contact the Center with any questions at the number or email listed below.

Sincerely,



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Response to Comment Set B9: Tiffany Yap, PhD., Center for Biological Diversity

B9-1 The Biological Assessment (October 2018) and Section C.4 Biological Resources of the EIR both addressed and identified the importance of mountain lions in the Santa Monica Mountains. Figure 6 in the Biological Assessment illustrates the mountain lion sightings within the North Area between 2002 and 2011. The report notes: "*Perhaps the most celebrated mammal of the Santa Monica Mountains is the mountain lion, which at 150 pounds is the largest mammal in the Santa Monica Mountains*." The report acknowledges the danger for mountains lions that try and cross the US 101 Freeway and addresses the wildlife corridors and crossings used by wide-ranging species including mountain lions in the Santa Monica Mountains. The proposed policies and standards protecting resources in the North Area included consideration of the importance of mountain lions to the Santa Monica North Area and proposed application review procedures would reduce potential impacts to mountain lions. For example, development standards were designed to preserve habitat areas and to limit mobility restriction through wildlife permeable fencing.

On April 21, 2020 the California Fish and Game Commission accepted a petition to list an Evolutionary Significant Unit of mountain lion in southern and central coastal California as threatened under the California Endangered Species Act. To address this change in status, Section C.4.1 Environmental Setting, under Special-Status Plants and Wildlife (Page C.4-7), the following bullet is added:

- Mountain lion (*Puma concolor*) State Candidate for listing as threatened

The comment mentions the need to include suitable habitat and wildlife crossings. Both the EIR and the Biological Assessment discuss the need to keep available habitat open for mountain lions. The EIR specifically identifies the two proposed crossing underway by Caltrans: Liberty Canyon Wildlife Habitat Connectivity Project and the Chesebro Crossing at 101 Freeway. Both of these proposed crossing would significantly improve the mobility of the mountain lions and other species in the Santa Monica Mountains. See discussion on page C.4-10 in the EIR regarding barriers for mountain lions.

B9-2 Section 3 of the Biological Resources Assessment discusses Human-Wildland Interactions including edge-effects that occur in the urban-wildland interface. The assessment recognized the impact that noise, lighting, traffic, and general human disturbance can have on wildlife. The recommendations of the Biological Assessment were incorporated in the North Area Plan and CSD Update and the impact of the update was evaluated in Section C.4 Biological Resources of the EIR. The following proposed policies (emphasis added) direct development to protect the urban-wildland interface and emphasize protection of connectivity corridors. These policies would be used to evaluate and decide on future projects in the North Area. (Note: policies listed below are now Policies CO-12, CO-13, and CO-18.)

CO-13: Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance between land use, sensitive ecological areas (SEAs), **wildlife connectivity,** and emergency responses.

CO-14: Allow for **maximum wildlife connectivity** and habitat linkages throughout the North Area. All feasible strategies shall be explored to protect these areas from disturbance including purchasing open space lands, retiring development rights,

clustering development to increase the amount of preserved open space, restricting the design and location of fencing, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.

CO-19: **Open space conservation easements and dedications** shall be utilized, where required or offered, to ensure the **preservation of habitats and habitat linkages**. The receiving agency shall be a qualified public agency or land conservation agency with the ability to manage, preserve, or enhance park and open space lands. Financing for the long-term maintenance of such areas should be considered through endowments, assessments, or other public funding mechanisms.

The combination of these proposed policies would facilitate the Center for Biological Diversity's request to prioritize conservation easements to improve wildlife connectivity.

B9-3 Section 22.336.060 Biological Resources (item 8 Mitigation Ratios) identifies the minimum mitigation ratios established for the North Area. The mitigation ratios are based on the sensitivity ranking of the resources classified into each of the biological habitat categories and would be consistent with the mitigation ratios found in the County's Significant Ecological Areas program for the same resources (if the Plan and CSD Update is adopted). Where highly sensitive habitat resources are discovered that warrant a higher mitigation ratio, such higher ratio would be applied. Each project requiring mitigation would be reviewed by a County biologist to assess the resources and apply the appropriate development standards. Where there are potential impacts to biological resources, the County biologist would review the resource to ensure compatibility with California Department of Fish and Wildlife standards. This means that upon review of resources studies on specific projects, the mitigation ratios could be higher. Therefore, the EIR does not need to recommend or require higher mitigation ratios at this time. This determination would be made during review of specific future projects.

B9-4 Oak and oak woodlands are documented extensively in the Biological Resources Assessment and recognized and evaluated in Section C.4 Biological Resources of the EIR. The proposed Plan and CSD Update include policies and development that recognize biological and scenic importance of oaks and oak woodlands to the North Area.

Oaks trees are protected countywide by Chapter 22.174 (Oak Tree Permits) by the County Municipal Code. The mitigation ratio noted in this requirement is a minimum ratio ("*at least two to one*"), which can be increased depending on the circumstances of the project. The permit process requires an Oak Tree Report that is prepared by an "*individual with expertise*" found to be acceptable to the Director and the Fire Department. Requests for Oak Tree Permits in the North Area would also need to meet the applicable requirements of the proposed CSD Update and could involve the review and consideration of the County Biologist, as appropriate.

B9-5 As noted in the Plan and CSD Update and in the EIR, the North Area includes residential, agriculture (primarily vineyards), and open space as the primary land uses. These uses make up more than half of the 20,684 acres of land within the boundaries of the North Area.[8]

[8] This estimate is based on the acreage presented in Table C.10-1 in Section C.10 Land Use and Recreation. The estimate includes the acreage in rural residential, open space and residential land use designations.

Vineyards are the primary land use that potentially impact streams and wetland areas and therefore the 200-foot buffer is identified for this land use. A specific project's impact to streams and wetlands would be evaluated on a case-by-case basis and a larger buffer could be identified. Similar to other responses above, the buffer is a minimum buffer and could be increased.

B9-6 The suggested revision to Policy CO-3 (now Policy CO-94) has been made as follows:

> **Policy CO-94**: Provide and improve access to dedicated open space and natural areas for all users, especially those in low-income and minority communities that have historically had less access to open space~~, that considers the protection of sensitive biological~~.

Comment Set B10: Truman & Elliott LLC, Brookview Ranch LLC

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Los Angeles, California 90017
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TRUMAN & ELLIOTT LLP

June 30, 2020

VIA E-MAIL

Ms. Thuy Hua, AICP
Supervising Regional Planner
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, California 90012

Re: May 2020 Draft Santa Monica Mountains North Area Plan and Community Standards District regulations and supporting Draft EIR

Dear Ms. Hua:

On behalf of our client, Brookview Ranch, LLC, we have reviewed the May 2020 draft of the Santa Monica Mountains North Area Plan (SMMNAP), the May 2020 draft of the Community Standards District (CSD) regulations for the SMMNAP, and the Draft EIR supporting the updates to the SMMNAP and CSD.

We appreciate Regional Planning's efforts to balance the need and desire to protect the environment in the SMMNAP area with the need and desire to encourage the continuity of certain recreational uses, including event venues, in the same area. We also appreciate Regional Planning's clarifications regarding permitted noise levels and the exclusion of animal living quarters and animal containment facilities from the Building Site Area calculation. As you are aware, Veneklasen, Brookview Ranch's noise consultant, also has conducted noise monitoring around Brookview Ranch and some of the ambient noise levels were higher than the limits proposed by Regional Planning for the this area of the SMMNAP.

B10-1

TRUMAN & ELLIOTT LLP

Ms. Thuy Huy
Los Angeles County Department of Regional Planning
June 30, 2020
Page 2 of 2

Brookview Ranch, LLC remains committed to processing a Significant Ecological Area conditional use permit to allow development of a sound-insulated event reception facility at Brookview Ranch that complies with the proposed SMMNAP and CSD regulations. We look forward to working cooperatively with Regional Planning during that process.

B10-1, cont.

Very truly yours,

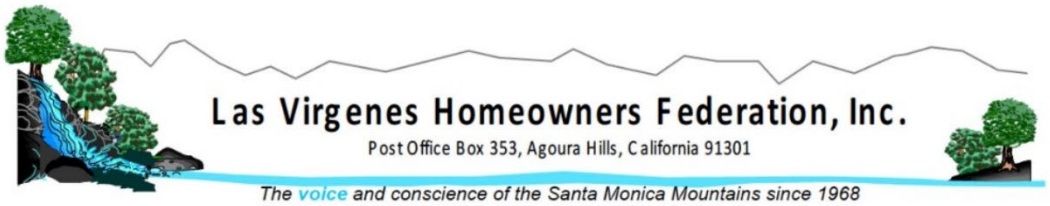
Kathleen O'Prey Truman, Esq.
of TRUMAN & ELLIOTT LLP

cc: Dr. Tom Knapp
Mr. Tommy Knapp

Response to Comment Set B10: Truman & Elliott LLC, Brookview Ranch LLC

B10-1 The comment states that the ambient noise levels at the property were measured to be higher than the proposed noise limits. However, the comment does not provide the measured noise levels. When developing the proposed new thresholds included in the proposed Plan and CSD Update, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts. Details on the noise measurements taken at Brookview Ranch, such as types of noise levels and locations would be helpful in determining whether they are within thresholds.

Comment Set B11: Kim Lamorie, Las Virgenes Homeowners Federation



June 30, 2020

Amy Bodeck,
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012.

Dear Amy:

Re: DRAFT May 2020
Santa Monica Mountains North Area Plan (NAP) and
Community Standards District Update (CSD)

Thank you for this opportunity to comment on the May 2020 DRAFT North Area Plan (NAP) and Community Standards District (CSD).

The Federation's communities of residents and local stakeholders are grateful to the Department of Regional Planning for their outstanding work -- and for the effort that has gone into public outreach and subsequent input into updating the NAP and the CSD.

We strongly support the premise of these documents and the continuing driving force behind the NAP, "let the land dictate the type and intensity of use."

We champion and echo the County's vision and commitment to protecting the public's most significant ecological and scenic resources. And, we applaud and share in the County's stewardship. Our communities have spent more than 50 years advocating for smart and balanced policy and battled to preserve our unique Mediterranean ecosystem and its irreplaceable and threatened wildlife and habitat.

To enhance the current Draft NAP and Draft CSD however, we respectfully offer the following comments and suggestions for your consideration:

Overall, in light of the 2018 Woolsey fire – the most destructive wildfire to ever burn the Santa Monica Mountains, the After-Action Woolsey Fire Report, and current legislation like SB 474 which prohibits development in very high fire severity zones, the North Area Plan should be wherever possible modified to be more restrictive in reference to urban sprawl. Fire science and data which identifies urban sprawl as the single biggest fire threat should also drive more restrictive development decision making. And, lastly, the overriding conscience of the Plan should be in context of the fact that the NAP is in a National Park (The Santa Monica Mountains National Recreation Area), and it is encompassed fully in a Significant Ecological Area (SEA) and therefore an irreplaceable resource to the people of L.A. County. **B11-1**

Where there is special protective language incorporated throughout re: oak trees, it should be changed to "protected trees". **B11-2**

The 300-foot maximum length of a driveway should be re-enforced throughout and inserted in references to access and driveways. **B11-3**

Wildlife corridor protection and passageways need a separate and dedicated section – especially due to the fact that mountain lions will likely be declared an endangered species next year. Establish a wildlife corridor or wildlife passage protection or overlay zone similar to Ventura County, but better. Designate key corridors similar to hiking trail designations. Institute new regulations that protect habitat connectivity and wildlife movement with an emphasis on enhancing chokepoints. Maintain corridor widths and minimize habitat fragmentation. Consider adding preserving key wildlife corridors to the incentive program. **B11-4**

Protective animal enclosures are a priority. Animal living quarters are referenced in the CSD on page 44 as "Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines that cannot adequately protect themselves against predators to the Santa Monica Mountains." This needs to be expanded upon and standards imposed. All pets, and animals that cannot adequately protect themselves from mountain lions and other wildlife must have full and complete enclosures. Hobby farming should be greatly discouraged. All new permits must require full enclosures. Retroactive enclosure permits should also be required for existing hobby farms and all livestock keepers. **B11-5**

Restoration plays an important role in the Santa Monica Mountains. However, it also has a history of pesticide use abuse and since pesticides cannot be banned in the NAP like they are in the LCP, restoration should require a discretionary permit. **B11-6**

All razor wire and barbed wire should be banned and removed in the North Area and compliance should be achieved in three years if feasible. **B11-7**

2

Santa Monica Mountains North Area Community Standards District

SEATAC Review

Page 6 - Biological Assessment Review by SEATAC. SEATAC serves as an expert advisory committee that assists the Department in assessing a project's impact on biological resources within SEAs. The Director shall adopt rules and procedures necessary or convenient for the conduct of SEATAC's business as it relates to the Area Plan and CSD. All biological assessments shall be reviewed by the SEATAC and a recommendation forwarded to the appropriate decision-making body.

We concur that the Regional Planning Director should re-review SEATAC in every aspect as a recommending body re: biological assessments for the North Area Plan. SEATAC plays a major role in assisting developer project applicants and then making recommendations (re: biological resource impacts/mitigation of a project) to the Planning Commission. One of the issues with SEATAC outlined by the Department of Regional Planning several years ago is that individual volunteers on this Committee do private work and could have a conflict of interest, along with other issues. What is their knowledge base for the Santa Monica Mountains North Area? **B11-8**

Change Max Building Site Back To 10,000 Sq. Feet
Reduce Max Building Site In S1

Page 11. i – New development should be changed back to a maximum allowable building site area of 10,000 square feet. The county should not be upping building site areas, but downsizing them particularly in this current fire hazard climate. 15,000 square feet greatly increases the negative scenic resource impacts to the public's resources, and causes significantly more vegetation removal and thus more impacts to wildlife habitat re: fire clearance regulations.
- Allowing a maximum allowable building site area in our most precious S1 habitat of 7,500 square feet is inconsistent with the goals and objectives of the NAP and it will result in permanent loss of essential habitat. It should be significantly reduced. The LCP bans development entirely in H1. **B11-9**

Protected Trees Section Needs Revision

Page 17, 18, 19, 20 - L.A. County should follow Ventura County's adopted tree policies for Heritage and Historic trees – which is applicable for all species native and non-native. Heritage or historic designation should be applicable to all trees on any type of property, including state or federally owned.
- Emergency tree removals - Exemptions - do not match with the LCP – need to add obtaining a retroactive permit.
8.b.ii – Remove this entirely. **B11-10**

Remove Exotic Animal Permits As A Use

Page 26 – Remove menagerie permits as a Use – no more exotic animal permits. Allow for a distinction between falconers and hoofed animals, etc. **B11-11**

Revisit Equestrian/Horse Keeping Policies To Clarify And Ensure Consistency With The LCP

Page 28 – E. Equestrian Facilities.

The Federation supports horse keeping in the Santa Monica Mountains. But the revised horse policies are not clear. Are the draft equestrian and horse keeping policies consistent with the LCP? Policy should be clarified for all categories – including that 20 horses are not permitted per one-acre lot and 8 is the max. What does 5000 square feet per equine translate into as far as parcel size for small horse boarding up to a maximum of 20 equines, and further, larger commercial facilities? How many would be allowed on one-acre R-R parcels which are often nestled tightly in our neighborhoods (unlike the A – zones)?

Where is the limit for large horse boarding? (A facility like Mill Creek at approximately 29 acres and one horse per 5,000 square feet, could technically have 249 horses?) **B11-12**

Shouldn't larger facilities also have an evacuation plan, be located on minimum width paved wide roads? Triunfo/Lobo Canyon for example is a substandard road with one ingress/egress.

Shouldn't the calculation for facilities be based on net acres that are available for use by the horses?

Also, aren't slopes factored into the equation and if so at what percentage?

Riding Academies: Any establishment where horses are kept or maintained for the purpose of providing lessons or instruction in equestrianism, including but not limited to dressage and horse jumping. Is this problematic? What if people don't keep or maintain horses on their property, but people trailer them to those properties for lessons? Shouldn't it be an academy if lessons are provided, regardless of whether horses are also kept on the property? **B11-13**

Training of horses shall be limited to horses owned by the property owner or boarder. Does this restriction only apply to small boarders, so large boarders could trailer them in? **B11-14**

Wouldn't intensifying the use or increasing the allowable number of equines for any category pose environmental and public safety impacts that need to be analyzed in the DEIR?

The NAP policies governing horse-keeping and any animal keeping should be carefully evaluated in terms of and post Woolsey fire, and in consideration of the fact that the entire North Area is in a very high-fire severity zone. **B11-15**

4

Evacuating and/or protecting horses or livestock during a fire can compete with and/or divert fire-fighting resources away from other priorities like residents and homes. Animal trailers compete with fleeing residents, recreational users, and event attendees, all on winding, narrow, mountain roads and with incoming emergency vehicles.

As evidenced during the Woolsey fire a horse owner who was unable to flee in time in the Cornell/Malibou Lake area required the protection of 4 firefighting truck resources at Paramount Ranch to protect the horses instead of those firefighting resources being deployed to protect adjacent homes in the Lakeside and Malibou Lake communities -- which had virtually no ground fighting equipment and who certainly would have benefitted from the deployment of these vehicles in their neighborhoods where 50 homes were lost. Furthermore, all of the Paramount Ranch historic resources were lost with no protection from those ground fire-fighting crews either.

B11-16

Excerpted re: Consideration of horse keeping policies in the LCP:
http://www.malibutimes.com/content/tncms/live/
"Representing the county at the meeting was Ben Saltsman, LCP co-author and planning deputy for Supervisor Zev Yaroslavsky, Richard Bruckner, chief planner for the county, and Andi Culbertson, county consultant and lobbyist to the CCC. They stressed that equestrians would be much better off with the proposed LCP since the county has worked closely with the powerful coastal body to assure that local horse-owners maintain their rights. “We wrote it deliberately with the people in mind who are facing threats from the CCC in order that you can keep your horses and maintain the rural quality of life,” Saltsman said. “The CCC has not historically been so friendly to horses as this plan.” The CCC has made “huge concessions” on horses in exchange for various conservation programs from the county,” Saltsman said. “This will be the only area in the county where horses are permitted in backyards,” he added. Under the plan, residents will still be allowed a maximum of eight horses per acre; however, specific sites will need to have their vegetation, terrain and water sources analyzed on a case-by-case basis to determine how many horses can be on that property."

B11-17

Page 29 - 5c. All animal containment facilities and animal living quarters shall be a minimum of 100 feet way from all S1 habitat areas. Consider that this should be changed to a 200-foot buffer considering the impacts.
5e. Fencing should include full enclosure protection for colts and ponies and other smaller or injured animals that pose a risk to wildlife.
5g. (B) The roots and trunks of all protected trees situated within animal containment facilities shall be protected from equine damage – consider wildlife permeable fencing as opposed to chain link.
Pg. 31 – 6c. Non-wildlife permeable fencing shall not be allowed within 200 feet of S1 habitat.

Event Facilities Section and Temporary Events Need Additional Work
Page 32 and Page 56 - These provisions still need more work and refinement to adequately protect neighborhoods and wildlife.

B11-18

5

Page 35 – k. Evacuation Plan. We do not believe a safe evacuation plan can be executed, to safely evacuate all guests and staff members in the event of an emergency without inhibiting neighboring residents' ability to safely and quickly evacuate. This is likely impossible – given the fact that neighborhoods where event facilities are primarily located have one ingress and one egress.

B11-18, cont.

Exploratory Testing

Page 36 - 1.a. Add S2 to all temporary roads shall avoid S1 habitat.

B11-19

Farmers' Markets

Page 36 – Change farmers' markets shall be located at least 25 feet away from mapped S1 area to farmers' markets must be located at least 200 feet from S1 habitat. This also doesn't specify details about parking restrictions, etc.

B11-20

Grading

Page 39 – 14. It should be prioritized that the County monitor grading projects to ensure that grading conforms to approved plans.

B11-21

Incentive Program for Certain Development Actions

Page 39, 40. This section needs clarification and review. It should be emphasized that parcels must be buildable and what exactly is defined by that.
4 - a. This should be removed as an incentive.
6 - Very important to emphasize that not all actions may be commensurate with each incentive. The Director should review all incentives to ensure that the public benefit obtained from a proposed action is commensurate with the incentive conveyed to the applicant.
6 - b. Remove public campground.
6 - c. Consider adding greater benefit shall also be given to a key wildlife chokepoint, corridor or pathway dedication.

B11-22

Noise

Page 42. 1. 2. Although 8 to 8 is used as a year-round standard, can this be re-considered to match park hours – dusk to dawn – which accommodates changes in daylight and seasonal activity -- since there is great variation between summer and winter hours? For example, noise impacts would be greater in the winter for a longer period of time on all wildlife because it is dark at 4:30 p.m. and wildlife is active. In the summer it is dark at 8:00 p.m. Outdoor amplified sound has more negative impacts therefore in the winter on wildlife than in the summer according to current provisions.

B11-23

6

4. Topanga noise level thresholds should be reduced to 45 dBA to match with the same noise level restrictions as the rest of the North Area. **B11-23, cont.**

Outdoor - Lighting Allowance

Page 43 - 2.e. Should be revised to 200 feet of S1 habitat areas.
5. a. Temporary Lighting - if tents and canopies are considered temporary structures that could be exempted from Subsection M – it should be specified for how long these would be considered temporary?
5. b. Specify how long holiday lights are permitted. **B11-24**

Rebuilding After A Disaster

Page 45 - 1. Temporary Housing modification. As certain neighborhoods are discovering post Woolsey fire temporary housing provisions can be abused. To prevent this, hitting milestones for rebuilding are essential, along with requiring that temporary housing may only be occupied by the property owners who resided in the home with family members who resided with them that have the same legal mailing address at the date of the fire, should be permitted. The CSD does partially address this but it should be augmented. **B11-25**

Waiver of Permitting Requirements

Page 47 - Would this not now encompass or be applicable to all protected trees for fire rebuilds? **B11-26**

Outdated R-R Zoning -- Rural Inns

Page 48 - Q. c. The R-R zone should be revised or eliminated. It is antiquated zoning created in the 20's prior to the National Recreation Area constraints and preservation priorities and the creation of the SEAs, and prior to the current very high fire severity zone hazard and climate change. Building 40 guest room projects or a max of 40 cabins is urban sprawl at its worst in the NAP – particularly on substandard roads that have a single ingress and egress. There are also traffic impacts for staff and car trips, parking impacts for guests, etc. A further example that illustrates how outdated the zoning is, is its allowance for dance pavilions which don't exist anymore, yet, special events for weddings and bar mitzvahs, etc., are being held under the premise of a dance pavilion. **B11-27**

Significant Ridgeline Protection

Page 49 - This as we stated previously should be re-reviewed and updated with additions. **B11-28**

7

Development Standards
Page 50 - f. Utilities shall be located underground where feasible, should be changed to must be located underground for all new development to prevent greater fire risk.
g. – minimized should specify to 300 feet max or less

B11-29

Visual Resource Protection
Page 52 – a. Instead of just minimized, the length of driveway should reflect a max of 300 feet or less.
h. iv – It is not possible to use photos or maps to determine if a proposed development will have an impact on scenic resources or create adverse impacts without an on-site investigation – which must be a requirement -- along with story poles if that is feasible.

B11-30

Transfer of Development Credit Program
Page 57 – 1. Establishment and Purpose. This first sentence should be removed. And, in keeping with the current post Woolsey fire threat and fire climate as summarized, this paragraph could be re-written to better represent the current fire threat status and the push to ban development and density in very high fire severity zones.
3.(C) This is a confusing paragraph and should be clarified; and as to the benefit for example of a fractional credit – i.e. how would 750 square feet qualify for one half of a development credit?

B11-31

Vineyards
Page 62 - Vineyard policies should be synced up with the LCP. The North Area and the LCP share the same ecosystem and the vineyard impacts are the same in coastal as they are in the North Area.
C. ix – Vineyards shall not result in the damage, removal, and/or encroachment into the protected zone of "protected trees", not just oaks.

DRP should also include other forms of agriculture that have similar impacts on the North Area environment – where water is an issue, and fragmenting habitat, etc., like agave plantations.

B11-32

New Lid Lock Ordinance
Page 70 – Z. Trash Enclosures. This regulation requiring commercial and industrial dumpsters to have lids and locks needs a little more work and enforcement detail. What are the compliance times? What are the penalties, etc.?

B11-33

8

Restricting Group Homes and Expansion

Pg. 72 - E. Zone R-R

Prohibit expansion of any current group home for children or adult residential facilities in the North Area's very high fire severity zone. Prohibit the *number* of group homes as allowed via state law in any given area and new group homes similarly. Group homes placed in very high fire severity zones are a disaster waiting to happen – patients, children, or residents likely have no means of independent transport or ability to flee a fast moving or wind-driven fire. Most communities in the NAP have one ingress and egress and the roads are narrow and steep. Fire-fighting resources have to be re-directed from other priorities like defending neighborhood homes to facilities whereby patients reside. These are commercial enterprises in the heart of a national park, in rural communities, antiquated subdivisions, and in a most valued Significant Ecological Area (SEA). Patients or parents of children placed in group homes are likely not advised or even made aware of the fact that they are in or placing their children or family members in the direct pathway of significant danger and fire threat. **B11-34**

Page 73 – 3.a. Clarification on rodeos? If we are going to allow these, one-acre is too small. The minimum lot size should be five acres. Parking for horse trailers, spectators, vendors, etc. would be required, and minimum road width for access should be 60 feet.

Page 89 – Cultural landmarks. Spelling correction – should be Malibou Lake.

Santa Monica Mountains North Area Plan

Pg. 2

Paragraph 2 – Increased human activity associated with development *may* have negative impacts…. Replace *may* with *will*. There is no doubt that activity associated with development impacts communities and natural environments. **B11-35**

Pg. 3

Point 5 - Remove *to help* from ……residents *to help* define. (This was changed from the original NAP language)
Point 6 – Remove Last Paragraph
- Add to development pressures **B11-36**

Pg. 3

Suggest adding mountain lions and wildlife to this paragraph:
But spectacular views and dramatic landscapes have generated development pressures that have had a significant impact on the local environment, such as on native flora and fauna unique to the Santa Monica Mountains, on important habitat resources that support various ecological communities, and on watersheds that drain through canyons into Santa Monica Bay. **B11-37**

9

Pg. 10
Suggest adding both regions share the same Mediterranean ecosystem.
Although the North Area is considered a separate planning area from the Coastal Zone, both regions share similar characteristics in terms of habitat, topography, and environmental issues. **B11-38**

Pg. 13
The latest fire science and data should direct the new fire verbiage and be incorporated throughout the document - i.e. fire is increasing in intensity and frequency due to climate change. The native vegetation can no longer regenerate like it once could, etc.
2. In addition, the fires that periodically burn through the Santa Monica Mountains are a reminder of the inherent difficulties with development in mountainous areas. Because fire is a natural and increasingly common occurrence, certain areas within the mountains are best left in their natural condition and protected from development. **B11-39**

Page 14
Change considers to prioritizes.
CO-3: Provide and improve access to dedicated open space and natural areas for all users that considers the protection of sensitive biological resources. **B11-40**

C0-12: Add habitat areas for movement of wildlife

Page 24
This verbiage should not be included.
- ….. they are also considered by some to be a desirable place to build homes and ranches
- The majority of new development is expected to either occur in concentrated locations or in very low-density settings [It is unknown if there can or to what extent there will be new development in the North Area due to several factors including fire hazard threat]. **B11-41**

Page 51 and 52
Fire Hazards
There are some very good and factual points described in this section – except that it should include that policies be driven by the latest fire science and data. Urban sprawl is the single biggest problem identified by fire ecologists today which is also identified in the recent, After Action Review of the Woolsey Fire Incident report. And so are wind driven fires like Woolsey which are the new norm that cause the massive devastation of homes. The frequency and intensity of fire has increased and chaparral communities can no longer re-generate like they once could. So, drought and fire adapted are not entirely accurate. Wildlife need habitat to survive. Brush clearance and fuel modification have been abused by developers for decades. The habitat can no longer continue to take the brunt of repeat fire, clearance for new development, and cumulative development impacts. The survival of our wildlife depends on saving it. **B11-42**

10

Response to Comment Set B11: Kim Lamorie, Las Virgenes Homeowners Federation

B11-1 The North Area Plan and CSD were drafted before and revised after the Woolsey Fire, taking into consideration all aspects of future development that could occur. The County is in the process of updating the General Plan Safety Element which will comprehensively address wildfire hazards. The goals, policies, and development standards of the proposed Plan and CSD Update were drafted to guide development in a manner that protects the many resources and recreational activities in the Santa Monica Mountains. Page 3 of the North Area Plan clearly states that, *"...the North Area is part of the Santa Monica Mountains National Recreation Area, one of just 18 across the United States in the National Park System*." Additional language will be added to the North Area Plan to explicitly state the North Area's relation to the Significant Ecological Areas in the introduction to "Chapter 2: Conservation and Open Space Element" (page 1) as follows:

"Efforts to manage and conserve the environment in the Santa Monica Mountains North Area focus on the relationship between the natural environment and the human activities within it. The North Area is largely covered by the County's Significant Ecological Areas (SEAs) designation. SEAs are officially designated areas within Los Angeles County that contain irreplaceable biological resources and ability to support sustainable populations of its component species and include habitat that promote species movement. The designation represents places where the County deems it important to facilitate a balance between development and biological resource conservation. Where occurring within SEAs, development activities are carefully guided and reviewed with a key focus on site design as a means for conserving fragile resources such as streams, woodlands, and threatened or endangered species and their habitats. A biological resource assessment..."

B11-2 The proposed Plan and CSD Update includes separate "protective language" for oak trees because protection of oak trees is a countywide policy and the County has adopted a countywide Oak Tree ordinance, which complies with State regulations. However, as part of the proposed Plan and CSD Update, oak trees have been included in the protected tree list to reaffirm its protected status.

B11-3 The 300-foot driveway/access road length is mentioned in three places in the proposed CSD Update. It is mentioned in reference to habitat categories, grading, and access roads/driveways for vineyards. In these references the standard also states that the access road/driveway should be the minimum design necessary, in some cases with input from the Los Angeles County Fire Department.

B11-4 Section 3 of the Biological Resources Assessment discusses Human-Wildland Interactions including edge-effects that occur in the urban-wildland interface. The assessment recognized the impact that noise, lighting, traffic, and general human disturbance can have on wildlife. The recommendations of the Biological Assessment were incorporated in the North Area Plan and CSD Update and the impact of the update was evaluated in Section C.4 Biological Resources of the EIR. The following proposed policies (emphasis added) direct development to protect the urban-wildland interface and emphasize protection of connectivity corridors. These policies would be used to evaluate and decide on future projects in the North Area. (Note: policies are now PoliciesCO-12, CO-13, and CO-18.)

CO-13: Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance between land use, sensitive ecological areas (SEAs), **wildlife connectivity,** and emergency responses.

CO-14: Allow for **maximum wildlife connectivity** and habitat linkages throughout the North Area. All feasible strategies shall be explored to protect these areas from disturbance including purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, restricting the design and location of fencing, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.

CO-19: **Open space conservation easements and dedications** shall be utilized, where required or offered, to ensure the **preservation of habitats and habitat linkages**. The receiving agency shall be a qualified public agency or land conservation agency with the ability to manage, preserve, or enhance park and open space lands. Financing for the long-term maintenance of such areas should be considered through endowments, assessments, or other public funding mechanisms.

B11-5 In response to this comment and other comments regarding animal enclosures, the following change has been made to define Animal Living Quarters. A similar revision was made to the proposed CSD Update under the discussion of protective enclosures (22.336070 Community-Wide Development Standards, N. Protective Enclosures for Outdoor Animals).

> **Animal Living Quarters.** Structures and confined areas <u>that provide shelter through use of a roof, walls, and fencing</u> in which animals regularly sleep overnight including, but not limited to, barns, stables, and stalls.

B11-6 Under the proposed Plan and CSD Update, restoration projects would be reviewed by both a County planner and biologist. This review would ensure compliance with adopted policies and standards and the application of best management practices to ensure compatibility with surrounding land uses and the viability of restoration projects.

B11-7 Section 22.336.060 (A. Biological Resources, 6v) prohibits the use of razor or barbed wire fencing. It is also prohibited in vineyards (Y. Vineyards,). The proposed requirements do not have a 3-year time limit as requested in the comment, except that for certain facilities such as vineyards and event facilities, the proposed requirements do require compliance by a set timeframe.

B11-8 The SEATAC advisory body reviews all discretionary projects in Los Angeles County SEAs. The SEATAC Procedures Manual explicitly outlines the process for recusal where there may be a conflict of interest for any SEATAC member.

SEATAC members are appointed by the Director of Regional Planning based upon their experience in environmental analysis and cover a range, both broad and specialty areas, which collectively make them suitable to review discretionary projects located in SEAs.

B11-9 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be*

calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50% and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.

B11-10 Section 22.336.060 Biological Resource Standards (B. Trees) outlines the process that would be taken by the County to protect both historical and heritage trees. This section also outlines the criteria that would be used to designate a heritage or historic tree. Qualifying heritage trees need to be a native species in order to continue to support the habitat types in the Santa Monica Mountains. Qualifying historic trees can be non-native but must go through the historic designation process to receive protection through the Protected Tree standards of the proposed CSD Update. These standards would apply to all properties in unincorporated Los Angeles County.

Emergency tree removals currently require a permit from the Forestry Division of the Fire Department. Section 22.336.060 Biological Resources Standards (B. Trees, 7a(iv)), *"…emergency removals shall require a mitigation ratio of a 1:1 replacement*…". The proposed standards would require a Zoning Conformance Review to verify the required mitigation.

The recommendation to delete Section 22.336.060, B. Trees, 8.b.ii will no accepted. The standard would require Ministerial Site Plan Review, which would allow for inventorying tree removals. Oak trees would remain subject to the protections, requirements, and mitigation ratios of Chapter 22.174 (Oak Tree Permits) of Title 22.

B11-11 Section 22.336.070 Community-Wide Development Standards (A. Prohibited Uses) of the proposed CSD Update has been revised to add "menageries" as a prohibited use in the North Area, as suggested in the comment. The reference to "wild animals" in this section was meant to broadly cover any type of use that may involve wild animals.

B11-12 Section 22.336.070 (E. Equestrian Facilities) includes proposed equestrian standards; these proposed standards are tailored to the North Area and do not exactly mirror the development standards of the Local Coastal Program. The proposed standards would set a maximum of 20 equines for a small horse boarding facility. This would allow neighbors and the equestrian community to board their horses near their homes if their property does not have sufficient acreage to manage the required best management practices. Pursuant to Section 22.336.080 Zone-Specific Development Standards, a large horse-boarding facility may require a Conditional Use Permit (CUP) depending on the zone the use is proposed in. The CUP review could modify the maximum number of equines based on site size and its characteristics/conditions.

B11-13 Section 22.336.060 (E. Equestrian Facilities) identifies equestrian facilities include small and large boarding facilities and riding academies. Riding academies are defined in the proposed CSD Update and would be required to comply with the proposed equestrian standards.

B11-14 As noted in the proposed equestrian standards, training of horses would be limited at small boarding facilities to horses owned by the property owner or boarder. This requirement was identified to restrict commercial or business activities at small boarding facilities. The proposed review process in the Plan and CSD Update would consider the practices of the equestrian facility and identify applicable standards for the proposed project.

B11-15 Section 22.336.060 (E. Equestrian Facilities) includes a one-acre minimum lot size and one equine for every 5,000 square feet of property. Based on the proposed standards, a one-acre minimum lot would equate to a maximum of eight equines. This proposed standard is consistent with both the Santa Monica Mountains Local Coastal Program Local Implementation Program (LIP) as well as the animal keeping regulations in the proposed Plan and CSD Update.

B11-16 See Response B11-1.

B11-17 The 100-foot buffer from S1 habitat presented in the proposed Plan and CSD Update is consistent with the buffer in the LIP for the coastal zone.

Section 22.336.060 (A. Biological Resources, 6.b) would only permit non-wildlife permeable fencing, walls, or enclosures within the building site area and outside of S1 and S2 habitat.

Also, see Response to B11-5.

B11-18 Future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts. Existing and proposed event facilities, as an example, would be required to prepare an emergency evacuation plan, which would be reviewed by the Fire Department and Sheriff to ensure compliance with their standards and regulations. The standards in the proposed CSD Update were prepared after consultation with various stakeholders and facilities that have successfully hosted safe temporary or special events. Consultations included the discussion of evacuation processes during previous emergencies, including emergency scenarios with the Fire Department. As Event Facilities are a newly defined use in the proposed CSD Update, an Event Facility must apply for and receive approval for a Conditional Use Permit. The County would evaluate all applications for compliance with applicable policies and regulations, which include safe evacuation.

B11-19 The comment refers to the Exploratory Well drilling standards in Section 22.336.070 Community-Wide Development Standards (G. Exploratory Testing, 1a). The standard would require use of existing roads and avoidance of S1 Habitat for temporary roads. At this time, there are no problems to add the avoidance of S2 habitat for temporary roads.

B11-20 The comment references Section 22.336.070 (H. Farmers Market). The identified standard has been modified as noted below:

> H. Farmers' Markets. No farmers' market or any portion thereof shall be ~~allowed within S1 habitat area. Farmers' markets shall be located at least~~ located in or within ~~25~~ 100 feet of ~~away from mapped~~ S1 ~~area~~ habitat.

B11-21 The commenter asks for prioritizing County monitoring of grading projects. Section 22.336.070 (l. Grading, 14) requires this monitoring to ensure site plans are implemented as approved and specifies how revisions to approved plans are reviewed and approved to reduce adverse impacts. This proposed standard requires the County to monitor grading projects; no change is needed.

B11-22 The incentive program included in Section 22.336.070 (J. Incentive Program for Certain Development Actions) would be carried out in coordination with the similar program in the Local Coastal Program. It was written to be consistent with the LCP incentive program so that the programs could be implemented the same across both planning areas – Santa Monica Mountains North Area and the Santa Monica Mountains Coastal zone.

B11-23 When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4 of the EIR, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts. The Noise Technical Report, Appendix 5 of the EIR, included noise measurements that were used and referenced in the EIR. The recorded noise measurements showed a louder ambient noise level for the Topanga subarea. This was due to the amount of traffic and movement through this area during the measurement periods. The higher identified noise level for the Topanga subarea would allow residents more flexibility in meeting the noise threshold.

B11-24 The following responds to questions regarding the lighting standards in Section 22.336.070 (M. Outdoor Lighting, 2e and 5b):

- The 100-foot standard from S1 habitat areas is a minimum and may be increased based on the site-specific evaluation described in this section (2e).
- The temporary lights and duration permitted within a temporary tent would be identified through the associated permit/entitlement process.
- Holiday lights would be permitted as long as they are not flashing or sequenced (5b).

B11-25 Section 22.336.070 (O. Rebuilding after Disaster, 1.l) would allow one-year of temporary housing, with three (3) additional one-year time extensions, which would need approval from the Director.

B11-26 The waiver of applicability only applies to oak trees. Where the rebuild would be a like-for-like replacement in the same footprint, new protected tree provisions would not apply. However, new impacts from rebuild modifications would be subject to the new protected tree provisions.

B11-27 Dance pavilions were prohibited as a use in the R-R zone through the County's Outdoor Dance Pavilion prohibition in 2019. This update is not meant to remove and re-zone any properties except those that have been dedicated as open space since the year 2000. Re-zoning parcels would require an extensive study of possible uses allowed in that zone, and a re-zoning may not discuss all possible uses, allowing for further future loopholes.

B11-28 At this time, the County does not anticipate revising the Scenic Resources map for the North Area to identify additional significant ridgelines.

B11-29 The proposed Plan Update includes policies that support siting utility facilities and structures underground wherever feasible (Policy CO-88). The proposed CSD Update also includes reference to undergrounding. Section 22.336.070 (R. Scenic Resource Areas, 1f) states: "*Utilities shall be located underground where feasible*." Feasibility will not be based on financial impacts, but on whether a potential project may create less harm to the environment if designed differently. Siting utility structures underground is not always feasible due to geographical constraints, safety during construction, interagency conflicts, or significant environmental impacts associated with construction or maintenance of such structures.

For driveway length, please see Response B11-3.

B11-30 Comments noted. Section22.336.070 (R. Scenic Resource Areas) states that maps and photographic evidence may be waived, dependent upon a site-specific evaluation. Story poles would be required in scenic resource areas.

B11-31 The Transfer of Development Credit (TDC) program in the proposed CSD Update was based on the TDC program adopted in the County's Santa Monica Mountains Local Coastal Program. The formulas are the same regarding the amount of square footage of habitat that would earn a development credit.

B11-32 In 2015, the Vineyard Ordinance was adopted and incorporated in the existing CSD to address the proliferation of vineyards in the North Area. The LCP has its own specific regulations related to vineyards that have the ability to be updated in future LCP updates.

Section 22.336.070 (Y. Vineyards, 2c, ix) of the proposed CSD Update has been updated to reflect that vineyards "shall not result in the damage, removal, and/or encroachments into the protected zone of a protected tree." The reference to "oak tree" has been revised to "protected tree."

B11-33 Comment noted. As noted in the EIR, the proposed North Area Plan and CSD Update would work in conjunction with the County General Plan and the County Municipal Code. While the proposed CSD Update includes standards for managing waste or runoff from specific land uses such as vineyards, other issues such as requiring lids on dumpsters are addressed in existing County requirements for environmental protection.

B11-34 Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. In addition, in response to this comment and other comments received on group homes, development standards have been added to the CSD such as requiring two means of vehicular access from a highway for lots within the Very High Fire Hazard Severity Zone.

Section 22.336.080, R-R zone, identifies rodeos as a use permitted in the R-R zone with a Conditional Use Permit. The standard identifies a one-acre minimum lot size. Through the permit review, parcel size and uses would be evaluated.

The CSD Appendix will be deleted as the information exists in and is better suited in the Plan.

B11-35 Comment noted.

B11-36 Comment noted.

B11-37 Comment noted.

B11-38 Comment noted.

B11-39 Comment noted.

B11-40 Comment noted.

B11-41 Comment noted.

Comment Set B12: Kevin Foley, Triunfo-Lobo Canyon Board

From: Kevin Foley <kevin@foleyphoto.com>
Sent: Tuesday, June 30, 2020 4:59 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: NAP CSD comments

CAUTION: External Email. Proceed Responsibly.

County Supervisors and Staff,

I have lived in Lobo Canyon for over 20 years and have served on the Board for at least 15 years of it. I am currently the President and have been for the past two years. As you may have noticed, of the 10 or so people that took the time to comment on the online meeting about 2 weeks ago, all but one lived in either Triunfo or Lobo Canyons. This ordinance really affects almost no other properties in the Santa Monica Mountains more than ours. I hope you understand this and lend much more weight to the what the residents and Board members of our canyon have to say. **B12-1**

I do not support the totally impractical limitations on single family development (limitations on SF of pads or clearing) on the large lots (really acreage) that we all own, pay taxes on and in the event of a brushfire are basically left to defend on our own. Do not interpret this to mean I think we should be able to sub-divide and build condos. I do feel that building a house, barn, etc, regardless if it is large or small on 2 acre or 20 acre or 40 acre properties is something we all came here to do, and if you look around, they really are in harmony with the beauty of our environment and canyons. **B12-2**

I am a strong proponent of agriculture in the Triunfo-Lobo Canyons, and find it appalling that the county has chosen to single out vineyards as an unacceptable type of agriculture. Agriculture by California State law is considered a primary use of land and is codified in fact to take precedence over other uses. To suggest that growing grapes is some special type of "bad agriculture" is absurd and without basis. The state recognizes vines, row crops, berries, trees etc as viable economic elements for AG and should be promoted. Using 1/7 the water due to a drip irrigation system promotes good use and good stewardship of the land. And yes, I have a vineyard. **B12-3**

The declaring of my property as "Significant Ecological Area" over 20 years after I purchased it, and imposing limitations on it now to say that I must not touch any of it after being labeled with inaccurate designations of S1-S4, I believe to be an unconstitutional seizure of my land. Notwithstanding, there needs to be an easy to find mechanism out there for homeowners to dispute these inaccurate assessments of our properties. **B12-4**

I do not feel that the wedding event centers have any place in our community, for a number of reasons - noise, traffic, security, emergency egress and in general the disruption of our quiet equine and residential canyons. Period. **B12-5**

I feel that these canyons were the home (and remain in some cases) to summer camps, equestrian operations, small scale recreation areas and other uses. I support those uses, many of which predate a majority of us who live here. I feel that Golden Heart Ranch (or Sunny Skies as I still think it from when our kids went there), Vasa Park, Mike Edrick Stables and Lion Heart (by any other name) are part of the fabric of our community. **B12-6**

I feel that strict and enforceable sound ordinances must be put into place that match the exceptionally low sound threshold in our canyons. The abuse by the event and party locations has been horrific, and in the end, while we make coffee at 9PM for the LA County Sheriffs that we summon any time the event centers are loud/operational, I am also aware that the Deputies are almost powerless to do anything about it as the county has failed provide them with any tools (I.E. no enforceable and codified statutes that can be enforced) **B12-7**

Kevin Foley

President, Triunfo-Lobo Canyon Board
32111 Lobo Canyon Road, Agoura
Resident 20+ years
310-709-1231 cell

Response to Comment Set B12: Kevin Foley, Triunfo-Lobo Canyon Board

B12-1 Comment noted.

B12-2 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

B12-3 The proposed Plan and CSD Update intends to improve existing policies and standards to strengthen conservation in the North Area. Because the majority of agricultural uses in the North Area consist of vineyards, there have been concerns over the impacts that vineyards have on the environment. Page C.4-1 of the EIR states that vineyards are specifically addressed in the proposed Plan and CSD Update because of public concerns for their impacts to biological resources. Section C-4 Biological Resources identifies some features in vineyard cultivation, such as fences, as barriers to wildlife movement. The proposed policies and standards would include requirements associated with pest management, irrigation and water conservation, preservation of biological resources, and evacuation plans in the event of an emergency.

Section C-10 Land Use and Recreation evaluates the proposed Plan and CSD Update's potential impacts to agricultural uses. The EIR determined that the proposed policies and standards would not contribute to the loss of agricultural use or conflict with existing zoning for agricultural use.

B12-4 The proposed Plan and CSD Update intends to improve existing policies that protect the biological resources in the Santa Monica Mountains. The Biological Resources Maps (Figure 2) of the proposed North Area are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060.A Biological Resources Standards describes that areas occupied by existing, legally established structures are excluded from S1 and S2 habitat categories. Any proposed development in S1, S2, or S3 habitats that requires a biological assessment would also require a Significant Ecological Area Conditional Use Permit. Section 22.336.060.A also outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

B12-5 Although the proposed CSD Update allows for event facilities, it includes standards that would limit noise, traffic, and safety impacts to residents. Proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet,

limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

B12-6 Comment noted.

B12-7 Appendix 5 of the EIR, Noise Technical Report included enforcement-related recommendations that were incorporated in the CSD Update. These measures include providing event supervisor(s)' telephone numbers for residents to contact regarding noise complaints and documenting complaint and resolutions, which would be provided to the DRP when requested (Section 22.336.070 Community-Wide Development Standards, F. Event Facilities). Coordination with the County would be established when resolution of noise problems cannot be solved.

Comment Set B13: Kim, Lamorie, Las Virgenes Homeowners Federation

Las Virgenes Homeowners Federation, Inc.
Post Office Box 353, Agoura Hills, California 91301
The voice and conscience of the Santa Monica Mountains since 1968

June 28th, 2020

Amy Bodeck,
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012.

Dear Amy:

Re: DRAFT ENVIRONMENTAL IMPACT REPORT
for the Santa Monica Mountains North Area Plan (NAP) and
Community Standards District Update (CSD)

Thank you for this opportunity to comment on the Draft Environmental Impact Report for the North Area Plan (NAP) and Community Standards District Update (CSD).

The Federation would like to thank the Department of Regional Planning and the consultants that prepared this report for their thorough analysis. We also thought that the Cultural and Tribal Resources Analysis was particularly outstanding.

We support the key findings of this Draft Environmental Impact Report – and, we offer these brief comments/corrections for your consideration:

Why and when were the goals updated from the original plan? In comparison, the new objectives appear to diminish the interests of North Area residents:
Previous: P - *Provide a forum for area residents to mold a vision for the future of the area and to resolve local land use and planning conflicts*. Change: - *Work with local citizens and stakeholders to generate a long-term vision for their community, and provide a forum for residents to help define the planning and decision-making processes of local government.*

B13-1

Please consider changing it back.

1

S1 - Building Site Impacts

The EIR should more carefully analyze impacts to S1 – allowing a building site of up to 7,500 square feet and adding a 200-foot clearance around structures as required by the fire department, and a driveway, etc., will definitely diminish our most valuable and threatened habitat that is required for wildlife survival and passage. It is not mitigable. It should be reduced – and, it is inconsistent with the LCP which bans development in the same highest value habitat category of H1.

B13-2

Inconsistency of S1 Buffers

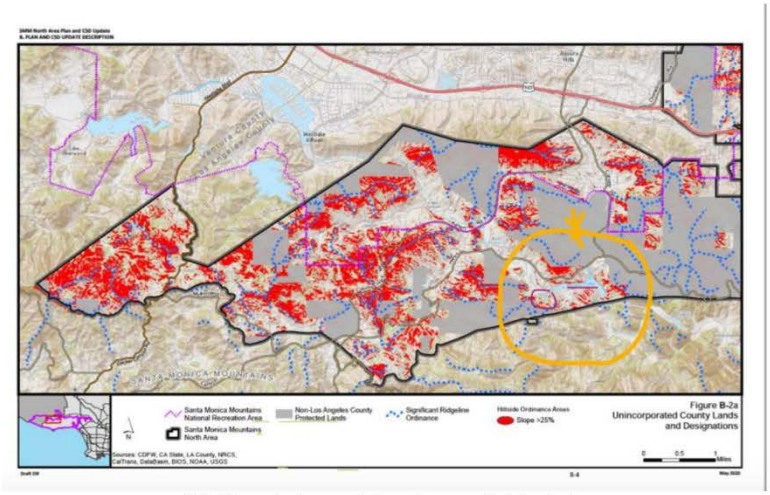
Currently the standards do not consistently require or enforce a 200-foot buffer from S1, contrary to what is written in the DEIR. Horses for example are permitted to be within a 100 - foot buffer and with BMP's even closer; farmers' markets are permitted within 25 feet, and lighting impacts currently restrict at only 100-foot buffers.

Extracted from the CSD*: Page 29 - 5c. All animal containment facilities and animal living quarters shall be a minimum of 100 feet way from all S1 habitat areas.*

B13-3

Impacts of Increasing Building Site Potential From 10,000 to 15,000 Square Feet

This is a significant increase and a bad idea. Have the cumulative impacts of this increase been adequately analyzed? The County should be reducing build-out in this very high fire severity zone – not increasing it. And, the North Area is almost entirely nested in the NRA.



Malibou Lake and Creek are mislabeled.

B13-4

Page B-7

Woolsey Fire - Please include the loss of almost 100,000 trees. And list the mountain communities of Malibou Lake, Malibu Lakeside, Cornell, Triunfo Lobo Canyon, Seminole Springs, etc.

B13-5

2

The rains also created an enormous catastrophic environmental impact of their own via burn scar runoff that buried waterways and filled in the lake at Seminole Springs, Malibou Lake, and Oak Park Duck Pond.

B13-5, cont.

Page B-11

Identify a mitigation ratio of 3:1 for impacts to S1 Habitat (rare/very sensitive habitat) and 2:1 mitigation ratio for S2 Habitat (sensitive habitat). Allow for future use of a mitigation fee once implemented by the County.

Mitigation ratios should be higher particularly for S1 since the County is allowing development in S1 contrary to H1 in coastal which prohibits it.

B13-6

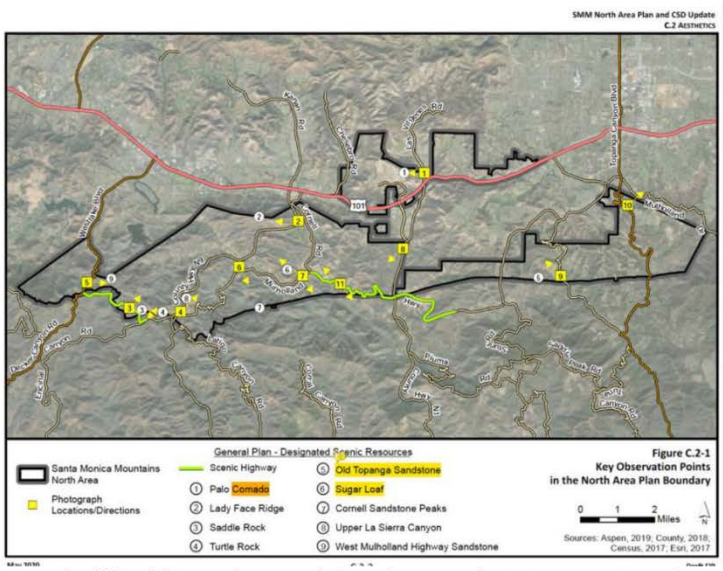
Equestrian Standards need to be re-analyzed in the DEIR and clarified as we specified in our CSD comments. For example, there doesn't appear to be a limit for large horse boarding facilities? If there is not – hypothetically a facility with 30 acres -- with one horse allowed per 5000 square feet, could have approximately 250 horses. These types of facilities could have an impact on the environment that has not yet been analyzed?

Page B-12

Incentive Program for Certain Development Actions

Incentive may be an increase in grading threshold or increase in maximum approvable building site. Would grading incentives for example, as identified in the CSD that jump from 500 cubic yards to a reward of 5,000 cubic yards create any additional impacts that need to be analyzed?

B13-7



Sugarloaf [Peak] is not here and the reference photo is not a view of it
(Residents just call it Sugarloaf – and NPS calls its Sugarloaf Peak)



KOP 6: View from Mulholland Highway looking toward Malibu Creek and open space.

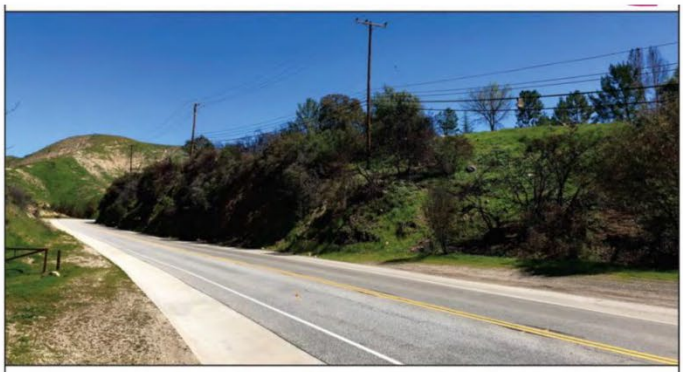
Figure C.2-5
North Area KOPs 5 and 6

Does not look towards Malibu Creek - it looks towards Triunfo Creek



KOP 7 Northwest: View from Mulholland Highway looking toward adjacent rolling hills.

...looking toward Sugarloaf [Peak]



KOP 7 Southeast: View from Mulholland Highway looking toward adjacent mountain peaks.

Figure C.2-6
North Area KOP 7

Why not show a pic of Cornell/Mulholland instead with better view peaks?

B13-7, cont.

4

Page C. 2-15
In general, the North Area produces minimal light sources, with the exception being highly developed areas along the U.S. 101 corridor. Within the more rural southern portion of the North Area boundary, the primary sources of light are outdoor lights from surrounding residences.
Should be corrected to include light impacts from special events, event venues, visitor serving establishments (wineries), cabins, etc.

B13-8

Page C. 2-19
There are two adopted State Scenic Highways in the North Area: State Route 27 (SR-27) which is also designated as Topanga Canyon Boulevard and two section of Mulholland Highway (from Route 1 to Kanan Dume Road and from Cornell Road to Las Virgenes Road).
Is the section of Mulholland Hwy from Las Virgenes to the city of Calabasas also designated in the NAP? The LCP and NAP boundaries do deviate back and forth across here.

B13-9

Page C. 2-20
22.336.070 (Y) Vineyards. Establishes regulations pertaining to landscaping and ridgeline use from such facilities to maintain scenic quality.
Modify – there is no ridgeline use for vineyards.

New vineyards should be banned in the NAP similarly to the LCP which should be analyzed in the DEIR to achieve the same environmental benefit and result.

B13-10

Although most of the area's unincorporated communities have a rural character, they still vary from each other and each has a unique visual atmosphere.
Could add that they are also designated rural villages.

Page C. 2-22
Facilities 4.d. would also require private events within the North Area to ensure parking is designed so that headlights of parked cars are facing inward toward the property and are not directed onto adjacent properties or sensitive habitat.
Inward toward the property is not clear – it should be re-written. The CSD says that parking must be designed so that headlights are pointing away from adjacent neighbors and away from habitat.

B13-11

Page C. 3-5
The majority of North Area is rural in nature; and there are no hospitals, or known convalescent or senior homes or known licensed child day care centers located within the SMMNA.
But there <u>are</u> group homes for children and adult residential facilities that do impact the North Area Planning environment. These facilities and for-profit businesses that continue to populate in a very high fire severity zone should be analyzed in the DEIR because of the number of them,

B13-12

5

their impact on our resources, and state law. Currently there is a group home in Lakeside looking to expand that is blocking a wildlife corridor. [These docs can be accessed via the Planning Dept). **B13-12, cont.**

Page C. 4-2
The planning area consists of five discrete land types: urbanized areas, rural residential, ranches, vineyards, and open space. The North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service (NPS), California State Park lands, and other protected areas.
The wording here is awkward and could be revised – and it should include because it has planning impacts that the North Area is also for the most part in a SEA. **B13-13**

Page C. 4-6
Areas mapped as disturbed include artificial cuts and embankments, cleared land, fire breaks, and areas that are regenerating after fire or clearing.
This is misleading. Habitat categorizations (S1, S2) remain the same post Woolsey fire. **B13-14**

Page C. 4-7
Designated critical habitat for the threatened California red-legged frog (Rana draytonii) abuts the northern boundary of the North Area in upper Las Virgenes Canyon, but does not extend into the North Area.
Actually, the red legged frog populations are no longer just contained in the upper Las Virgenes Canyon. They have migrated and moved further down the watershed and are either already in the NAP or adjacent directly to it now. These habitats did suffer during the Woolsey fire. Location is not something the park agencies rightfully disclose, but this information can be confirmed and updated by the NPS and the MRT. **B13-15**

Page C. 4-7 Special Status Plants and Wildlife
Mountain lions should be included in here. **B13-16**

Page C. 4-8
The following summarizes the special-status plants and wildlife that are known from or have potential to occur in the North Area:
Mountain lions should be added in here. **B13-17**

Page C. 4-9
Wildlife Movement
Local Movement. The Santa Monica Mountains maintains large areas of open space, and although roads and pockets of development can hamper wildlife movement, data from the NPS indicate that large mammals such as mountain lions, bobcats, and coyotes move freely **B13-18**

6

throughout the mountains (see Figure 6 in Attachment 1 of Appendix 3). The North Area's size, topographic complexity, and open space allow movement in all directions on a local scale.
This data needs to be updated. Wildlife movement is and has been increasingly constricted and fragmented by urban sprawl-development, vegetation removal, special event facilities, wine venues, vineyards and other AG, fencing, and fire. Furthermore, county open space acquisition funds that once were, are no more. Measure A funding to purchase open space has been primarily re-directed to urban parks in perpetuity. There are chokepoints in the SMMs already identified on the SMMC wildlife corridor maps.

Designating key wildlife corridors like trails or significant ridgelines is a necessity and would help as a mitigation measure. The county of Ventura has already passed new regulations establishing and protecting wildlife corridors. Further, the mountain lion could achieve endangered status as early as next year.

B13-18, cont.

Page C. 4-16
SEATAC is an advisory committee to the County Department of Regional Planning, which consists of experts who specialize in various areas of biology in Los Angeles County….
SEATAC and its members need closer review by the Planning Director for the North Area as was identified in the CSD – and it is a recommending body to the Planning Commission according to County's website. Regional Planning has its own biological experts to access. This should be clarified in the DEIR.

B13-19

Page C. 5-3
Projections indicate that wildfire may increase over southern California, but there remains uncertainty in quantifying future changes of burned area over the LA region. This is not based on the latest fire science or data which is critical. Projections indicate that wildfire will increase in the SMMs and it is tied to several factors including climate change and urban sprawl which is the single biggest factor. This could be more adequately addressed in the DEIR. Fire ecologists: from the NPS – Marti Witter, Dr. Jon Keeley from the USGS, and Richard Halsey of the Chaparral Institute are experts in this field along with Dr. Seth Riley (wildlife biologist NPS). Their presentations at the Fire Fact Forum about the SMMs can be accessed at lvhf.org at http://lvhf.org/2019/11/fire-fact-forum-success/.

According to NPS mountain lions and other predators have not repopulated the burn areas post Woolsey and are squeezed into areas that did not burn or are isolated in pockets that did not burn.

B13-20

Mountain Lions
The DEIR does not identify or adequately address mountain lions as a special-status species in the North Area Plan and it should.

B13-21

Response to Comment Set B13: Kim, Lamorie, Las Virgenes Homeowners Federation

B13-1 The one referenced goal was modified to be inclusive and acknowledge the diverse range of stakeholders, including residents, who are affected by how the North Area is managed. It still maintains local residents' involvement in the process, particularly the planning and decision-making process.

B13-2 The goal of the proposed Plan and CSD Update continues to be to protect biological resources with maximizing avoidance to biological resource impacts. The definition of S1 Habitat identifies this category as highly restricted for development and the Plan states that development should be avoided in S1 Habitat unless there are no feasible alternatives. The proposed CSD Update does mention a 7,500 square foot limitation for development on parcels fully within S1 Habitat in order to further restrict the development footprint were avoidance is infeasible.

As noted in Section C.4 Biological Resources (C.4.4 Environmental Impact and Mitigation Measures) of the EIR, the assessment of impacts to biological resources is programmatic and not project specific or quantitative. The analysis recognizes that development would continue under the proposed Plan and CSD Update, but with more protections in place than current requirements to protect biological and scenic resources and trees and to require best management practices from specific land uses such as vineyards, event facilities, and equestrian facilities. The goal is to preserve S1 Habitat in the North Area and the proposed policies and standards work towards this goal.

B13-3 Under the proposed Plan and CSD Update, Farmer's market would not be allowed in S1 habitat. The standard in Section 22.336.070 (H. Farmers Market) has been modified as noted below:

> H. Farmers' Markets. No farmers' market or any portion thereof shall be ~~allowed within S1 habitat area. Farmers' markets shall be located at least~~ located in or within ~~25~~ 100 feet of ~~away from mapped~~ S1 ~~area~~ habitat.

The proposed Plan and CSD Update identifies different buffers for different land uses in the North Area. The list below summarizes some of the buffers identified in the CSD. The intent of presenting this information is to show that different buffers are associated with different land uses. The buffers are minimum distances that could be increased depending on the property and site constraints.

Land Use	Buffer Distance:
Vineyard	200 feet from stream
Vineyard	200 feet from S1 Habitat
Animal Containment <100 feet from S1 habitat	Buffer zone needed from S1 habitat
Animal Containment	100 feet S1 Habitat
	200 feet from Protected tree

B13-4 Comment noted. Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of*

BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

The County could require a reduction in the BSA square footage depending on site conditions such as parcels with slopes over 50 percent and S1 habitat. Additionally, BSA is defined as "*the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas*" and as such is not the same as the building footprint.

Figure B-2a has been revised. The labels noted are on the base map, which cannot be revised so we added a label over the lake to show as "Malibou Lake." However, we could not verify that the creek should be "Malibou Creek" so we left as shown on the base map (Malibu Creek).

B13-5 Comment requests that the description of the Woolsey Fire in Section B Plan and CSD Update Description of the EIR include reference to 100,000 trees that were lost and requested the discussion list the communities in the area of the fire. The reference to the number of trees destroyed in the fire could not be verified so that information could not be included in the text. However, the request to add communities has been made as shown below.

Several cities and communities within Los Angeles and Ventura counties were affected including Thousand Oaks, Oak Park, Westlake Village, Agoura Hills, West Hills, Simi Valley, Chatsworth, Bell Canyon, Hidden Hills, Calabasas, and Malibu <u>as well as the western unincorporated Los Angeles County communities of Malibou Lake, Malibu Lakeside, Cornell, Triunfo Lobo Canyon, and Seminole Springs</u>.

B13-6 Section 22.336.060 Biological Resources (8. Mitigation Ratios) identifies the minimum mitigation ratios established for the North Area. The mitigation ratios are based on the sensitivity ranking of the resources classified into each of the biological habitat categories and would be consistent with the mitigation ratios found in the County's Significant Ecological Areas program for the same resources (if the Plan and CSD Update is adopted). Where highly sensitive habitat resources are discovered that warrant a higher mitigation ratio, such higher ratio would be applied. Each project requiring mitigation would be reviewed by a County biologist to assess the resources and apply the appropriate development standards. Where there are potential impacts to biological resources, the County biologist would review the resource to ensure compatibility with California Department of Fish and Wildlife standards. This means that upon review of resources studies on specific projects, the mitigation ratios could be higher. Therefore, the EIR does not need to recommend or require higher mitigation ratios at this time. This determination would be made during review of specific future projects.

The comment also asks about the number of horses that would be allowed on a large boarding facility. The proposed CSD Update limits large horse boarding facilities based on the size of the proposed property. Section 22.336.070 (E. Equestrian Facilities) includes the required minimum parcel size of one-acre and the restriction based on property size (one equine per 5,000 square feet of lot area). The example provided in the comment does not account for the evaluation that would be completed by the County in permitting a facility or allowing a facility to continue operations. The County would evaluate the property owner's ability to meet identified best management practices through review of required plans and would consider site conditions, access issues, ability to avoid sensitive habitat, topography, buffers, and other factors that would

weigh into the decision on the number of permitted horses. Pursuant to Section 22.336.080 Zone-Specific Development Standards, a large horse-boarding facility may require a Conditional Use Permit (CUP) depending on the zone the use is proposed in. The CUP review could modify the maximum number of equines based on the site size and its characteristics/conditions.

B13-7 Section 22.336.070 Community-Wide Development Standards (J. Incentive for Certain Developments) allows the building site area to be increased or an increase in the amount of grading for projects that qualify for participation in the incentive program. However, the project owner would still need to receive clearance from the County and would need to meet the grading and other standards in the proposed CSD Update. In order to receive this incentive, the property owner would have to voluntarily retire all development rights on one or more lawfully created, buildable parcels.

As discussed in the EIR, the proposed Plan and CSD Update are designed to protect the visual character, scenic resources, and natural resources of the North Area. The implementation of the update in conjunction with the existing county-wide regulatory framework would serve to lessen potential impacts by minimizing changes to the existing landscape from future development. Each of the issue area discussions in the EIR evaluated the potential for impacts from future development under the proposed Plan and CSD Update. Therefore, for this programmatic analysis, additional analysis of potential impacts from projects that may qualify for the incentive program is not necessary; the EIR analysis has already addressed future development and participation in the program would be offset by the benefit of removing one or more lots per project from future development (gaining open space).

The following updates have been made to the Draft EIR:

- Figure C.2-1 has been updated in the legend to refer to "Sugarloaf Peak"
- Figure C.2-5, KOP 6, has been updated to reflect the photo presents a view towards Triunfo Creek (not Malibu Creek).
- Figure C.2-6, KOP 7, has been updated to reflect the photo presents a view towards Sugarloaf Peak (not adjacent rolling hills).

With respect to the locations of KOPs, as stated in the EIR p. C.2-2, "*An abundance of natural scenic resources and steep coastal mountains contribute to the character of this region. From public observer positions, 11 locations were selected as key observation points (KOPs) that provide public viewsheds of various scenic resources and landscapes within the North Area. Because it would be difficult to photograph and identify all locations within the North Area providing scenic public viewsheds, these 11 KOPs were selected as a sampling of the varying landscapes within the North Area and for defining an aesthetics study area for analysis from key public roadways and locations*."

B13-8 The requested revision to the EIR has been made as follows:

"Within the more rural southern portion of the North Area boundary, the primary sources of light are outdoor lights from surrounding residences, special events, visitor serving establishments (wineries), and other similar land uses.

B13-9 Figure C.2-1 of the EIR shows the North Area Plan boundary and the designated State Scenic Highway segment of Mulholland Highway. As shown, Mulholland Highway leaves the North Area Plan boundary east of Las Virgenes Road.

B13-10 Comments noted. Section C. 10 Land Use and Recreation as well as other sections of the EIR evaluated the potential for new vineyards to be built in the North Area. While the analysis was programmatic, project-specific review would be conducted as outlined in the proposed Plan and CSD Update, if the proposed Plan and CSD Update is adopted. With respect to the last comment made, adding the term "rural villages." This revision was not found to enhance the Draft EIR analysis presented in Section C.2. Therefore, no edits to the Draft EIR have been made based on this comment.

B13-11 The text referenced in this comment includes the wording "*so that headlights of parked cars are facing inward toward the property* ***and are not directed onto adjacent properties or sensitive habitat***" (italicized/bold for emphasis). This highlighted text ensures that the term "inward" is fully explained.

B13-12 Group homes are an allowable use in the County and would continue with the adoption of the Plan and CSD Update. Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit. Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel. Section C.10 Land Use and Recreation evaluated the potential for impacts from existing and proposed land uses in the North Area.

B13-13 Page C.4-14 of the EIR provides a description of the Significant Ecological Areas (SEA) and states that the North Area is in the Santa Monica Mountains SEA.

B13-14 The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. The Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Biological resources will continue to recover to their pre-fire functional value therefore, the habitat sensitivity maps have not been revised.

B13-15 California red-legged frogs (*Rana draytonii*) are known to occur in Las Virgenes Canyon, which has connectivity with streams located in the North Area. It is possible that California red-legged frogs from this area have made their way further downstream and have dispersed to perennial systems in the North Area. As noted in the comment, the National Park Service has in the past translocated California red-legged frog to undisclosed locations in the Santa Monica Mountains. Through this effort, it is possible that California red-legged frogs have been introduced to perennial streams in the North Area. However, the critical habitat designation, which is an official

federal designation, has not changed for the California red-legged frog. The USFWS website was reviewed and the boundary of critical habitat designation has not changed.[9]

B13-16 On April 21, 2020 the California Fish and Game Commission accepted a petition to list an Evolutionary Significant Unit of mountain lion in southern and central coastal California as threatened under the California Endangered Species Act. To address this change in status, Section C.4.1 Environmental Setting, under Special-Status Plants and Wildlife (Page C.4-7), the following bullet is added:

- Mountain lion (*Puma concolor*) State Candidate for listing as threatened

B13-17 See Response B13-7.

B13-18 Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.

B13-19 Page C.4-16 states new development would be reviewed by either the County Biologist or the Significant Ecological Areas Technical Advisory Committee (SEATAC), depending on the affected habitat categories. The proposed CSD Update identifies that the County biologist will review biological inventories for development proposed in S2 and S3 habitats. For development proposed in S1 habitat and projects with discretionary review (Conditional Use Permit) in S2 and S3 habitat would be reviewed by SEATAC.

B13-20 The site link could not be accessed. Also see Response B13-14.

B13-21 The Biological Assessment (October 2018) and Section C.4 Biological Resources both addressed and identified the importance of mountain lions in the Santa Monica Mountains. Figure 6 in the Biological Assessment illustrates the mountain lion sightings within the North Area between 2002 and 2011. The report notes: "*Perhaps the most celebrated mammal of the Santa Monica Mountains is the mountain lion, which at 150 pounds is the largest mammal in the Santa Monica Mountains*." The report acknowledges the danger for mountains lions that try and cross the US 101 Freeway and addresses the wildlife corridors and crossings used by wide-ranging species including mountain lions in the Santa Monica Mountains. The proposed policies and standards protecting resources in the North Area included consideration of the importance of mountain lions to the Santa Monica North Area and proposed application review procedures would reduce

[9] This shapefile was downloaded and reviewed from this site: https://ecos.fws.gov/ecp/report/table/critical-habitat.html. The website was last updated on August 4, 2020. Information was verified on August 14, 2020.

potential impacts to mountain lions. For example, development standards were designed to preserve habitat areas and to limit mobility restriction through wildlife permeable fencing.

Also see Responses B13-16 and B13-18.

Comment Set C1: Gunlog and Gary Spaberg

From: GSPABERG <gspaberg@comline.com>
Sent: Monday, June 1, 2020 8:47 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Vasa Park,Triunfo Canyon Rd,Agoura Hills,CA

CAUTION: External Email. Proceed Responsibly.

The purpose of Vasa Park is to preserve tradional Scandinavian culture and heritage through educational opportunities in areas of customs,language,food and arts.
The Vasa Park need to be "Grandfather In " since we have existed for more than 70 years. **C1-1**

Gunlog and Gary Spaberg
Vasa Members since 1964

Response to Comment Set C1: Gunlog and Gary Spaberg

C1-1 The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment noted on the request to "grandfather" Vasa Park.

Comment Set C2: Michael Wang

From: Michael Wang <taichiwang20@hotmail.com>
Sent: Tuesday, June 2, 2020 1:17 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: save our Vasa Park

CAUTION: External Email. Proceed Responsibly.

Dear Sir/Madame,

Vasa Park is a beautiful park located in Triunfo Canyon in Agoura Hills, California. It occupies 24 acres with hills for horseback riding and a lovely little stream. The park was purchased by 7 Vasa lodges over 60 years ago. The park is currently maintained and developed by The Vasa Park Association, Inc.

The delegates of the Vasa Park Association work for the main purpose of the association, which is to provide recreational facilities for the social benefit of Vasa members in Southern California for the enjoyment of present and future generations.

Three events are arranged annually that are open to the public: SpringFest, Midsummer celebration with Viking Village Camp and Fall Market and Meatball contest.

The purpose of this letter is due to the growing number of wineries, wedding venues in theis area. This uproar has caused the county to revise their Santa Monica Mountains North Area Plan (SMMNAP) along with the Community Standards District (CSD).

Our Vasa Park falls in this Area Plan and will be adversely affected by some of the changes they are proposing. Here are some of the proposed changes summarized below.

C2-1

* Vasa Park would be required to obtain a Conditional Use Permit (CUP) to host Special Events. These are VERY costly!
* Outdoor Dance Pavilions will be prohibited.
* Shuttle service would be required to shuttle guests to events exceeding 75 people. Again, very costly.
* Additional protections for State Waters. (Triunfo Canyon Creek?)
* Public roads providing access to the property must meet standards to provide safe and adequate access. (Traffic Study?)
* The ambient noise level will be 40 dBA L90 at the nearest residential receptor. This is like a whisper.

If all these changes come to be, it will be impossible for Vasa Park to continue as it is today. Our lessee would also be unable to continue with his Special Events or Summer Camp and therefore, we would lose our income to continue with the upkeep of the Park.

Considering the rich history of Vasa Park and our activities in Vasa Park mentioned above, we propose that our Vasa Park should be exempt from these new restrictions.

C2-2

Regards
Michael Wang
A Vasa member in Sweden



One of our folk dance performances in Vasa Park in 1989.

Response to Comment Set C2: Michael Wang

C2-1 Comments noted on the significance of Vasa Park.

C2-2 The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

As described in Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) of the proposed CSD Update, all existing outdoor dance pavilions must reach compliance by obtaining a CUP within three years of the effective date of the ordinance and would be required to meet the proposed development standards as detailed in the Plan and CSD Update. The proposed standards would require a parking and transportation plan, which identifies adequate parking and addresses traffic flow that does not impact the neighborhood. All proposed event facilities would be required to prepare this plan, there is no specified number of people that would trigger this requirement. The proposed standard (22.336.070.d.iii) does not specify a specific number of guests that would require shuttle service.

Comment Set C3: Karen O'Neil

From: Karen O'Neil <3oneils@roadrunner.com>
Sent: Tuesday, June 2, 2020 2:09 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Vasa Park

CAUTION: External Email. Proceed Responsibly.

Hello,

I am a member of the Oak Leaf Scandinavian Lodge in Thousand Oaks and I am writing to ask that we be allowed to continue to use the park for our cultural days.
I joined so that my Grand-daughter could go to the Viking camp for one week in the summer. The park is a beautiful shady place to gather on the Scandinavian
Holidays a few times a year. The members are very quiet with no loud music just picnics and fellowship with other lodge members who have been coming for
Over 30 years I believe. I wish you could all come out and see that it is wonderful family friendly place that encourages children to learn their ancestors history.
There are maybe 4 picnics a year in the daytime hours where kids have so much fun using the pool and slides and playing games. Please consider what a treasure
This beloved park is to us. Thank-you,

C3-1

Karen O'Neil
1821 Rutgers Dr.
Thousand Oaks, CA 91360
3oneils@roadrunner.com

Response to Comment Set C3: Karen O'Neil

C3-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C4: Den Hartog Family

From: Erica Den Hartog <lyncoservices_erica@yahoo.com>
Sent: Tuesday, June 2, 2020 8:54 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Please Save Vasa Park

6/2/2020

Den Hartog Family
3641 Rebel Circle
HB CA 92649

To LA DEPT of Regional Planning- Attention Thuy Hua

Our family has enjoyed going to Vasa Park for many many years. We are humbly requesting the we are allowed to continue our use of the park without the the requirement of obtaining a CUP. The following are our reasons-

- Vasa Park has operated for over 70 years as a non-profit organization.
- Our park serves the cultural needs of our members and the family recreation needs of the public.
- We are currently and historically a daytime operation.
- Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.
- The local TriunfoLobo Homeowners Association supports in writing grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighbor.
- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.
- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.
- Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility.

C4-1

Thank you in advance for your consideration-

Bruce, Erica, Lynnea, Kaelin Den Hartog

Response to Comment Set C4: Den Hartog Family

C4-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP application is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

The definition of an "Event Facility" per the proposed CSD Update is "A place of private or public assembly, either indoor or outdoor, that hosts functions which **include, but are not limited to**, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, Vasa Park falls within the definition of an Event Facility.

Comment Set C5: Michael Chiarelli

From: MICHAEL CHIARELLI <mchiarelli@cox.net>
Sent: Wednesday, June 3, 2020 7:44 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Vasa Park

CAUTION: External Email. Proceed Responsibly.

- Please consider the following comments in regards to Vasa Park.
- Vasa Park has operated for over 70 years as a non-profit organization. **I have been attending picnics at the park for nearly 50 years with my parents and siblings, and now with my own family.**
- Our park serves the cultural needs of our members and the family recreation needs of the public.-**Vasa Park hosts picnics to share the Scandinavian culture with the community and our families.**
- We are currently and historically a daytime operation.- **The picnics are not disruptive nor cause excessive traffic to the area. They are hosted in the daytime and finished before sundown**.
- Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.
- The local TriunfoLobo Homeowners Association supports in writing grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighbor.
- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.
- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.- **I grew up Swedish Folkdancing at Vasa Park and have danced for the King and Queen of Sweden at Disneyland. I also went on two dance tours through Sweden in my teens.**
- Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility. - **I hope to be able to continue to bring my girls to Vasa Park in the future to help them experience their Scandinavian heritage.**

C5-1

Please consider a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies

C5-2

including:

- "Grandfathering" through vested entitlement, either tied to property OR current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, "Family Picnic Grounds and Recreation Facility") and does not require a CUP.

C5-2, cont.

In conclusion, the Vasa Park Association prides itself on sharing and celebrating the Scandinavian culture. We as a whole are respectful to the environment and to our neighbors in the canyon. We hope to reassure the decision makers that we are a positive organization and to allow us to continue our mission.

Thank you,

Rhoda Spaberg Chiarelli

Response to Comment Set C5: Michael Chiarelli

C5-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit is between 10 to 12 months, making the 3-year deadline a reasonable timeline. The definition of an "Event Facility" per the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences [emphasis added].*" Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition provided in the proposed CSD Update.

C5-2 Comment noted regarding **"**grandfathering" Vasa Park.

Comment Set C6: Kieran and Debra Healy

From: Kieran Healy <kieran@lighting-design.tv>
Sent: Friday, June 5, 2020 3:28 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>; TLC Board <board@triunfolobo.org>; Sheila <Sheila@bos.lacounty.gov>; Englund, Nicole <NEnglund@bos.lacounty.gov>; Jim Forbes <jjforbes@me.com>; Lisa Kellogg <lisagracekellogg@icloud.com>; Terri Webb <terriwebb3094@gmail.com>
Subject: SMMNA Plan and Community Standards District Update-Comments

CAUTION: External Email. Proceed Responsibly.

LA County Department of Regional Planning,

Attn: Thuy Hua,
320 West Temple St. 13th Floor, Los Angeles, CA 90012
To Whom It May Concern, regarding the North Area Plan May 2020 Update.

We have resided in the Triunfo/Lobo Canyon area for the last 25 years and feel very privileged to live here. In many regards, as responsible residents, your goals are not dissimilar to ours in that we wish to preserve and even enhance the natural beauty and peacefulness in our area.

You have presented us with a voluminous plan that might seem straightforward to the planning department but takes hours of analysis for the average person. It is akin to going through a legal contract without the benefit of an attorney, in short it is difficult to determine the ramifications as they specifically apply to our individual situations.

Whilst you state that residents and concerned individuals have a voice in this plan and that "we can participate in the decision making process", many in our community feel we are being ignored and our concerns are not being adequately addressed, specifically when it comes to Event Facilities. C6-1

We have comments in the following areas:

Event Facilities.

There are Five Facilities on your list within a 2 Mile radius, there is an additional Facility that you did not include: Golden Heart Ranch and another facility in the project stage Massilia which is essentially a hotel and restaurant. Whilst all but one are in the RR zone on Triunfo Canyon Road, this is an

extraordinary concentration of Commercial Ventures in a tiny area with only One Ingress and Egress.
We must specifically state that Golden Heart Ranch and Vasa Park are great neighbors, low impact and only operate during daytime hours, they also embody the spirit of RR Zoning and your stated goals, by sharing the mountains with special needs young adults and children respectively. I do not see any inclusion of the commercial Stables and the rehab facility mentioned anywhere. These event venues (with the potential addition of more due to the RR zoning) are and have been a nightmare in Two Areas. C6-1, cont.

Traffic.

As previously stated this is a single Ingress Egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because of all the beach traffic and the impaired view at the junction with Triunfo Canyon. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur. C6-2

Sound.

In our Canyon sound travels very easily, bounces off the mountains on either side thereby amplifying All sound. I can hear my neighbor's outdoor conversations quite clearly and they are over 3000 feet away. The same is true when people are taking a walk along the road every word they say is quite clear as if they were 10feet away instead of 200 feet.
You give an ambient level of sound generated by traffic in the area, most of that would be from Kanan Road, but we do not believe that the additional traffic on Triunfo and to a smaller extent Lobo Canyon caused by the Event Venues has been taken into consideration. That would be a true baseline, but then you have to add the thumping bass and DJ's pumping up the crowd at the wedding venues until 11pm at night. If you happen to like the song you can have a "sing a long" as the lyrics are clear as a bell. This huge leap in sound levels affect the peace and tranquility of humans and animals in a very wide area and cannot be governed by "Generic" decibel measurements listed in your plan. You have not measured these levels with multiple events going at the same time, even though one is bad enough. The nearest "receptor" is not an accurate way to judge the effect on "all the receptors". Any extra noise beyond 8pm is simply unacceptable and has to be enforced. C6-3

Enforcement.

It is all very well listing all these changes and limitations on Residents or C6-4

Venues but who is going to enforce them ? You have received numerous complaints about the event venues and yet nothing ever happens. With regards to noise, we know full well that public health officials will not be here at 10pm on a Saturday night with their DB Meters and that any fines are a simply the cost of doing business. The Sheriffs are also powerless and in one instance were locked out of an event venue and told to come back with a warrant. We need rules and regulations with teeth that can be solidly enforced, just like the building department does on all of us. There are also issues with two dilapidated and dangerous properties in our canyon, Southland Farms at 2581 Kanan Rd, which now appears to be a storage yard for huge Solar Powered Lighting where they leave the bright lights on every night at the Gateway to the Santa Monica Mountains. C6-4, cont.

Housing and Property Rights.

We object to the imposition of the 10,000 square feet development rule, especially as there is no "grandfather" clause involved. It is a generic figure that has no bearing on whether you have 1 acre or 40 acres and should be done with some kind of reasonable percentage of your property size. Most of the land development has been done, at least in our area, and it is ridiculous that we cannot add a room onto our house for our mother in law because it would take us over the threshold. It seems to us that it also forces people to build upwards, thereby making housing even more prominent in the view shed. C6-5

Fire and Vegetation.

First of all we believe that your mapping is very out of date, it certainly is on our property regarding the sensitivity zones, and the Woolsey fire changed everything with the biodiversity anyway. We wish you understood the expenses involved in being a good steward of the land, they are annual and never ending. Besides the brush clearance, which is at odds with your goals, we personally have planted over 40 native trees on our property and regularly clear non-native plants like mustard, which sometimes feels like a losing battle. We feel that we share our property with all the animals too and are very conscious of never using traps or pesticides, we use about 15% of the land we own, the balance is left in as natural a state as possible. When we built our home we had to install a 20' wide driveway and a 90' x 100' fire truck turn around as well as installing a fire hydrant at considerable expense. It was a complete waste of money as the fire department never came into our canyon during the Woolsey Fire, why ? Understandably, because it is a Single Ingress and Egress and they did not want to be trapped. We feel the same way, but if something were to happen at the same time as multiple events we may well have a very big problem and dangerous situation. C6-6

In closing we ask that you seriously consider our comments and that you make some changes that will help us maintain the peace, serenity and beauty of this area so that we can all live here and steward it in a safe and responsible manner. Please also consider that this is not the Coastal area and juxtaposing that plan on our area is not appropriate in that we have many different issues. Thank you for your consideration.

C6-6, cont.

Yours sincerely,

Kieran and Debra Healy,
31550 Lobo Canyon Road, Cornell, CA 91301.

Response to Comment Set C6: Kieran and Debra Healy

C6-1 Section A Introduction of the EIR describes the preparation process for the proposed Plan and CSD Update. DRP held several community meetings in 2017, 2018, and 2019 to obtain input and feedback from the public, members of which included local homeowner's associations, members of the equestrian community, various other community groups, and residents. One of the key resident concerns was with event facilities; this issue was addressed in the EIR and the Plan and CSD Update. Proposed policies and standards were developed to limit noise, traffic, and other impacts to residents from event facilities.

The comment mentions that Golden Heart Ranch[10] and Massilia are not mentioned in the EIR. Golden Heart Ranch is a 22-acre property in Agoura Hills. It provides young adults with intellectual and developmental disabilities opportunities with social living and recreation programs. This facility was not included in the list of event venues in Section C. 11 (Noise) in the EIR because it is a non-profit organization and not an event facility. With regard to "Massilia," this is a potential project that is in the early application stage and not currently under review by the County.

Even though the R-R zone allows for event facilities and group homes, the proposed CSD Update includes standards that must be followed to limit impacts to residents. Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. Groups homes would need to comply with the requirements of the R-R zone for setbacks, height of structures and other development standards as well as meet state requirements for group homes (Section 22.336.080 Zone-Specific Development Standards). The comment also mentions commercial stables. The proposed CSD Update includes development standards for equestrian and horse boarding facilities in Section 22.336.070 (E. Equestrian Facilities).

C6-2 As mentioned in Response C6-1, Section 22.336.070 Community-Wide Development Standards would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C6-3 The ambient noise levels measured as part of the Noise Technical Report in Appendix 5 of the EIR considered all noise sources during the measurement period. As described on Page A-3 of the Noise Technical Report, several sources contributed to the ambient noise measurement, which included wildlife calls, aviation noise, distant noise from an event facility, and traffic noise generated primarily by vehicles on Triunfo Canyon Road. It was observed that traffic noise from Kanan Road quickly weakened as the receptor increased the distance from this road due to hilly topography along the southern side of Triunfo Canyon Road. The nearest receptor was chosen to

[10] https://www.goldenheartranch.org/

represent the worst-case noise impacts, as noise is louder at a closer distance and weakens with increased distance. As described in Section 22.336.070 Community-Wide Development Standards (L. Noise) of the proposed CSD, the nighttime maximum ambient noise level shall be 38 dBA from an L90 measurement starting at 8:00 p.m. until 8:00 a.m. (as modified in this Final EIR), and outdoor amplified sound shall be prohibited between 8:00 p.m. and 8:00 a.m. within the North Area.

C.6-4 Appendix 5 of the EIR, Noise Technical Report included enforcement-related recommendations that were incorporated in the CSD Update. These measures include providing event supervisor(s)' telephone numbers for residents to contact regarding noise complaints and documenting complaint and resolutions, which would be provided to the DRP when requested (Section 22.336.070 Community-Wide Development Standards, F. Event Facilities). Coordination with the County would be established when resolution of noise problems cannot be solved.

Your comments regarding the Southland Farms properties will be relayed to the County decisionmakers for further consideration.

C.6-5 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

C.6-6 The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. Consistent with CEQA requirements, the Draft EIR considers baseline conditions to be when the Notice of Preparation was released to the public in August 2018 (Section 15125 of the CEQA Guidelines). However, the Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Because biological resources continue to recover to their pre-fire functional value, the pre-Woolsey Fire baseline is evaluated to consider the long-term and worse-case impacts of the proposed Plan and CSD Update.

The Biological Resources Maps (Figure 2) of the proposed North Area are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

The proposed North Area Plan Update "*seeks to maintain reasonable consistency*" with the Santa Monica Mountains Local Coastal Program given the similarities in public concerns, coastal mountainous topography, biological resources, and geographic proximity. However, the proposed policies and standards of the Plan and CSD Update are tailored to the resources, land uses, and environmental characteristics of the North Area.

Comment Set C7: David Hoiseck

-----Original Message-----
From: David Hoiseck <davehoiseck1@gmail.com>
Sent: Tuesday, June 9, 2020 1:12 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Save Vasa Park

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,
My name is David Hoiseck
I would like to express my concern on any possible closures at the Vasa park .
I am 48 years old now and I have been coming to Vasa Park since I was 11 years old.
This park gives me a chance to reflect and join in with other Swedish and Nordic heritage individuals to practice some of our cultural traditions, as well as a place of learning and practicing our native languages.
I hope you will consider and help keep alive a traditional landmark for many Californian's of our heritage, this beautiful place which holds so many memories and continues to teach and give memories to our elders and youth alike.
Thank you for your consideration and your time on hearing all Vasa members and newcomers thoughts on this matter.
Best regards
David Hoiseck

C7-1

Response to Comment Set C7: David Hoiseck

C7-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C8: Ruth Gerson

From: Ruth Gerson <ruthgerson@aol.com>
Sent: Wednesday, June 10, 2020 8:16 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Re: Questions

CAUTION: External Email. Proceed Responsibly.

Hi Luis

I have attached my comments as I cannot participate in the meeting. How will I be able to read comments from others afterwards? **C8-1**

thanks
Ruth

-----Original Message-----
From: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
To: 'Ruth Gerson' <ruthgerson@aol.com>
Sent: Wed, Jun 10, 2020 8:01 am
Subject: RE: Questions

Hello Ruth,

Thanks for letting us know about Agoura's graduation ceremony, we did not know these would be going on at the same time. We released the latest drafts of our documents on May 14, and we just picked June 11 for a virtual meeting date since that would give people a few weeks to review and read the documents.

This meeting will include a small presentation, and allow a short time for each attendee to speak, if they choose to. It is mostly to accept comments on the Environmental Impact Report (EIR), and our preferred method is still e-mail so that the comments can be as long as the submitter wants.

This is not the last meeting regarding the Santa Monica Mountains North Area Plan, as there will still be a Regional Planning Commission (RPC) sometime in the next few months. These days it seems like it's day-to-day on when workers and meetings can get together in-person again.

Congratulations to your granddaughter, and I look forward to seeing any comments you have in e-mail. Hope you are all staying safe and healthy. Thanks.

Luis Duran
Coastal Permits
Los Angeles County
Department of Regional Planning
LDuran@planning.lacounty.gov

From: Ruth Gerson <ruthgerson@aol.com>
Sent: Saturday, June 6, 2020 3:56 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Questions

CAUTION: External Email. Proceed Responsibly.

Hello-

My name is Ruth Gerson. It was extremely insensitive to schedule the virtual meeting of the NAP DEIR at the exact same date and time as the Agoura High School senior graduation ceremonies on Thursday June 11 at 6pm.

Although there are always many conflicting events year round for everyone, since the seniors this year were not able to have a real celebration of their 4 years in high school, a timeframe considered by many adults looking back as a major step forward to college and adulthood, and although many working on the DEIR may not have youth in school, nevertheless, the choice of the date and time was extremely poor and offensive. The majority of children going to Agoura High live within the North Area.

Obviously, I am not conflicted in choosing to attend my granddaughter's graduation where she is Valedictorian with 6 additional honors as compared to attending the NAP virtual meeting. I will send my comments in, but I am very disappointed to not have the option of hearing what others say; and that option is an important factor in people being able to give opinions and counter or agree with what is said by others.

I hope future meetings will be more sensitive to the people living in the area that is being discussed so that we may have the ability and option to attend those meetings. Perhaps whoever chooses the dates could check to find out what major events are planned around a specific timeframe so as to better inform and allow more people to attend. I certainly hope so.

thank you
Ruth

Ruth Gerson 3450 Cornell Rd Agoura, CA 91301 818-264-6501 ruthgerson@aol.com

NORTH AREA PLAN June 11, 2020 Virtual –

Email to smmnortharea@planning.lacounty.gov

MORE strengthening is needed to support the Rural & Semi-Rural lifestyle in the North Area.

EQUINE POLICIES - This means better policies and considerations for keeping horses as a major factor in the Rural and Semi-Rural Lifestyle - allowing horses to be kept within 500 feet of the residence in order to provide a safe firebreak of dirt – dirt is what saved my house in the Woolsey Fire; because when the fire hit dirt, with no fuel to burn, the 50/60mph winds turned it sideways to find foliage as fuel elsewhere. Not allowing 500 ft clearance of fuel by keeping the S1 / S2 chaparral/sage around homes adds fuel for fires. Policies to protect the vegetation leave homes open to unavoidably burn. **C8-2**

Not Similar Areas - the North Area should **NOT** have land use regulations and environmental protections consistent with those in the Coastal zone - They are 2 very different land areas with different topography, different residential use, different visitor use, different traffic, and different weather – just different in many respects. **C8-3**

Topography – Coastal has a steeper side of the SM Mountains; common to have fog & cool temperatures throughout the year; limited parking for trail users; Coastal is often closed or PCH is reduced to single lanes due to landslides, major traffic issues, and misc.

North Area side of mountains is more appealing to trail use for hikers, bikers, equestrians; parking is easier on North Area side; access to Ventura and the San Fernando Valley are both easier from the North side of the mountains using 101 freeway- more rolling hills on this side.

Residences –in Coastal, most homes are built close to one another, and people like the view of looking at the ocean and all it offers -

North Area homes are more oriented for keeping horses and other livestock; people prefer more privacy from other homes with larger parcels of land than in coastal because people like to look at the mountains and the more numerous wildlife, and to enjoy the better access and use of trails - **C8-4**

Visitors – the public descends on Malibu and Coastal communities in the hundreds for surfing, sunning on beaches, shopping, dining, socialness - Coastal is beach oriented.

North Area is mainly used for Recreation - for hiking, biking, horseback riding, family outings, etc -

Traffic - Coastal is non-stop traffic especially in the summer on canyon roads and PCH; there is limited parking at beaches and at most businesses.

North Area traffic south to the beaches makes Kanan Rd a bumper-to-bumper roadway for general use all year round, but especially on weekends in summer weather – Malibu Canyon Rd is also heavily trafficked by people going to the beaches.

Weather is very different on the Coastal side of the mountains with fog and cooler temperatures -

The North Area has warmer weather & not much fog -

Vegetation Management for Fire Control – Fire needs fuel. Homeowners should be allowed and encouraged to remove all S1 & S2 brush near their residences and within 300 to 500 ft of any of their structures. Those plants are fuel for the fires. Oaks, chaparral, sage brush and other plants are not friendly to homes because they provide fuel for fires.

C8-5

Thank you for the opportunity to provide comments on the DEIR for the North Area Plan.

Ruth Gerson

Response to Comment Set C8: Ruth Gerson

C8-1 All written comments received during the comment period and comments from the online public meeting as well as responses will be published in the Final Environmental Impact Report (EIR). The Final EIR will be available on the County website: http://planning.lacounty.gov/smmnap.

C8-2 Fire safety is a priority of the proposed Plan and CSD Update and as such, has been analyzed in the EIR. Section C-15 Wildland Fire and Hazards of the EIR addresses fuel modification and brush clearance standards, which would be implemented in consultation with the Los Angeles County Fire Department. Fuel modification and brush clearance standards are further described in Section 22.336.060 Biological Resources Standards of the proposed CSD Update and the Conservation and Open Space Element, Safety and Noise Element, and Land Use Element in the proposed North Area Plan Update. These standards and policies are requirements that have been developed with guidance from the Los Angeles County Fire Department. The S1 fuel modification and brush clearance measures were developed to limit habitat disturbance and destruction. However, according to Section 22.336.060 Biological Resource Standards (A. Biological Resources) existing, legally established structures and animal containment facilities are excluded from S1 and S2 habitat categories, including fuel modification and brush clearance areas.

The graphics in the Conservation and Open Space Element of the proposed North Area Plan provide a visual of the ideal placement of structures and fuel modification in relation to sensitive habitat areas. The policies and standards allow development but provide for a balance between protecting biological resources and reducing the potential for fires to destroy structures.

C8-3 The proposed North Area Plan Update "*seeks to maintain reasonable consistency*" with the Santa Monica Mountains Local Coastal Program given the similarities in public concerns, coastal mountainous topography, biological resources, and geographic proximity. However, the proposed policies and standards of the Plan and CSD Update are tailored to the resources, land uses, and environmental characteristics of the North Area.

C8-4 Consistency with certain aspects of the Local Coastal Program such as protection of biological resources ensures that the proposed North Area Plan includes policies that are comprehensive for the entire Santa Monica Mountains region. However, the proposed Plan Update includes policies and standards that are specific to the North area and that address issues or concerns raised at the community meetings and through public input. These issues have been incorporated in the Plan and CSD Update and include issues such as management of equestrian facilities and horse boarding facilities, vineyards, event facilities, dance pavilions, fuel modifications, tree protections, and protection of biological resources, as examples.

C8-5 Please see response C8-2 above regarding vegetation management and brush clearance measures for existing structures in S1 and S2 habitat. Fuel modification zone standards would be implemented in consultation with the Los Angeles County Fire Department, which would provide guidance on minimum and maximum clearance zones.

Comment Set C9: Inga Sabo

June 1, 2020

To: L.A. County Dept. of Regional Planning

attn: Thuy Hua

I am writing this letter to you and beg you to save our Vasa Park up in the Santa Monica Mountains. It is in the S.M Mountains North Area plan. We are a large groeep of Swedish/amerikan decendents who enjoy the park tremendesly 3 times a year. There are usually a few hundred people enjoying the Swedish culture and customs. We have recently rebuilt after the destroying fire a couple of years ago. We also have a childrens camp in the summer.

C9-1

Thank you.

Sincerely,

Inga Sabo

Response to Comment Set C9: Inga Sabo

C9-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C10: Kevin and Christa Foley

From: Kevin Foley <kevin@foleyphoto.com>
Sent: Thursday, June 11, 2020 4:59 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: Sheila <Sheila@bos.lacounty.gov>; Englund, Nicole <NEnglund@bos.lacounty.gov>
Subject: Re: SMMNA Plan and Community Standards District Update-Comments

CAUTION: External Email. Proceed Responsibly.

LA County Department of Regional Planning,

Attn: Thuy Hua,
320 West Temple St. 13th Floor, Los Angeles, CA 90012

To Whom It May Concern, regarding the North Area Plan May 2020 Update.

My family has resided in the Triunfo/Lobo Canyon area for the last 19 years and feel very privileged to live here. In many regards, as responsible residents, your goals are not dissimilar to ours in that we wish to preserve and even enhance the natural beauty and peacefulness in our area.

You have presented us with a voluminous plan that might seem straightforward to the planning department but takes hours of analysis for the average person. It is akin to going through a legal contract without the benefit of an attorney, in short it is difficult to determine the ramifications as they specifically apply to our individual situations. **C10-1**

Whilst you state that residents and concerned individuals have a voice in this plan and that "we can participate in the decision making process", many in our community feel we are being ignored and our concerns are not being adequately addressed, specifically when it comes to Event Facilities.

We have comments in the following areas:

Housing and Property Rights.

We object to the imposition of the 10,000 square feet development rule, especially as there is no "grandfather" clause involved. It is a generic figure that has no bearing on whether you have 1 acre or 40 acres and should be done with some kind of reasonable percentage of your property size. Most of the land development has been done, at least in our area, and it is ridiculous that we **C10-2**

cannot add a room onto our house for our mother in law because it would take us over the threshold. It seems to us that it also forces people to build upwards, thereby making housing even more prominent in the view shed. C10-2, cont.

Fire and Vegetation.

First of all we believe that your mapping is very out of date, it certainly is on our property regarding the sensitivity zones, and the Woolsey fire changed everything with the biodiversity anyway. We wish you understood the expenses involved in being a good steward of the land, they are annual and never ending. Besides the brush clearance, which is at odds with your goals, we personally lost over 40 native trees on our property in the Woosley Fire and regularly clear non-native plants like mustard, which sometimes feels like a losing battle. We feel that we share our property with all the animals too.

Understandably, because it is a Single Ingress and Egress and they did not want to be trapped. We feel the same way, but if something were to happen at the same time as multiple events we may well have a very big problem and dangerous situation. C10-3

In closing we ask that you seriously consider our comments and that you make some changes that will help us maintain the peace, serenity and beauty of this area so that we can all live here and steward it in a safe and responsible manner. Please also consider that this is not the Coastal area and juxtaposing that plan on our area is not appropriate in that we have many different issues.

Event Facilities.

There are Five Facilities on your list within a 2 Mile radius, there is an additional Facility that you did not include: Golden Heart Ranch and another facility in the project stage Massilia which is essentially a hotel and restaurant. Whilst all but one are in the RR zone on Triunfo Canyon Road, this is an extraordinary concentration of Commercial Ventures in a tiny area with only One Ingress and Egress.

We must specifically state that Golden Heart Ranch and Vasa Park are great neighbors, low impact and only operate during daytime hours, they also embody the spirit of RR Zoning and your stated goals, by sharing the mountains with special needs young adults and children respectively. I do not see any inclusion of the commercial Stables and the rehab facility mentioned anywhere. These event venues (with the potential addition of more due to the RR zoning) are and have been a nightmare in Two Areas. C10-4

Traffic.

As previously stated this is a single Ingress Egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables C10-5

chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because of all the beach traffic and the impaired view at the junction with Triunfo Canyon. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur. **C10-5, cont.**

Sound.

In our Canyon sound travels very easily, bounces off the mountains on either side thereby amplifying All sound. I can hear my neighbor's outdoor conversations quite clearly and they are over 3000 feet away. The same is true when people are taking a walk along the road every word they say is quite clear as if they were 10feet away instead of 200 feet.

You give an ambient level of sound generated by traffic in the area, most of that would be from Kanan Road, but we do not believe that the additional traffic on Triunfo and to a smaller extent Lobo Canyon caused by the Event Venues has been taken into consideration. That would be a true baseline, but then you have to add the thumping bass and DJ's pumping up the crowd at the wedding venues until 11pm at night. If you happen to like the song you can have a "sing a long" as the lyrics are clear as a bell. This huge leap in sound levels affect the peace and tranquility of humans and animals in a very wide area and cannot be governed by "Generic" decibel measurements listed in your plan. You have not measured these levels with multiple events going at the same time, even though one is bad enough. The nearest "receptor" is not an accurate way to judge the effect on "all the receptors". Any extra noise beyond 8pm is simply unacceptable and has to be enforced. **C10-6**

Enforcement.

It is all very well listing all these changes and limitations on Residents or Venues but who is going to enforce them ? You have received numerous complaints about the event venues and yet nothing ever happens. With regards to noise, we know full well that public health officials will not be here at 10pm on a Saturday night with their DB Meters and that any fines are a simply the cost of doing business. The Sheriffs are also powerless and in one instance were locked out of an event venue and told to come back with a warrant. We need rules and regulations with teeth that can be solidly enforced, just like the building department does on all of us. There are also issues with two dilapidated and dangerous properties in our canyon, Southland Farms at 2581 Kanan Rd, which now appears to be a storage yard for huge Solar Powered Lighting where they leave the bright lights on every night at the Gateway to the Santa Monica Mountains. **C10-7**

Thank you for your consideration.

Yours sincerely,

Kevin and Christa Foley,
32111 Lobo Canyon Road, Agoura, CA 91301.

Response to Comment Set C10: Kevin and Christa Foley

C10-1 Section A Introduction of the EIR describes the process of the development of the proposed Plan and CSD Update. DRP held several community meetings in 2017, 2018, and 2019 to obtain input and feedback from the public, members of which included local homeowner's associations, members of the equestrian community, various other community groups, and residents. One of the key resident concerns was with event facilities; this issue was addressed in the EIR and the Plan and CSD Update. Proposed policies and standards were developed to limit noise, traffic, and other impacts to residents from event facilities.

C10-2 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

C10-3 The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. Consistent with CEQA requirements, the Draft EIR considers baseline conditions to be when the Notice of Preparation was released to the public in August 2018 (Section 15125 of the CEQA Guidelines). However, the Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Because biological resources continue to recover to their pre-fire functional value, the pre-Woolsey Fire baseline is evaluated to consider the long-term and worse-case impacts of the proposed Plan and CSD Update.

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The proposed North Area Plan Update "*seeks to maintain reasonable consistency*" with the Santa Monica Mountains Local Coastal Program given the similarities in public concerns, coastal mountainous topography, biological resources, and geographic proximity. However, the proposed policies and standards of the Plan and CSD Update are tailored to the resources, land uses, and environmental characteristics of the North Area.

C10-4 The comment mentions that Golden Heart Ranch[11] and Massilia are not mentioned in the EIR. Golden Heart Ranch is a 22-acre property in Agoura Hills. It provides young adults with intellectual and developmental disabilities opportunities with social living and recreation programs. This facility was not included in the list of event venues in Section C. 11 (Noise) in the EIR because it is a non-profit organization and not an event facility. With regard to "Massilia," this is a potential project that is in the early application stage and not currently under review by the County.

[11] https://www.goldenheartranch.org/

Even though the R-R zone allows for event facilities and group homes, the proposed CSD Update includes standards that must be followed to limit impacts to residents. Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. Groups homes would need to comply with the requirements of the R-R zone for setbacks, height of structures and other development standards as well as meet state requirements for group homes (Section 22.336.080 Zone-Specific Development Standards). The comment also mentions commercial stables. The proposed CSD Update includes development standards for equestrian and horse boarding facilities in Section 22.336.070 (E. Equestrian Facilities).

C10-5 As mentioned in Response C6-1, Section 22.336.070 Community-Wide Development Standards would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C10-6 The ambient noise levels measured as part of the Noise Technical Report in Appendix 5 of the EIR considered all noise sources during the measurement period. As described on Page A-3 of the Noise Technical Report, several sources contributed to the ambient noise measurement, which included wildlife calls, aviation noise, distant noise from an event facility, and traffic noise generated primarily by vehicles on Triunfo Canyon Road. It was observed that traffic noise from Kanan Road quickly weakened as the receptor increased the distance from this road due to hilly topography along the southern side of Triunfo Canyon Road. The nearest receptor was chosen to represent the worst-case noise impacts, as noise is louder at a closer distance and weakens with increased distance. As described in Section 22.336.070 Community-Wide Development Standards (L. Noise) of the proposed CSD, the nighttime maximum ambient noise level shall be 38 dBA from an L90 measurement starting at 8:00 p.m. until 8:00 a.m. (as modified in this Final EIR), and outdoor amplified sound shall be prohibited between 8:00 p.m. and 8:00 a.m. within the North Area.

C10-7 Appendix 5 of the EIR, Noise Technical Report included enforcement-related recommendations that were incorporated in the CSD Update. These measures include providing event supervisor(s)' telephone numbers for residents to contact regarding noise complaints and documenting complaint and resolutions, which would be provided to the DRP when requested (Section 22.336.070 Community-Wide Development Standards, F. Event Facilities). Coordination with the County would be established when resolution of noise problems cannot be solved.

Your comments regarding the Southland Farms properties will be relayed to the County decisionmakers for further consideration.

Comment Set C11: John Simons and Marti Witter

John Simons and Marti Witter
643 Old Topanga Canyon Road
Topanga CA 90290

We have reviewed Goal SN-3 of the North Area Plan update related to wildfire safety and have the following comments based on 40-years of living in Topanga community working on wildfire safety and resource conservation. Should be viewed in Review>Show All Markup.

General Comments

- Fire safety related to landscape management of planted and natural habitat needs to use language that better describes good management practices and that through their language encourage better fire safety and conservation
    - NEVER use the term "brush clearance" it should be banned from southern California! Instead use fuel modification or vegetation modification or landscape management or removal or some other less damaging variant
        - Even the term "fuel" should be minimized where possible – our landscape is plants, vegetation communities and wildlife habitat that can burn unless managed around homes

C11-1

- Editorial suggestions to language are made that that try to be more explicit about specific actions, objectives and goals, to make them more clear and, hopefully, more effective at meeting the goals of protecting homes and conserving resources

C11-2

- This plan needs to address **existing** and new development both, with a better emphasis on existing development

C11-3

- SN-27 is an extremely valuable and unique provision by LA County Fire for improving fire safety of local resident. Its deserves to be efficient, effective, and to encourage "doing the right thing". It needs work so that it is not burdensome, reflects how people actually live and how landscapes evolve over time. It must address both existing and new development. NEEDS WORK!

C11-4

Suggested Language Revisions

Goal SN-3:

C11-5

A built environment designed to avoid or minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption due to wildland resources.

Policies:

- **SN-16:** Work with agencies including L.A. County Fire and L.A. County Agricultural Commissioner to ensure ~~proper~~ effective fire buffers through ~~brush clearance and~~ fuel modification in existing, new and infill development.
- **SN-17:** Require ~~fuel~~ landscape management plans with appropriate defensible space for new development to be submitted during the application stage.
- **SN-18:** Minimize vegetation removal for fire hazard reduction ~~fuel management~~ in the Sensitive Environmental Area(s) and high-sensitivity habitats.
- **SN-19:** Design and site new development in a manner that minimizes the threat of loss from wildland fires while avoiding the need for excessive vegetation ~~clearance~~removal.
- **SN-20:** Landscaping shall not extend into utility lines or block access to roads, water supplies or other emergency facilities.
- **SN-21:** Transition all overhead electrical transmission lines and supporting infrastructure underground to reduce fire risk.
- **SN-22:** Require that development sites and structures: be located off ridgelines and other dangerous topographic features such as chimneys, steep draws, and saddles; be adjacent to existing development perimeters; be located close to public roads; and, avoid over-long driveways.
- **SN-23:** Promote construction of new structures with appropriate fire-resistant features and building materials, including but not limited to: ~~fire-~~resistant exterior materials, windows and roofing; and, eaves and vents that resist the intrusion of flames and burning embers.
- **SN-24:** Limit fuel modification to the minimum area necessary and utilize ~~those programs that are most appropriate to the development site, including such~~ strategies to create effective defensible space that preserve native vegetation such as thinning, selective removal and spacing ~~as preserving fire-resistant locally-indigenous species~~ instead of complete~~ly~~ removal~~ing~~ of native vegetation. What are these programs?
- **SN-25:** Prohibit development in areas with ~~insufficient~~ inadequate ~~-~~ access or road capacity, water pressure, or fire flow rate~~s~~, or other accepted means for adequate fire protection.
- **SN-26:** Locate structures along a certified all-weather accessible road, which in some cases may consist of permeable surfaces, in a manner that provides fire fighters adequate vehicle turnaround space on private properties. ~~Where feasible, R~~require that new development be accessed from existing roads.
- **SN-27:** Require that property owners ~~adhere~~ maintain to ~~the~~ approved ~~fuel~~ landscape management plans ~~modification plan for their property~~, and ~~ensure~~ that

C11-5, cont.

Fire Department personnel adhere to the approved fuel modification plan during annual field inspections for fuel modification ~~or brush clearance~~. NEEDS WORK!

- **SN-28:** Allow ~~wild fire~~ burned areas to ~~revegetate~~ recover naturally~~.~~ If slope stabilization ~~except where re-seeding~~ is necessary to minimize risks to public health or safety use mechanical stabilization methods. Any revegation for slope stabilization should be planted with local native species that would provide for long-term stability. ~~Where necessary, utilize a mix of locally indigenous native plant seeds collected in a similar habitat within the Santa Monica Mountains.~~
- **SN-29:** Discourage high intensity or high density ~~and intensity~~ development within Very High Fire Hazard Severity Zones (VHFHSZ). ~~Direct~~ Relocate development to areas less at-risk for fire and climate change-related hazards.

C11-5, cont.

Response to Comment Set C11: John Simons and Marti Witter

C11-1 The term "brush clearance" is used to clearly define the activity (i.e., complete removal of flammable vegetation within a defined zone) and avoid confusion with "fuel" or "vegetation modification," which is defined as partial removal of vegetation or replacement of vegetation with more fire-resistant vegetation within zones. The Los Angeles County Fire Department has developed standards specifically for fuel modification.

C11-2 The proposed Plan and CSD Update was written to be as clear as possible. The proposed Plan and CSD aims to ensure safe and sustainable development while conserving natural resources in the North Area.

C11-3 The proposed Plan policies address both existing and new development. The Introduction section in the proposed North Area Plan Update includes a Grandfather Clause, which states that legally established uses in existence at the time of adoption of the North Area Plan are deemed to be consistent with the proposed Plan. The exception to this is for land uses (e.g. Event Facilities, Vineyards) where there are specific requirements for these facilities to be in compliance with proposed policies and standards within a specific timeframe. The Land Use Element also states that the proposed Plan does not eliminate existing, legally established activities, but limits the type and intensity of such activities in the future.

C11-4 The comment refers to proposed Policy SN-27 (now Policy SN-28) that requires compliance with a fuel modification plan. Policy SN-27 applies to properties with approved fuel modification plans. For existing properties, Policy SN-17, which also addresses fuel modification plans, would apply. Policy SN-17 states that fuel modification plans would be required during the application stage. Property owners would need to prepare and receive approval for a fuel modification plan if they propose to improve their property and the improvement requires a permit from the County. The plan would be required as part of a development application.

C11-5 The suggested revision to Goal SN-3 will not be accepted. Goal SN-3 currently reads: "*A built environment designed to avoid or minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption due to wildland fires*." The cause that is being avoided or minimized is wildland fires. The suggested revision suggests that wildland resources are a cause of an impact and that is not the intent of this goal.

Based upon the suggested revision to Policy SN-16, said policy will be revised to: Work with agencies including ~~L.A. County~~ Fire Department and ~~L.A. County~~ Agricultural Commissioner to ensure ~~proper~~ effective fire buffers through brush clearance and fuel modification in new ~~and infill~~ development.

Based upon the suggested revision to Policy SN-17, said policy will be revised to: Require fuel management plans with appropriate defensible space for new development to be submitted during the planning application stage.

Based upon the suggested revision to Policy SN-18, said policy will be revised to: Minimize vegetation removal for fuel management in the ~~Sensitive Environmental~~ Significant Ecological Area(s) and high-sensitivity habitats.

Based upon the suggested revision to Policy SN-19, said policy will be revised to: Design and site new development in a manner that minimizes the threat of loss from wildland fires while avoiding the need for excessive vegetation ~~clearance~~ removal.

Based upon the suggested revision to Policy SN-23, said policy will be revised to: Promote construction of new structures with appropriate fire-resistant features and building materials, including but not limited to: fire-resistant exterior materials, windows and roofing; and~~,~~ eaves and vents that resist the intrusion of flames and burning embers.

Based upon the suggested revision to Policy SN-24, said policy will be revised to: Limit fuel modification to the minimum area necessary and utilize ~~those programs that are most appropriate to the development site, including such~~ strategies appropriate for the site such as thinning, selective removal and spacing ~~as preserving fire-resistant locally indigenous species~~ instead of complete~~ly removing~~ removal of native vegetation.

Based upon the suggested revision to Policy SN-25, said policy will be revised to: Prohibit development in areas with insufficient access, water pressure, fire flows rates, or other accepted means for adequate fire protection.

The suggested revision to Policy SN-26 will not be accepted. Some parcel configurations may not facilitate direct access to an existing road and necessitate an access road to the existing road. Such access road or driveway may be allowed if it meets the regulations prescribed for constructing such access.

The suggested revision to Policy SN-27 will not be accepted. The suggestion does not provide further clarification for the intent of the policy. "Fuel modification plan" is a term used by the Fire Department and describes the management of vegetation in a fire hazard area. See response C11-1.

The suggested revision to Policy SN-28 will not be accepted. This policy focuses on allowing recovery of wildfire burn areas through natural revegetation, rather than through mechanized means and installation of manmade features. Clarification of local native species is necessary to distinguish between the various habitat types that can be found in the Santa Monica Mountains.

The suggested revision to Policy SN-29 will not be accepted. The County does not have the ability to relocate existing development and as such the policy provides the foundation to direct development to less at-risk for fire areas and implemented through zoning regulations found in the CSD.

Comment Set C12: Shannon Ggem

Amy Bodeck
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012

June 9, 2020

Ms Bodeck,

Thank you for your commitment to updating the North Area Plan, and protecting the incredible natural resources and appropriate residential use of these mountains.

It is so important that no expansion be allowed for group homes in the Santa Monica Mountains High Fire Severity Zones, especially Malibou Lake area, and that the number of these homes be strictly limited.

The Malibou Lake area has many single lane roads, is a natural chaparral environment, is high fire severity and was woefully under defended in the Woolsey Fire, causing incredible heartache, astounding property loss, and tragically, loss of life.

Luckily we had a slower moving fire with a clear direction and ample time to evacuate in Nov. 2018, this is not guaranteed in every wildfire. Please do whatever you can to ensure that this number does not grow.

With the staff, 6 residents can already translate to 12+ vehicles and all of these need evacuation. Further, in the Woolsey Fire After Action Report it was clear that care facilities will receive priority service in an emergency. In an area where 1/3 of the homes burned down in 2018, that is extremely harrowing.

C12-1

I support the removal of menagerie permits, removing the possibility of the keeping of exotic animals, but exempting certified falconers.

C12-2

I support tree protections (including within the bounds of the people's parks of all types) and the appropriate enclosure of animals.

1

The rebuild from the Woolsey fire is very complicated and slow and ***I fully support the like for like rebuild of all existing structures with no further road width requirements.***

Rodenticide/ pesticide should be banned in the North Area.

C12-3

To increase safety, all electrical lines should be undergrounded, and may as well bury all lines (cable, etc).

Our historic community full of mountainous, single lane roads has deep concerns regarding short term rentals.

These concerns include fire safety, noise pollution and the changing of the essence of quiet residential communities to for-profit spaces.

C12-4

Thank you again for your team's commitment to appropriately updating the North Area Plan, I agree with so much of the content.

Thank you for hearing and codifying the community feedback.

The protections afforded by this planning document give me peace that this special area is truly where the urban sprawl of Los Angeles stops and will remain, as Zev Yaroslavsky put it, the lungs of Los Angeles.

Best,



Shannon Ggem
Malibou Lake Resident 2060 E Lake Shore Dr Agoura, CA 91301

2

Response to Comment Set C12: Shannon Ggem

C12-1 Section C.15 Wildland Fire and Hazards of the EIR evaluates the proposed project's impacts and potential to increase wildland fire hazards. The EIR outlines pertinent federal, state, and local regulations on fire safety and response and describes the cooperation between several agencies that provide fire protection in the North Area. Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel. In addition, Policy SN-29 of the proposed North Area Plan Update states that high density and high intensity development within Very High Fire Hazard Severity Zones would be discouraged.

C12-2 Comments noted.

C12-3 The issues identified in the comment were addressed in the Plan and CSD Update. Section 22.336.070 (O. Rebuilding after Disaster) of the proposed CSD Update addresses rebuilding structures after a disaster. The section currently allows for structures to be rebuilt to a maximum of 1,000 square feet. To address larger properties, this section will be revised to state to a maximum of 2,200 square feet. In reference to the comment regarding undergrounding utilities, the proposed CSD Update addresses this issue in Section 22.336.070 (R. Scenic Resource Area). Also, see response above regarding wildfire discussion in the EIR.

C12-4 Short-Term Rentals are being addressed on a countywide basis. The County is in the process of holding community forums to discuss Short-Term Rentals and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance. [12]

[12] https://ttc.lacounty.gov/wp-content/uploads/2020/08/Short-Term-Rental-Flyer-Aug-25-Aug-26-Final-8-7-2020.pdf

Comment Set C13: Joan Slimocosky

June 5, 2020

Amy Bodeck, Regional Planning Director
County of Los Angeles, Department of Regional Planning
320 W Temple Street
Los Angeles, CA 90012

Dear Director Bodeck:

Thank you for the informative and comprehensive updates to queries from the most recent NAP Zoom meeting we attended hosted by the LVHF. Reviewing these updates and my notes, I would like to comment on several responses that are of particular importance to me as a longtime resident of Monte Nido and Santa Monica Mountains activist.

Vineyards: I support complete banning of new vineyards. They are not appropriate for the Santa Monica Mts for all the restrictive reasons noted especially permeable fences no higher than 4 ft.

Group Homes: I support banning expansion beyond the state by-law number of 6 patients per facility. I support limiting the number of these commercial homes that are completely inappropriate in high fire residential areas, especially with single ingress/egress.

Mountain Lions and other Wildlife Protection: I support complete enclosures for any animal that cannot protect itself, including miniature horses, ponies, foals. Retroactive permits must come into full compliance of complete enclosure within 3-5 years.

C13-1

Wildlife Corridor/Passage Protection: I support the concept of the entire Santa Monica Mountains as a wildlife corridor. However, we need preferred clear key designated corridors (much like hiking trail designations) to control development, vegetation clearing, fragmentating/ blocking of wildlife passage. The Ventura County Wildlife Habitat and Connectivity/ Movement should be considered a model.

Short Term Rentals: Regulations noted are sorely needed as far as they go. Enforcement and tax collection must be essential part of solution.

Maximum building site area: I support changing back to original 10,00 sq. ft. maximum size.

Thank you, again for your interest and efforts in the near completion of this long overdue and necessary plan.

Sincerely,

Joan Slimocosky
25632 Buckhorn Dr.
Calabasas, CA 91302

Email: jslimocosky@charter.net

Response to Comment Set C13: Joan Slimocosky

C13-1 The issues identified in the comment were addressed in the EIR and in the proposed Plan and CSD Update. Each of the comments are addressed below.

- **Vineyards.** Section C-10 Land Use and Recreation evaluates land uses in the North Area including vineyards. Section 22.336.070 of the proposed CSD Update includes development standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.
- **Group Homes.** Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel.
- **Mountain Lions and Other Wildlife Protection.** Section 22.336.070.N states that "*animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains*." Miniature horses and ponies may fall under the category of pets, and foals would require protection because they are not adult equines.
- **Wildlife Corridor/Passage Protection.** Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.
- **Short-Term Rentals.** Short-Term Rentals is a countywide issue and not specific to the North Area. The County is in the process of holding community forums to discuss this issue and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance. [13]
- **Maximum Building Site Area.** The proposed CSD Update does allow for the maximum building site to be 15,000 square feet depending on lot size or 25 percent of the parcel size, whichever is less. The requirements allow the County to require a smaller building area to reduce impacts to vegetation, minimize grading, and reduce impacts to surrounding public right of ways, lands, or trails as well as other development standards such as available emergency access.

[13] https://ttc.lacounty.gov/wp-content/uploads/2020/08/Short-Term-Rental-Flyer-Aug-25-Aug-26-Final-8-7-2020.pdf

Comment Set C14: Debbie and Keith Larson

June 8, 2020

Debbie & Keith Larson
28930 Crags Drive
Agoura, CA 91301
debbieatlakeside@gmail.com
(818) 517-0707

Amy Bodeck
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012

Dear Ms. Bodeck:

We thank you and your staff for taking the time to understand our concerns when LA County Department of Regional Planning updates the Santa Monica Mountains North Area Plan.

Our support for the issues discussed with you and LA County staff on the recent Zoom meeting with LVHF representatives include:

1. We support a ban on **vineyards** similar to LCP. **C14-1**

2. We support prohibition on expansion beyond state by-right laws of any **group home,** congregate living facility, or other medical facility in Very High Fire Severity Zones. **C14-2**

3. We support strengthened protections for **mountain lions** and other wildlife, including full enclosures for livestock and retroactive permits for existing hobby farms and livestock keepers. **C14-3**

4. We support a **dumpster ordinance** that requires businesses to lock and lid dumpsters. **C14-4**

5. We support increasing both the quality and frequency of **DRP monitoring and enforcement** in the NAP, and providing inspectors with more effective tools to achieve compliance with SMMNAP codes and CUP's. **C14-5**

6. We support **wildlife passage protection** and pro-active adoption of best management practices for **mountain lions as endangered species** now. If DRP plans to consider the entire **C14-6**

SMM as a wildlife corridor, we support an additional "key corridor" designation overlay that protects wildlife "chokepoints," | **C14-6, cont.**

7. We support new **tree protection provisions** for native heritage and historic trees on any type of property, including state- and federally-owned lands. | **C14-7**

8. We support mitigation of the new state regulations in high fire severity zones in order to **protect the NAP from the density bonus and by-right density bills** being generated in Sacramento that can bypass high fire severity zones (like SB 50). | **C14-8**

9. We support new regulation and restriction of **ADU's and Short-term rentals** in the NAP. | **C14-9**

10. We support new regulations governing **Special Event Facilities,** although more work is required on these regulations to adequately protect neighborhoods and wildlife. | **C14-10**

11. We support reverting the **building site maximum** limit to the previous 10,000 SF to avoid mansionization in our mountains. | **C14-11**

12. We support no **new net developable lots** being the same as the LCP and no **transfer of credits** unless a lot is proven buildable. | **C14-12**

13. We support the **"scorched earth policy"** of a 5-year prohibition on development planning for developers who engage in egregious illegal grading and habitat eradication, etc. | **C14-13**

14. We support closing loopholes and requiring permits for conducting **exploratory testing.** | **C14-14**

15. We support the **S1, S2, S3, and S4** habitat designations. | **C14-15**

16. We support continued review and strengthening of **restriction for pesticides.** | **C14-16**

17. We support adopting the **ban on disking** for brush clearance/creating defensible space. | **C14-17**

18. We support including a reasonable compliance timeframe for the removal of **razor wire/barbed wire** fencing. | **C14-18**

19. We support expansion of **noticing parameters** to match LCP. | **C14-19**

Thank you for your consideration of our concerns.

Sincerely,

Debbie Larson & Keith Larson

Debbie & Keith Larson

Response to Comment Set C14: Debbie and Keith Larson

C14-1 Section C-10 Land Use and Recreation in the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update includes development standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.

C14-2 Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel.

C14-3 Section 22.336.070 (N. Protective Enclosures for Outdoor Animals) states that "*animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains*." While the standards do not address retroactive permits for existing hobby farms and livestock keepers, all property owners must be in compliance with existing North Area Plan and CSD and proposed polices and development standards of the North Area Plan and CSD Update, if adopted.

C14-4 Comment noted. As noted in the EIR, the proposed North Area Plan and CSD Update would work in conjunction with the County General Plan and the County Municipal Code. While the proposed CSD Update includes standards for managing waste or runoff from specific land uses such as vineyards, other issue such as requiring lids on dumpsters are addressed in existing County requirements for environmental protection.

C14-5 Comment noted.

C14-6 Comment noted. Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.

C14-7 Comment noted. Native, Heritage, Historic, and oak trees would be protected in the North Area by the development standards identified in Section 22.336.060 Biological Resource Standards (B. Trees) in the proposed Plan and CSD Update.

C14-8 Comment noted. Section C-10 Land Use and Recreation in the EIR describes how the proposed Plan and CSD Update would encourage low density and low intensity development to remain consistent with the existing rural nature of the North Area. High density and high intensity development within Very High Fire Hazard Severity Zones, which make up most of the North Area, would be discouraged (see Policy SN-29 in the proposed North Area Plan). Density bonuses apply to a baseline of five dwelling units or more within a project. A density bonus cannot be applied to uses or building types that are prohibited by zoning. For example, multi-family buildings in a single-family residential or agricultural zone. Additional information can be found here: http://planning.lacounty.gov/assets/upl/project/density-bonus-fact-sheet.pdf.

C14-9 Both ADUs and Short-Term Rentals are countywide issues that are not specific to the North Area. These issues are being addressed on a countywide basis. The County adopted a Countywide Accessory Dwelling Unit Ordinance; this ordinance includes requirements within Very High Fire Hazard Severity Zones. The ordinance prohibits ADUs in the following areas:

- On lots that are located in the area between Old Topanga Canyon Road, the Coastal Zone boundary, the City of Calabasas, and the City of Los Angeles; and
- On lots that are located in the Santa Monica Mountains North Area and only have vehicular access from Logo Canyon Road or Triunfo Canyon Road.

In addition, the County is in the process of holding community forums to discuss Short-Term Rentals and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance. [14]

C14-10 Comment noted. The proposed Plan and CSD Update includes protection of biological resources and specific requirements for Event Facilities.

C14-11 Section 22.336.060 (A. Biological Resources, 4) of the proposed CSD Update states that the maximum allowable building site area (BSA) in habitat categories S2, S3, S4, or partially within S1 habitat would be 15,000 square feet based on parcel size, or 25 percent of the parcel size, whichever is less. To protect sensitive biological resources in S1 habitat, maximum BSA would be limited to 7,500 square feet or less. The Director may determine a greater limit if the new development would have significant impacts to S1 habitat. The proposed CSD Update would limit the maximum BSA of 15,000 square feet to areas that are less sensitive in terms of biological resources.

C14-12 Comment noted. The proposed Plan and CSD Update includes the Transfer of Development Credit Program that will ensure no net increase in developable lots.

C14-13 Comment noted.

C14-14 Comment noted.

C14-15 Comment noted.

[14] https://ttc.lacounty.gov/wp-content/uploads/2020/08/Short-Term-Rental-Flyer-Aug-25-Aug-26-Final-8-7-2020.pdf

C14-16 Comment noted.

C14-17 Comment noted.

C14-18 Comment noted.

C14-19 Comment noted. Section 22.336.050 Application and Review Procedures of the proposed CSD Update describes noticing requirements. The noticing radius for future development projects requiring notification would be 700 feet from the subject parcel and would be expanded until at least 15 parcels are included if the 700-foot radius does not include a minimum of 15 parcels of real property.

Comment Set C15: Leah Culberg

Leah Culberg
32063 Lobo Canyon Rd.
Cornell, CA 91301
leah@lobocreek.com

June 3, 2020

Amy Bodeck, Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

RE: North Area Plan

Dear Ms. Bodeck,

In reviewing the many pages of materials regarding the proposed North Area Plan Draft, there are a few considerations that I did not see addressed.

1. Commercial farming is no different from vineyards in their impact on the environment. Both fragment habitat and deplete the water table when wells are drilled to access cheap water for irrigation. In my own small area of the mountains, I am aware of A-Z Farms, which has multiple plastic covered quonset style structures, and Cielo Farms, which has recently added to its vineyards with olive orchards. If you multiply these enterprises by all the square miles in the mountains, a sizeable portion of habitat has already been removed from our ecosystem. Commercial agriculture must be either banned outright or regulated exactly like the vineyards **and** preserve all of the protected listed species, which these two enterprises have not. **C15-1**

2. We have requested that all group homes have two means of ingress-egress for evacuation in case of fire. This requirement should apply to event facilities, as well. Your plan allows for event facilities on a single ingress-egress road, *i.e.* Triunfo Canyon Road, to host 200 guests. This doesn't take into account the many employees and service providers that would also have to be present to serve and entertain these guests adding perhaps as many as 50 or more additional people per facility multiplied by possibly seven because of the existing potential for use. Some of these facilities have remote parking so that transportation for all of the guests might not be available for them to evacuate simultaneously leaving them stranded in a strange canyon while a fire is approaching. How are almost 2000 people to be evacuated in the event of a large brush fire when, at the same time and along the same road, the residents are also attempting their escape? You already consider the fire danger to be significant enough that you are not allowing ADU's in the canyon, so why then is it safe for event facilities? The thinking behind this is illogical. **C15-2**

3. Property that has been clear-cut should be considered in violation of the NAP even if this was done prior to approval of the new plan because I have seen people doing it since the Woolsey Fire perhaps in anticipation of new **C15-3**

regulations. Before issuing permits for development, revegetation with native plants that would have normally been found in the area should be required. **C15-3, cont.**

I support the comments submitted by the Las Virgenes Homeowners Federation and those made during our last NAP Zoom meeting by my colleagues. Of my own particular concern are farming/vineyards, wildlife, grading, wildlife trails/fencing, and commercial development. The destruction done by vineyards and farms are an embarrassment in the Santa Monica Mountains National Recreation Area. The public has invested many millions of dollars to preserve our unique ecosystem. Before allowing grading, drilling for water, clearance, development, and subsequent fragmentation, we must most seriously consider the effect of our decisions on this very special biodiversity hotspot. **C15-4**

Sincerely,

Leah Culberg

Response to Comment Set C15: Leah Culberg

C15-1 Section C-10 Land Use and Recreation of the EIR addresses and evaluates agricultural impacts in the North Area. Policy LU-45 of the proposed North Area Plan Update states that any new agricultural uses would occur on lands that are already disturbed, in the approved building site area, and/or in Fuel Modification Zones A or B, and are not permitted on slopes greater than 3:1. Policies LU-43, 44, 46, and 49 (now Policies LU-37, LU-39, and LU-42) offer protections to groundwater quality and availability for new agricultural development. In addition, new agricultural uses in the North Area would be required to comply with the proposed policies and development standards. A separate environmental review may also be required to evaluate the specific project's consistency with the proposed Plan and CSD Update, ensure impacts to the environment are minimized, and identify any other measures that may be needed to meet the proposed policies and standards.

C15-2 Section C-15 Wildland Fire and Hazards of the EIR evaluates the potential for the proposed Plan and CSD Update to contribute to wildland fires or hazards. As noted in the EIR, future projects, including group homes and event facilities, would undergo separate environmental review to evaluate impacts relating to emergency evacuation and response. The proposed CSD Update would require permitted event facilities to have an evacuation plan approved by the Los Angeles County Fire Department and Sheriff to ensure that event organizers are prepared for wildfire emergency situations.

Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) of the proposed CSD Update includes development standards for establishing, maintaining, and operating event facilities in the North Area. These standards require a Conditional Use Permit, require a minimum distance of 2,000 feet between facilities, and limit facilities to no more 200 persons, among other requirements. This maximum attendance would include guests and workers during the event. Event facilities would also be required to prepare and receive approval for a parking and transportation plan. Shuttle service would need to be considered in the plan as one way to reduce vehicle traffic and parking impacts.

C15-3 Section C-15 Wildland Fire and Hazards of the EIR states that the Los Angeles County Fire Department has developed brush clearance standards. New development would be required to follow these existing brush clearance and fuel modification standards. Regarding native plants, Policy CO-21 (now Policy CO-20) of the proposed Plan Update states that fuel modification would require the use of primarily locally indigenous plant species in Fuel Modification Zones A and B of structures requiring fuel modification. The removal or reduction of natural vegetation, including locally indigenous vegetation, is prohibited except when required for construction of an approved development and for compliance with fuel modification requirements for approved or lawfully existing development.

C15-4 The proposed Plan and CSD Update includes area-specific improvements to policies and standards based on public input during multiple public meetings held between 2017 and 2019. These policies and standards have been developed to provide the greatest amount of protection to resources in the Santa Monica Mountains North Area and prioritize environmental conservation over new development. All new development projects would be evaluated for consistency with the protective policies and standards of the proposed North Area Plan and CSD Update.

Comment Set C16: Debby and Davidson Pattiz

29136 Crags Drive
Agoura, CA 91301
debpattiz@gmail.com
(818) 390-4828

June 1, 2020

Amy Bodeck
Regional Planning Director
County of Los Angeles Department of Regional Planning
320 W Temple St
Los Angeles, CA 90012

Dear Ms. Bodeck:

Many thanks to you and your staff for taking the time to understand the concerns - and their underlying justifications - of residents of the Santa Monica Mountains North Area as LA County Department of Regional Planning undertakes the complex yet vital task of updating the North Area Plan.

Our support for the issues discussed with you and LA County staff on the recent Zoom meeting with LVHF representatives include:

1. We support a ban on **vineyards** similar to LCP. **C16-1**

2. We support prohibition on expansion beyond state by-right laws of any **group home,** congregate living facility, or other medical facility in Very High Fire Severity Zones.

This matter is of grave concern for our community of Malibu Lakeside, which already hosts two Monte Nido group homes; one at either end of the single narrow, winding single street with little or no shoulder (Lake Vista Drive) via which every single Malibou Lake and Malibu Lakeside adult, child, horse, dog, cat, etc. must evacuate in an emergency, while emergency personnel may be simultaneously attempting to access our neighbors and our homes via the same single narrow, winding shoulder-less street. **C16-2**

Attached, please find a summary of justifications for enacting a prohibition on group home expansion in Very High Fire Severity Zones in the SMMNAP and its accompanying petition signed by 36 Malibou Lake area residents indicating support for this prohibition. We had only begun to gather signatures when the stay-at-home order hit, and have not continued collecting signatures during COVID-19 due to health concerns. We will resume collecting signatures when safe to do so, and/or we will solicit additional community support electronically.

3. We support strengthened protections for **mountain lions** and other wildlife, including full enclosures for livestock and retroactive permits for existing hobby farms and livestock keepers. **C16-3**

4. We support a **dumpster ordinance** that requires businesses to lock and lid dumpsters. **C16-4**

5. We support increasing both the quality and frequency of **DRP monitoring and enforcement** in the NAP, and providing inspectors with more effective tools to achieve compliance with SMMNAP codes and CUP's. **C16-5**

6. We support **wildlife passage protection** and pro-active adoption of best management practices for **mountain lions as endangered species** now. If DRP plans to consider the entire SMM as considered a wildlife corridor, we support an additional "key corridor" designation overlay that protects wildlife "chokepoints," provides comprehensive policies and standards, minimizes habitat fragmentation, minimizes direct physical barriers to wildlife movement from developments, and minimizes indirect barriers to wildlife movement such as nighttime lighting, excessive, noise, etc. **C16-6**

7. We support new **tree protection provisions** for heritage and historic trees on any type of property, including state- and federally-owned lands. **C16-7**

8. We support mitigation of the new state regulations in high fire severity zones in order to **protect the NAP from the density bonus and by-right density bills** being generated in Sacramento that can bypass high fire severity zones (like SB 50). **C16-8**

9. We support new regulation and restriction of **ADU's and Short-term rentals** in the NAP. **C16-9**

10. We support new regulations governing **Special Event Facilities,** though more work is required on these regulations to adequately protect neighborhoods and wildlife. **C16-10**

11. We support **undergrounding of wires** as a necessity for all new development and urge you to revisit the "where feasible" language to prioritize protection of natural resources as well as safety. **C16-11**

12. We support reverting the **building site maximum** limit to the previous 10,000 SF to avoid mansionization in our mountains. **C16-12**

13. We support no **new net developable lots** being the same as the LCP and no **transfer of credits** unless a lot is proven buildable. **C16-13**

14. We support the **"scorched earth policy"** of a 5-year prohibition on development planning for developers who engage in egregious illegal grading and habitat eradication, etc. **C16-14**

15. We support closing loopholes and requiring permits for conducting **exploratory testing.** **C16-15**

16. We support increased DRP oversight over **Film LA permitting.** **C16-16**

17. We support the **S1, S2, S3, and S4** habitat designations. **C16-17**

18. We support continued review and strengthening of **restriction for pesticides.** C16-18

19. We support adopting the **ban on discing** for brush clearance/ creating defensible space. C16-19

20. We support including a reasonable compliance timeframe for the removal of **razor wire/barbed wire** fencing. C16-20

21. We support expansion of **noticing parameters** to match LCP. C16-21

Thank you for your consideration of our concerns.

Sincerely,

Debby & Davidson Pattiz

In Support of Prohibition on Expansion of
Group Homes, Congregate Living Health Facilities & Medical Facilities
In Santa Monica Mountain North Area Plan (SMMNAP) Communities

Los Angeles County must evaluate and publicly disclose its findings examining the cumulative impacts that allowing expansion of group homes, congregate living health facilities, and medical facilities in Very High Fire Hazard Zones in the SMMNAP will cause before allowing any precedent of expansion of state by-right law to be set.

We therefore request a prohibition on expansion of group homes, congregate living health facilities, and medical facilities within SMMNAP Very High Fire Hazard Zone communities in the updated SMMNAP.

- It is inappropriate and irresponsible to increase development and population density in Very High Fire Hazard Zone communities without a significant investment in the resources to serve and protect existing communities unless:
    - Los Angeles County provides the infrastructure and public safety services necessary to accommodate expanded population density (especially of vulnerable residents who will be entitled to priority response during an emergency); and
    - Los Angeles County Fire and CalFire develop and implement a plan with public input to actually defend SMMNAP Very High Fire Hazard Zone communities in the next wind-driven firestorm.

- Expansion of group homes, congregate living health facilities, and medical facilities in Very High Fire Hazard Zone communities within the SMMNAP should not be allowed because they will set unsafe growth-inducing precedents which will foreseeably:
    - Lead to claims of denial of equal protection and discriminatory treatment by future applicants;
    - Result in cumulative negative impacts on rural mountain residents living in SMMNAP communities;
    - Jeopardize the safety of SMMNAP residents and emergency responders due to insufficient ingress for emergency responders, egress for residents, and inadequate fire department turnarounds.

- Due to the already insufficient and overstretched resources, SMMNAP communities have found themselves:
    - catastrophically un-defended in the Woolsey Fire
    - struggling to recover and rebuild from intense losses caused by the Woolsey Fire
    - reliant upon narrow winding mountain roads without shoulders that provide residents with the only evacuation route *out* during a disaster, as well as the only way *in* to the community for emergency personnel
    - further endangered by the one-lane bridge with a traffic light at Mulholland and Troutdale that provides the only ingress for emergency responders AND egress for residents simultaneously attempting to evacuate.

- Two of the Woolsey Fire deaths were residents overcome in their car by the fast-moving wind-driven firestorm while trying to evacuate; Paradise suffered enormous and unprecedented loss of life due to insufficient evacuation egress during the Camp Fire.

- The Woolsey Fire Response and Recovery study commissioned by Supervisor Kuehl and the LA County Board of Supervisors indicates that assistance to medical facilities and group homes will be prioritized by first responders in future emergencies. New facilities serving vulnerable populations entitled to priority response during emergencies should therefore be located in areas that have the resources needed to respond, instead of jeopardizing the safety of residents in communities already proven to be under-served. It is simply common sense that group homes, congregate living health facilities, and medical facilities should not be located in Very High Fire Hazard Zones.

Residents Opposed to 29470 Lake Vista Drive CUP and to Group Home and Medical Facility Expansion in SMMNAP Communities			
Name	**Signature**	**Address**	**Email**
Peter Greenwood	[signature]	1936 Flathead Tr. Agoura, CA 91301	yogipete230@m.com
Phyllis Greenwood	[signature]	1936 Flathead Tr Agoura, CA 91301	"
Richard Henkel	[signature]	1755 Lookout Agoura 91301	
Michael Chiron	[signature]	29025 Mauldor Agoura, CA 91301	"
R L Pal	[signature]	28957 Crags Dr. Agoura, CA 91301	
Steve Brabrand	[signature]	1950 Olivera Dr Agoura, CA 91301	
Scott Billingsley	[signature]	1820 Lookout Dr Agoura CA 91301	SB@SCOTT-B.COM
Cheyenne Moreau	[signature]	28933 Crags Dr. Agoura CA 91301	moreau.cheyenne@gmail.com
Renate Damhaus	[signature]	28954 Crags Dr Agoura Hills, CA 91301	
Ryan Larson	[signature]	28930 Crags Dr Agoura hills, CA	
Peyton Moreau	[signature]	28933 Crags Drive Agoura, CA 91301	MSBDANCER@GMAIL.COM
Veda Wedman	[signature]	1611 Lookout Dr. Agoura, CA 91301	vedawedman@gmail.com
Dean Montleon	[signature]	1608 Lookout Dr Agoura CA 91301	deanmontleon@gmail.com
Barbara Coppos Pryor	[signature]	1912 Seminole Dr Agoura CA 91301	BJCOPPOS@RUNBOX.COM
Patrick Bauchau	[signature]	1941 Lookout Drive Agoura Hills 91301	devi@pacbell.net

Residents Opposed to 29470 Lake Vista Drive CUP and to Group Home and Medical Facility Expansion in SMMNAP Communities

Name	Signature	Address	Email
Evelyne Combes	S Combes	29337 Lake Vista Drive	evelyne.combes@gmail.com
Taryn Braband	[illegible]	1950 Olivera Dr. Agoura, CA 91301	tarynbraband@hotmail.com
Keith Larson	Keith Larson	28930 Crags Dr. Agoura	keithatlakeside@gmail.com
Pat Henkel	Pat Henkel	1765 Lookout Agoura, CA	pathenkel@earthlink.net
Debbie Larson	Debbie Larson	28930 CRAGS AGOURA, CA 91301	debbieatlakeside@gmail.com
Rich Breene	Rich	1924 FYATHEAD AGOURA, CA 91301	RICH426@SBCglobal.net
Brad Oskow	Brad Oskow	29205 Crags Dr	bradoskow@att.net
Susan Laronge	S Laronge	29205 CRAGS DR	Susan Laronge@Gmail.com
Nadine Allison	N Allison	5865 Woods Lea Dr.	calimesa987@sbcglobal.net
Martha Vaughan	Martha Vaughan	29011 Crags Dr Agoura, CA	barngirl678@yahoo.com
Jerry Smart	Jerry Smart	1965 Lookout Agoura	jersmart04@aol.com
GLENN MORGAN	[illegible]	29004 CREST DR. AGOURA	glennmorgan@mac.com
Russell Mitchell	[illegible]	29282 Circle Dr.	russell@exilecycles.com
MARK WEDMAN	Mark Wedman	1611 LOOKOUT DR. 91301	MARK_WEDMAN@YAHOO.com
PETER PRYOR	[illegible]	1912 Seminole Dr. Agoura, CA 91301	WLFPRYOR@RUNBOX.COM

important!

Residents Opposed to 29470 Lake Vista Drive CUP and to Group Home and Medical Facility Expansion in SMMNAP Communities			
Name	**Signature**	**Address**	**Email**
SANDRA GUTHRIE	Sandra Guthrie	1920 LOOKOUT DRIVE AGOURA CA 91301	SGthrie.MAC.COM
Melanie moreau	Melanie Moreau	28533 CRAGS Dr Agoura, CA 91301	mellymoreau@gmail.com
Charlie	—	—	1(818) 913 5641 (text message)
BRIAN ROONEY	B Rooney	29155 PAIUTE COURT 91301	BRIAN.ROONEY @R7MEDIA.COM
Davidson Pattiz	D Pattiz	29136 Crags Dr. Agoura CA	Pattiz@sbcglobal.net
Debby Pattiz	DPattiz	29136 Crags Dr Agoura	debpattiz@gmail.com

Response to Comment Set C16: Debby and Davidson Pattiz

C16-1 Section C-10 Land Use and Recreation of the EIR evaluates land uses in the North Area including vineyards. Section 22.336.070 of the proposed CSD Update includes development standards for permitted, unpermitted, and proposed vineyards to ensure that environmental impacts are minimized. Standards would require all new vineyards and vineyard expansions to obtain a Conditional Use Permit by January 2021.

C16-2 Section 22.336.080 Zone-Specific Standards of the proposed CSD Update discusses that group homes of six or fewer persons are allowed in the R-R zone subject to a Minor Conditional Use Permit (MCUP). Issues such as emergency access and fire safety would be considered and addressed in reviewing and issuing permits. As stated in the proposed North Area Plan, development within the wildland-urban interface would be discouraged to reduce wildfire risks to residents, property, and emergency personnel. In addition, additional development standards for group homes have been added to the CSD such as requiring two means of vehicular access from a highway for lots within the Very High Fire Hazard Severity Zone.

Your petition will be shared with the County decisionmakers.

C16-3 Section 22.336.070 Community-Wide Development Standards states that "*animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains*." While the standards do not address retroactive permits for existing hobby farms and livestock keepers, all property owners must be in compliance with existing North Area Plan and CSD and proposed polices and development standards of the North Area Plan and CSD Update, if adopted.

C16-4 Comment noted. As noted in the EIR, the proposed North Area Plan and CSD Update would work in conjunction with the County General Plan and the County Municipal Code. While the proposed CSD Update includes standards for managing waste or runoff from specific land uses such as vineyards, other issue such as requiring lids on dumpsters are addressed in existing County requirements for environmental protection.

C16-5 Comment noted.

C16-6 Comment noted. Section C-4 Biological Resources of the EIR discusses wildlife movement and corridors. The Santa Monica Mountains provides adequate wildlife movement on a local scale due to the availability of open space and topographic complexity. The EIR describes regional barriers to movement as one of the challenges that species such as mountain lions face. The EIR identifies the proposed U.S. 101 Liberty Canyon Wildlife Crossing Project as a major wildlife corridor to enhance the greater Santa Monica-Sierra Madre Connection. The EIR also describes that the Conservation and Open Space Element of the proposed North Area Plan Update includes policies for the protection of habitat connectivity and wildlife movement. Implementation of these policies would enhance or establish wildlife corridors, including the Santa Monica-Sierra Madre Connection and numerous local connections including Malibu Creek State Park and open space linkages between Kana Dume Road and Calabasas Parkway along the U.S. 101 Highway corridor.

C16-7 Comment noted. Native, Heritage, Historic, and oak trees would be protected in the North Area by the development standards identified in Section 22.336.060 Biological Resources (Item B Trees) in the proposed Plan and CSD Update.

C16-8 Comment noted. Section C-10 Land Use and Recreation in the EIR describes how the proposed Plan and CSD Update would encourage low density and low intensity development to remain consistent with the existing rural nature of the North Area. High density and high intensity development within Very High Fire Hazard Severity Zones, which make up most of the North Area, would be discouraged (see Policy SN-29 [now Policy SN-30] in the proposed North Area Plan). Density bonuses apply to a baseline of five dwelling units or more within a project. A density bonus cannot be applied to uses or building types that are prohibited by zoning. For example, multi-family buildings in a single-family residential or agricultural zone. Additional information can be found here: http://planning.lacounty.gov/assets/upl/project/density-bonus-fact-sheet.pdf.

C16-9 Both ADUs and Short-Term Rentals are countywide issues that are not specific to the North Area. These issues are being addressed on a countywide basis. The County adopted a Countywide Accessory Dwelling Unit Ordinance; this ordinance includes requirements within Very High Fire Hazard Severity Zones. The ordinance prohibits ADUs in the following areas:

- On lots that are located in the area between Old Topanga Canyon Road, the Coastal Zone boundary, the City of Calabasas, and the City of Los Angeles; and
- On lots that are located in the Santa Monica Mountains North Area and only have vehicular access from Logo Canyon Road or Triunfo Canyon Road.

In addition, the County is in the process of holding community forums to discuss Short-Term Rentals and has scheduled two meetings in late August 2020 to take comment on the Short-Term Rental Ordinance.

C16-10 Comment noted. The proposed Plan and CSD Update includes protection of biological resources and specific requirements for Event Facilities.

C16-11 All new development would be evaluated individually for potentially significant environmental impacts and consistency with relevant policies and regulations, including those of the proposed Plan and CSD Update. Policies that support siting utility facilities and structures underground wherever feasible are included in the proposed Plan. Siting utility structures underground is not always feasible due to geographical constraints, safety during construction, interagency conflicts, or significant environmental impacts associated with construction or maintenance of such structures.

C16-12 Section 22.336.060 Biological Resource Standards (A. Biological Resources, 4) of the proposed CSD Update states that the maximum allowable building site area (BSA) in habitat categories S2, S3, S4, or partially within S1 habitat would be 15,000 square feet based on parcel size, or 25 percent of the parcel size, whichever is less. To protect sensitive biological resources in S1 habitat, maximum BSA would be limited to 7,500 square feet or less. The Director may determine a greater limit if the new development would have significant impacts to S1 habitat. The proposed CSD Update would limit the maximum BSA of 15,000 square feet to areas that are less sensitive in terms of biological resources.

C16-13 Comment noted. The proposed Plan and CSD Update includes the Transfer of Development Credit Program that will ensure no net increase in developable lots.

C16-14 Comment noted. Through the County's Municipal Code, the County can impose fines for non-compliance with permit requirements or development standards. At this time, neither the County Municipal Code or the proposed North Area Plan and CSD Update include a 5-year prohibition for developers that engage in illegal grading and habitat eradication. However, habitat eradication would also include fines and penalties from other agencies such as the California Department of Fish and Wildlife.

C16-15 Comment noted.

C16-16 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C16-17 Comment noted.

C16-18 Comment noted.

C16-19 Comment noted.

C16-20 Comment noted.

C16-21 Comment noted. Section 22.336.050 Application and Review Procedures of the proposed CSD Update describes noticing requirements. The noticing radius for future development projects requiring notification would be 700 feet from the subject parcel and would be expanded until at least 15 parcels are included if the 700-foot radius does not include a minimum of 15 parcels of real property.

Comment Set C17: Bjorn Spaberg

To the Los Angeles County Department of Regional Planning,

Please consider the following comments in regards to Vasa Park.

- Vasa Park has operated for over 70 years as a non-profit organization. **I have been attending picnics at the park for nearly 50 years with my parents and siblings, and now with my own family.**
- Our park serves the cultural needs of our members and the family recreation needs of the public.-**Vasa Park hosts picnics to share the Scandinavian culture with the community and our families.**
- We are currently and historically a daytime operation.- **The picnics are not disruptive nor cause excessive traffic to the area. They are hosted in the daytime and finished before sundown**.
- Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.
- The local TriunfoLobo Homeowners Association supports in writing grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighbor.
- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.
- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.- **I grew up Swedish Folkdancing at Vasa Park and have danced for the King and Queen of Sweden at Disneyland. I also went on two dance tours through Sweden in my teens.**
- Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility. - **I hope to be able to continue to bring my kids to Vasa Park in the future to help them experience their Scandinavian heritage.**

C17-1

Please consider a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

- "Grandfathering" through vested entitlement, either tied to property OR current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, "Family Picnic Grounds and Recreation Facility") and does not require a CUP.

C17-2

In conclusion, the Vasa Park Association prides itself on sharing and celebrating the Scandinavian culture. We as a whole are respectful to the environment and to our neighbors in the canyon. We hope to reassure the decision makers that we are a positive organization and to allow us to continue our mission.

C17-2, cont.

Regards,



Bjorn Spaberg

33 Harveston

Mission Viejo, CA 92692

Response to Comment Set C17: Bjorn Spaberg

C17-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline. The definition of an "Event Facility" per the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences [emphasis added]*." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition provided in the proposed CSD Update.

C17-2 Comment noted regarding "grandfathering" of Vasa Park.

Comment Set C18: Dephine Trowbridge

June 14, 2020

Dear Thuy Hua:

I am writing this about the SMM North Area plans for change. Our Vasa Park is in this area and preserving this park is especially important to me and all Swedish-Americans living in Southern California.

We have always been good citizens and kept noise to a minimum. We have made every effort to get along with out neighbors. The restrictions you are considering on placing on us would probably be the end of our Swedish events. Our Midsummer and Marknad events have Swedes from the Los Angeles and Thousand Oaks area attending. Our summer camps are especially important for the children. **C18-1**

We would like to have the board consider grandfathering our park into the plans as it means so much to so many people.

Sincerely,

Delphine Trowbridge

Response to Comment Set C18: Delphine Trowbridge

C18-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C19: Kristin Spaberg

To the Los Angeles County Department of Regional Planning,

Please consider the following comments in regards to Vasa Park.

- Vasa Park has operated for over 70 years as a non-profit organization. **I have been attending picnics at the park for nearly 50 years with my parents and siblings, and now with my own family.**
- Our park serves the cultural needs of our members and the family recreation needs of the public.-**Vasa Park hosts picnics to share the Scandinavian culture with the community and our families.**
- We are currently and historically a daytime operation.- **The picnics are not disruptive nor cause excessive traffic to the area. They are hosted in the daytime and finished before sundown**.
- Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.
- The local TriunfoLobo Homeowners Association supports <u>in writing</u> grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighbor.
- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.
- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.- **I grew up Swedish Folkdancing at Vasa Park and have danced for the King and Queen of Sweden at Disneyland. I also went on two dance tours through Sweden in my teens.**
- Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility. - **I hope to be able to continue to bring my kids to Vasa Park in the future to help them experience their Scandinavian heritage.**

C19-1

<u>Please consider</u> a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

- "Grandfathering" through vested entitlement, either tied to property <u>OR</u> current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, "Family Picnic Grounds and Recreation Facility") and does not require a CUP.

C19-2

In conclusion, the Vasa Park Association prides itself on sharing and celebrating the Scandinavian culture. We as a whole are respectful to the environment and to our neighbors in the canyon. We hope to reassure the decision makers that we are a positive organization and to allow us to continue our mission.

C19-2, cont.

Regards,



Kristin Spaberg

33 Harveston

Mission Viejo, CA 92692

Response to Comment Set C19: Kristin Spaberg

C19-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline. The definition of an "Event Facility" per the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences [emphasis added]*." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition provided in the proposed CSD Update.

C19-2 Comment noted regarding "grandfathering" of Vasa Park.

Comment Set C20: Roslyn Ross

From: Luis Duran
To: Sandra Alarcon-Lopez
Subject: #27 FW: Support for Vasa Park
Date: Thursday, June 25, 2020 10:03:57 AM

Luis Duran
Los Angeles County
Department of Regional Planning
Coastal Permits
LDuran@planning.lacounty.gov

-----Original Message-----
From: Yesroz <yesroz@gmail.com>
Sent: Sunday, June 21, 2020 8:36 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Support for Vasa Park

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

Please make a grandfathered exception to the new regulations the SMMNAP for Vasa Park, which is such a lovely place and such an important part of the tiny Scandinavian community here in LA. We have put our heart and soul into that place and we have been in that location longer than any of the new folks who are changing the rules. We are not a commercial party house and should not be treated as such. **C20-1**

Thank you,

Roslyn Ross

Sent from my iPhone

Response to Comment Set C20: Roslyn Ross

C20-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C21: Glen Peterson

-----Original Message-----
From: Glen Peterson <glenpsop@icloud.com>
Sent: Tuesday, June 23, 2020 4:27 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Area plan

CAUTION: External Email. Proceed Responsibly.

My land has been zoned RR1 and I object to changing the zoning or uses allowed under RR. I purchased this property knowing the zoning and do not want my rights to use my property. I have no objection to the current uses I live between two Properties that use their property for weddings and camp/ picnics and I have no objection to this use. **C21-1**

Glen Peterson
2936 Triunfo Canyon Road
Agoura, CA

Sent from my iPhone

Response to Comment Set C21: Glen Peterson

C21-1 The proposed CSD Update adds uses to the R-R zone including horse boarding and riding academies and other uses permitted with approval of a Minor Conditional Use Permit (residences, groups homes (6 or less), and adult residential facilities (6 or less). Table B-1 in Section B (Plan and CSD Update Description) in the EIR, includes open space lands managed by agencies and conservation organizations that would be rezoned if the County adopts the Plan and CSD Update. No other lands are proposed to be rezoned as part of the adoption of the Update.

Comment Set C22: Michael Lent

-----Original Message-----
From: Michael Lent <michaellent1@icloud.com>
Sent: Tuesday, June 23, 2020 7:38 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Vasa Park

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Thuy Hua -

On behalf of my wife Sonia and our three children, please do not change the status of Vasa Park. If you do, we fear that our most important and cherished traditions will be lost for good.

The park means everything to our family and for decades now has contributed so much to this community and our culture. **C22-1**

So many of us have suffered through quarantine and have looked forward to the day when life could return to normal. That includes our beloved Vasa.

Thank you for your time and consideration.

Michael Lent
Glendale, CA
michaellent1@me.com

Response to Comment Set C22: Michael Lent

C22-1 The adoption of the proposed Plan and CSD Update would not close Vasa Park. The standards and policies of the proposed Plan and CSD Update were designed in part to limit noise impacts caused by event facilities in response to considerable public input. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C23: Wendy Cimino

From: Wendy Cimino <ciminowendy@gmail.com>
Sent: Wednesday, June 24, 2020 3:12 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Comments to North Area Plan 2020 Update

CAUTION: External Email. Proceed Responsibly.

Attn: Thuy Hua,
320 West Temple St. 13th Floor, Los Angeles, CA 90012

To Whom It May Concern, regarding the North Area Plan May 2020 Update.

Our concerns with the plan relate to noise and fire safety.

We are very concerned about too many event facilities operating in a manner that causes noise pollution. We have just spent two years building a new home in the canyon to enjoy the peaceful tranquility this setting has to offer. It was an intentional escape from noise pollution. Please do not allow the current violations to continue. It has to be managed with enforcement. I want to enjoy the inside and outside of my home without having to shut the windows to escape a pumping DJ at an event….every summer weekend!!!! There are plenty of other non residential areas for these venues to operate. To add to this problem with the opening of additional facilities could jeopardize our property value as word will spread that the peaceful canyon is corrupted with DJ noise. **C23-1**

With regard to fire evacuation and safety, we will reside with our driveway on Kanan Road. But we are concerned for the safety of our neighbors escaping a Woolsey type event in traffic and the horror of a Paradise situation. I cannot imagine making a safe evacuation and leaving my neighbors, whom I can see from my property, in a situation where they are trapped. I am open to creating an additional evacuation route behind my property to prevent such a tragedy and would be happy to speak with whomever could execute such a project. **C23-2**

In closing, Lobo Canyon is a community of caring residents with shared values towards respecting the environment and a peaceful, tranquil style of living. Please do not disrupt this very special community, unique to greater Los Angeles, with the granting of too many permits for commercial event venues. This must be managed very carefully to maintain the quality of life for our residents. Thank you for your consideration. **C23-3**

Response to Comment Set C23: Wendy Cimino

C23-1 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. Appendix 5 of the EIR, Noise Technical Report included enforcement-related recommendations that were incorporated in the CSD Update. These measures include providing event supervisor(s)' telephone numbers for residents to contact regarding noise complaints and documenting complaint and resolutions, which would be provided to the DRP when requested (Section 22.336.070, F. Event Facilities). Coordination with the County would be established when resolution of noise problems cannot be solved.

C23-2 Section C-15 Wildland Fires and Hazards of the EIR evaluates wildfire hazards associated with implementation of the proposed Plan and CSD Update. The proposed Plan and CSD Update would not result in future projects substantially interfering with an adopted emergency response plan or emergency evacuation plan. Uses that could potentially impair emergency response or evacuation, such as event facilities and vineyards, would be required to prepare an Evacuation Plan to be approved by the Los Angeles County Fire Department and the Sheriff. Additionally, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts.

Your comment regarding the suggestion of creating an additional evacuation route behind your property should be discussed with the County Fire Department to see if such a route could be accommodated.

C23-3 Section C-10 Land Use and Recreation of the EIR describes that the proposed CSD Update would require Conditional Use Permits (CUPs) for certain uses and actions to protect biological resources and maintain compatible land uses within the North Area. Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires existing and proposed event facilities to file a CUP to ensure that development standards are met and impacts to sensitive receptors such as residents are reduced or avoided.

Comment Set C24: James Lawrence

James Lawrence
31582 Lobo Canyon Rd.
Agoura Hills, CA 91301

June 26, 2020

LA County Department of Regional Planning
Attn: Thuy Hua
320 Temple Street, 13th Floor
Los Angeles, CA 90012

Dear Thuy,

It is my understanding that there is a proposed ordinance that would greatly restrict the use of my properties and my neighbor's properties in the Lobo Canyon and adjacent area. I have (2) forty-acre and (1) four-acre parcel that I had intended to develop for my children and their families. The proposed 10,000 square feet footprint limitation would essentially render my properties useless for any purpose other than maybe equestrian use.

I am a stout believer in maintaining the beauty and integrity of the Santa Monica Mountains, but, I am concerned that in our haste to create a plan that sounds right on paper, these proposed plans will be greatly infringing on our respective property rights.

There were no such restrictive conditions when our investments in these properties were made. And it is my position that these proposed changes would greatly impair the value of our properties and limit the joy of use that was intended when our investments were made. It should be an obvious conclusion that such action would not go uncontested by the existing effected property owners and there would likely be a long drawn out legal battle that would ensue.

I would recommend consideration of a compromise whereby the ideas being proposed would apply to new land purchases. Thereby providing notice and value considerations to those future buyers who might wish to purchase land in our area.

Please feel free to contact me with any questions at (213) 709-3003.

Sincerely,

James R. Lawrence

C24-1

Response to Comment Set C24: James Lawrence

C24-1 The proposed Plan and CSD Update includes a maximum building site area of 15,000 square feet depending on the parcel size. Policy CO-6 would require building site areas (BSA) to be limited to minimize impacts to sensitive habitat. Section 22.336.060 Biological Resources Standards of the proposed CSD Update includes standards for development in habitat categories S2, S3, S4, or partially within S1 habitat; within these habitat categories, the maximum allowable BSA would be 15,000 square feet based on the parcel size, or 25 percent of the parcel size, whichever is less. For parcels one acre and larger, the allowable BSA would be 10,000 square feet plus an additional 250 square feet per acre of parcel area, with a maximum total BSA of 15,000 square feet. Depending on the habitat category in which your property is located, the maximum BSA would vary.

Comment Set C25 Albert Molinaro

From: ALBERT MOLINARO <largeal@mac.com>
Sent: Monday, June 29, 2020 9:37 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Lobo Canyon Event Centers

CAUTION: External Email. Proceed Responsibly.

Hello. I am a Lobo Canyon resident. I reside at 31216 Lobo Canyon Rd.

I am very concerned about the proposals to regulate and moderate the event venues located within our quiet residential neighborhood.

I have recently, previously lived near another local Event Center and it basically drove myself and my landlords out of our homes. There was no one to regulate the events
and the single, private owner seemed unable or unwilling to put any enforceable rules in place that would help mitigate the issues, so i fully support the efforts of the local
Lobo Residents and feel the same.

In early 2019 I purchased a home here in Lobo canyon and am shocked to learn that the invasive behaviors that these Event centers present is again looming in my life.
The noise that many of their events presents is generally intolerable day or night and is usually created by Loud Music and Wedding Vows being blasted through Loud Public Address Systems.
I have lived through this and do NOT welcome these kinds of intrusions.
When you are inside your home with every door and window closed and are forced into situations where you can not enjoy your own property without being greatly disturbed
is hugely unfair to any tax-paying property owner. The times that anyone would want to be outside or have their doors and windows open is during the warmer, nicer months and
that is when the majority of these auditory attacks occurs. **C25-1**

I believe that every home owner has the right and expectation to a peaceful and private existence on their property or inside of their own homes. This is paramount.

I don't know why it would ever be approved to have "for profit" event centers located in quiet, rural, residential neighborhoods anyway, the entire idea is preposterous, not to
mention the traffic and safety issues of having hundreds of additional vehicles and attendees in the canyon at any given time poses.

If other Lobo residents are like me, i assume they may also have been attracted to and moved here for the peace, tranquility and nature that exists.

PLEASE consider any and all intelligent modifications and proposals, and imagine if YOU lived here how you might feel having to hear Loud Music, Live Music Bands and amplified Wedding Vows.
All Amplified sound carries very far and reverberates off of the canyon, walls making it impossible to avoid when it's going on. It permeates all outdoor space and often the indoor space as well.

Thank You and Kind Regards, Albert Molinaro

I support my neighbors requests:

SUMMARY OF ASKS:

- "Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods — **C25-2**
- Existing Venues should have to obtain CUPs within 1 year.
- No "rural inns" on Lobo
- Rural Inns should be limited to no more than 10 cabins total. — **C25-3**
- Maximum number of attendees should be limited to 150
- 4000 feet between event venues
- All event venues must have two means of access — **C25-4**
- Indoor and outdoor commercial amplified sound shuts off at 6 p.m. (regular business hours)
- Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints.
- dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our ambient of 33.7. — **C25-5**
- Temporary special event permits should be limited to 4 events per year.
- Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked. — **C25-6**
- No event venues on Lobo Canyon even with a CUP. Tighten up language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2. — **C25-7**

Response to Comment Set C25: Albert Molinaro

C25-1 Section C-11 Noise of the EIR addresses noise concerns in the North Area, which were expressed by the public during the scoping period on the EIR and during the community meetings for the proposed Plan and CSD Update. The proposed update would establish noise standards for the North Area based on information from an area-specific noise study (Appendix 5 of the EIR, Noise Technical Report). Noise limits would apply to both existing and proposed development. Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. This section also includes enforcement actions such as allowing residents to contact event facilitators regarding questions or noise complaints and requiring that all calls be returned within 30 minutes during the event, and within 24 hours before and after the event.

C25-2 Comment noted.

C25-3 Section 22.336.070 of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C25-4 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location. As noted in Response C25-1 above, the proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C25-5 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or

representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C25-6 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C25-7 Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C26: Marc Cimino

Marc Cimino
2201 Kanan Road
Agoura Hills, CA 91301

June 29, 2020

Department of Regional Planning:
SMMNorthArea@planning.lacounty.gov

To Whom It May Concern:

I will be moving in to 2201 Kanan in the Fall and I support the following measures for Lobo Canyon.

- "Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods — **C26-1**

- Existing Venues should have to obtain CUPs within 1 year.
- Maximum number of attendees should be limited to 150 — **C26-2**
- 4000 feet between event venues

- Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints.
- dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our ambient of 33.7. — **C26-3**
- Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked.

Response to Comment Set C26: Marc Cimino

C26-1 Comment noted. See responses below.

C26-2 Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission. The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C26-3 Section 22.336.070 includes enforcement actions such as allowing residents to contact event facilitators regarding questions or noise complaints and requiring that all calls be returned within 30 minutes during the event, and within 24 hours before and after the event.

The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

Comment Set C27: Charles Pages

From: Charles Pages <cspages@gmail.com>
Sent: Monday, June 29, 2020 6:55 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: SMMNAP and SMMNA CSD comments

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County,

I am writing to you about our property, "Vasa Park" at 2854 Triunfo Canyon Road in Agoura Hills. I am a current member and a past-president of a cultural non-profit organization, the Vasa Park Association, which has owned and operated this park for over seventy years. We are affiliated with a larger national organization, the Vasa Order of America, whose mission is to promote and preserve Scandinavian – American culture and fellowship. As a non-profit organization we host seasonal picnics at our facility which is open to our members and the general public. The park is a gathering place for Los Angeles Scandinavians to exercise our cultural heritage, maintain our bonds and continue our traditions. This year would have been our 100th Scandinavian Midsummer festival at the park, which until the mid-1950's was held in Sycamore Grove Park in Los Angeles. We have been unable to hold events this year due to Covid-19. We also provide scholarship opportunities. To fund our activities and pay for maintenance, insurance and taxes we do have a day-camp operation and private company picnic business operated by a Lessee at the park, again all stopped this year due to the virus. All of the operations at our park are daytime activities only, and only 7 months of the year. In addition, our green space allows emergency "shelter-in-place" opportunities for the community. During the 2018 Woolsey Fire, our property suffered damage only to outside property edges due to our management efforts at keeping our significant green space, trees and buildings properly pruned and in healthy condition.

C27-1

As written, the new North Area Plan and Community Standards District requirements would prohibit our operations and we would have to shut down. For seventy one years we have been a legal, conforming use run by a non-profit organization of volunteers which has preserved this open space for enjoyment by all. Our scope of operations is not changing and we are not asking to expand. We have been a good neighbor.

I am requesting that our existing use be grandfathered in as vested entitlement and we not be required to apply for a CUP. A CUP would destroy our business and force us to sell the park to commercial developers which would add noise, congestion and more traffic to the canyon.

Sincerely,

Charles Pages
Vasa Park Association
cspages@gmail.com

Response to Comment Set C27: Charles Pages

C27-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C28: Kathleen Demarjian

From: Kathleen Demarjian <dem5rn@cox.net>
Sent: Monday, June 29, 2020 7:28 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Save VASA Park

CAUTION: External Email. Proceed Responsibly.

To whom it may concern:

VASA Park is a place for the celebration of culture. The preservation of Swedish culture and tradition is an important part of the heritage of hundreds of people in the southern California region.
This is not a loud party place with loud music going on until all hours. Our events end by sunset and involve a few hundred people talking, eating, dancing to folk music and playing games, all while we introduce our children and neighbors to the folklore and traditions of Scandinavia. As emigrants, and children of immigrants we deserve the right to continue our native traditions in a peaceful way in the beautiful, natural environment that has been a part of my life for 50 years. **C28-1**

Please do not destroy this opportunity for my grandchildren to learn and experience my heritage.

Thank you.

Kathleen Demarjian

Response to Comment Set C28: Kathleen Demarjian

C28-1 The proposed Plan and CSD Update would not directly cause Vasa Park to shut down. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events. To remain in compliance with the proposed Update, Vasa Park would need an approved CUP to demonstrate that the use of the park and its associated activities would remain consistent with surrounding land uses and meet the proposed development standards.

Comment Set C29: Shiela and William Follett

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

Add Personalization (I have lived in Triunfo Lobo for 22 years; I moved here because of the tranquility and rural nature of the canyon. We do not appreciate the wedding and other non-residents to drive thru our communities after their parties throwing their cigarette buds, beer cans, and condemns on our properties. This is not fair to our community after spending so much to be able to live here and to have peace and quiet. If people want to enjoy nature they should go take a hike, go to beaches, buy houses in rural areas, and not just hold their weddings and parties near our houses and disturb the rest of us.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C29-1**

Draft Provision Comments

We had to put in a 20' driveway with a turnaround for fire department which they never came to save our house from the fires.
We put a lot provisions and spent so much for the permits and building the house due to the restrictions in the Lobo canyon area. It seems like our community is under attack year after year with rules that devalue and restrict our minimal additional use that we bought our 10 acres for. The 10,000sqft rule is devaluing our property further again with this new set of rules. I would like the city to try to enforce these rules in cities like Beverly hills, Hidden Hills and so on to see how much resistance they would face, but since we have a small community we are continually under attack. We put all our investment into our property and every year we lose more value due to these regulations. Would you please stop your attacks on our community and start to save the world in other areas besides ours. You have taken so much that it our community is sick with your yearly new regulations and attacks. **C29-2**

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C29-3**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C29-4**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C29-5**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since **C29-6**

2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside.

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M." **C29-6, cont.**

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident." **C29-7**

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient. **C29-8**

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that

are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **C29-9**

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.) **C29-10**

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked. **C29-11**

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..." **C29-12**

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP.

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

C29-12, cont.

Thank you for your consideration.

Sincerely,

Sheila and William Follett
Property: 32067 Lobo Canyon
Agoura, CA 90301
Sfollett@zebra.com
William.w.follett@gmail.com
818-455-9887 cell

Response to Comment Set C29: Shiela and William Follett

C29-1 Comment noted.

C29-2 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

C29-3 Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit (CUP) is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C29-4 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C29-5 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C29-6 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C29-7 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility.

Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C29-8 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C29-9 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C29-10 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update (Section 22.336.070 V. Temporary Events) would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C29-11 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C29-12 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they

meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C30: Jim Churchman

From: jchurch154@aol.com <jchurch154@aol.com>
Sent: Tuesday, June 30, 2020 1:17 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: The Triunfo Lobo Community

CAUTION: External Email. Proceed Responsibly.

LA County Department of Regional Planning,

Attn: Thuy Hua,

320 West Temple St. 13th Floor, Los Angeles, CA 90012

To Whom It May Concern, regarding the North Area Plan May 2020 Update.

We purchased a home in Triunfo/Lobo approximately 8 years ago. This area appealed to us for several reasons. The top reason being that it was outside of the Coastal Commission's jurisdiction. Even still, improving our property has been un-necessarily expensive and bureaucratic. When word of the NAP came, we were quite frankly waiting to hear what unreasonable sanctions we might face. And we were not wrong. **C30-1**

First and foremost – how can an arbitrary limitation of developed square footage be implemented without regard for property size? 1.5 acres or 100

acres, the same square footage? Balance that against exorbitant property taxes, and how does it make sense? This has not been thought through from the perspective of people who live here and want to enjoy ownership of their investment.

And what exactly does the NAP contain? How is a property owner to ascertain the ramifications of the NAP due to the shear mass and jargon of the document without legal council? The NAP and EIR add up to 519 pages! **C30-2**

We are not strip miners, or mowing trees over, quite the contrary. We love and protect the beauty of this area. But we also want to use it, that is why we didn't invest in denser areas with less room to live. Overall it feels that the NAP removes some of those rights. **C30-3**

Another issue to address are the dangers of the Kanan/Triunfo intersection. Since we moved here, Kanan traffic has at least tripled. Turning left onto Kanan is a challenge. One technique is to turn into the middle lane and accelerate to merge with northbound traffic. This is what I typically do and was suggested by an official while examining the intersection some years ago. Recently my wife was almost hit head-on by a car illegally passing in the center lane headed south. There was a traffic study being performed late April/early May… while the state was under lockdown due to C19… there was less than 10% of normal traffic. Is that data relevant to our safety during standard operation? People have and will continue to die at this intersection – it has been presented many times, you are aware of the dangers already present. Therefore you are aware that increasing traffic density on Triunfo hence increases the danger of the intersection. Now add fire…? **C30-4**

These are our thoughts.

Best Regards,
Jim Churchman
LA - 310-809-6506

Response to Comment Set C30: Jim Churchman

C30-1 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

C30-2 For a summary of the background of the existing North Area Plan and the proposed revisions, please see Pages ES-3 and ES-4 in the EIR.

C30-3 Page ES-4 of the EIR states that the Guiding Principle of the proposed North Area Plan Update continues to be "*Let the land dictate the type and intensity of use*." This Guiding Principle is the foundation for the goals and policies presented in the proposed North Area Plan. The proposed North Area Plan also emphasizes resource protection over development, given the importance of the Santa Monica Mountains remaining in a relatively natural state while being surrounded by high density development in Southern California.

C30-4 Section C.14 Transportation and Traffic of the EIR evaluates traffic effects with implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. The policies and standards that are being proposed would manage growth while protecting the natural resources of the North Area. The proposed update would not increase development in the area and with the transfer of development credits, the Plan and CSD Update have the potential to result in no net increase in buildable lots. Specific land uses such as Event Facilities and Vineyards would have added measures to manage these uses and standards for development in areas with sensitive biological resources would be implemented. In addition, future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards.

Section C.15 Wildland Fire and Hazards addresses wildfire hazards, evacuation routes, and emergency access. The EIR also determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface.

Comment Set C31: Steven and Jessie Galson

From: jwgalson <jwgalson@gmail.com>
Sent: Tuesday, June 30, 2020 7:43 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Final Draft North Area Plan and CSD

CAUTION: External Email. Proceed Responsibly.

Hello. We are Lobo Canyon residents and reside at 31790 Lobo Canyon Rd.

We are very concerned about the proposals regulating event venues located within our quiet and rural residential neighborhood.

We purchased our home 6 years ago and have been dismayed over time to see the increase in very loud and disruptive event venues. The noise that many of their events presents is very annoying, particularly at night and is usually created by amplified music and guests speaking on microphones at weddings. All amplified sound carries very far in this canyon and reverberates off the canyon walls making it even more disturbing. **C31-1**

The for profit event venues that have cropped up over time are noxious in other ways including traffic and safety issues with hundreds of additional vehicles and attendees in the canyon at any given time. Our canyon is a dead end one and there is only one road out. We experienced the danger first hand as we had to evacuate from our home during the Woosley fire and were unable to check on the status of our house as there was no way to get back to it for a long time with the one access blocked. Eventually, we learned that our house did catch fire and we only moved back last Fall after half of the house had to be rebuilt. After this experience, we are even more in tune with fire danger and have been dismayed to see guests at weddings and parties smoking cigarettes and discarding butts in the vegetation. **C31-2**

The increase in venues has also led to an increase in night-time artificial lighting, which is not only detrimental to our enjoyment of a natural setting but most likely has an impact on the wildlife as well. **C31-3**

We greatly fear that these venues over time will negatively affect our property value as the main reason folks move to this area is for the peace and quiet. We believe that every home owner has the right and expectation to a peaceful and private existence in this type of rural setting.

We moved to Lobo Canyon for the peace, tranquility and nature! **C31-4**

PLEASE consider any and all intelligent modifications and proposals, and you can imagine that if you lived here you will feel equally distressed hearing loud amplified noise every weekend during the long wedding season.

Best Regards,
Steven and Jessie Galson

We wholeheartedly support our neighbors requests:

SUMMARY OF ASKS:

"Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods — **C31-5**

Existing Venues should have to obtain CUPs within 1 year.

No "rural inns" on Lobo — **C31-6**

Rural Inns should be limited to no more than 10 cabins total

Maximum number of attendees should be limited to 150

4000 feet between event venues — **C31-7**

All event venues must have two means of access

Indoor and outdoor commercial amplified sound shuts off at 6 p.m. (regular business hours)

Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints• — **C31-8**

dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our ambient of 33.7.

Temporary special event permits should be limited to 4 events per year.

Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked. — **C31-9**

No event venues on Lobo Canyon even with a CUP. Tighten up language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2. — **C31-10**

Sent from my iPad

Response to Comment Set C31: Steven and Jessie Galson

C31-1 Section C-11 Noise of the EIR addresses noise in the North Area, which were expressed as a concern by the public during the EIR scoping period. The assessment is based on an area-specific noise study (Appendix 5 Noise Technical Study). The proposed Plan and CSD Update includes standards that would limit noise impacts from uses such as event facilities and establishes noise thresholds based on the noise study. Noise limits would apply to both existing and proposed development. According to Section 22.336.070 Community Wide Development Standards, a Conditional Use Permit would be required to establish and operate an event facility.

Regarding enforcement of noise limits, the County of Los Angeles Municipal Code Section 12.08.390 provides an enforceable regulation addressing exterior noise level limits. Section 22.336.070 of the proposed CSD Update also includes a standard that would allow residents to contact event facilitators regarding questions or noise complaints and requires the facility to respond to all calls within 30 minutes during the event, and within 24 hours before and after the event.

C31-2 Section C-14 Transportation and Traffic of the EIR evaluates the proposed Plan and CSD Update's impacts to emergency access. The EIR states that the proposed standards would require future development to consider adequate emergency access and a parking and transportation plan as part of the permitting requirements. Compliance with development standards of the Los Angeles County General Plan would also ensure adequate points of ingress and egress, visible street name signage, and direction signage that would reduce hazards in the event of an emergency evacuation. Section 22.336.070 of the proposed CSD Update contains development standards for event facilities that would reduce hazards relating to emergency evacuation and that would require adequate road access.

C31-3 Section C-2 Aesthetics of the EIR evaluated the policies and standards in the proposed Plan and CSD Update that address lighting and glare. The proposed Plan and CSD Update includes policies and standards that reduce lighting from spilling over to adjacent properties. For example, the standards for event facilities would have to comply with new lighting standards that require shielded lighting and no glare onto adjoining parcels or public right-of-way (22.336.070, F. Event Facilities). The proposed policies and development standards would protect the visual quality in the North Area by providing requirements on acceptable lighting types and placement. Furthermore, the County's existing Zoning Ordinance (Title 22 of the County Code) contains provisions that would limit nighttime lighting and preserve dark sky resources.

C31-4 One of the overall goals of the proposed Plan and CSD Update is to preserve the rural and natural character of the Santa Monica Mountains. Section C-10 Land Use and Recreation of the EIR identifies the policies of the proposed Plan as being consistent with the County General Plan Land Use Element's goal of protecting rural communities. Proposed policies would prevent encroachment of incompatible development that conflicts with existing land use patterns; encourage land uses that are compatible with existing conditions; and encourage low density and low intensity development that is compatible with the rural community character.

C31-5 See all responses herein regarding the policies and standards that have been identified to reduce impacts from existing event facilitates and other land uses.

C31-6 Section 22.336.070 of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C31-7 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 of the proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C31-8 Section C-11 Noise addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C31-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C31-10 Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C32: Richard Heinstedt

From: Richard Heinstedt <rheinstedt@hotmail.com>
Sent: Tuesday, June 30, 2020 8:57 AM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Vasa Park 2854 Triunfo Canyon

CAUTION: External Email. Proceed Responsibly.

To Los Angeles County Planning,

I have been a member of the Vasa Club of America since birth 1961. My parents came from Sweden in the 1950's met and were married in Las Vegas. I have raised my three children in the club which has supported them with scholarships to their colleges. My hope is that this program remains as it has been for generation to come. I believe Los Angeles needs to keep and develop its cultural programs to ensure the future. Do not shut us down.

C32-1

CULTURAL

Vasa Park is an outdoor recreation property located in Agoura Hills. The "park" has been quietly owned and operated by members of the VASA Order of America for over 70 years. The park is an essential gathering point for Scandinavian-Americans to provide members a means to share their rich heritage with fellow Americans, and to learn or remember the meaningful ways and values of historical Scandinavian culture. The new Community Standards District Plan will shut down our existing conforming use. Without an exemption our park Vasa members will have nowhere to

C32-2

keep the traditions alive.

Vasa Park provides an opportunity for general public to experience Scandinavian culture, see authentic Swedish traditions and dance, and learn the Swedish language in a natural outdoor setting. The new SMMNA Community Standards District plan would prohibit our events as they have been held for 70 years. Do not shut us down.

Vasa is a nearly 125 year old Scandinavian-American organization founded on the principles of helping our fellow man, truth and unity of our roots. Our park property in Agoura Hills represents the culmination of U.S. westward immigration to the Los Angeles area and is dedicated to preservation of our Scandinavian heritage which we share with our members and the public. The SMMNA Plan will undo our 70 years of conforming peaceful enjoyment and replace with restrictions which we cannot overcome as a non-profit organization. Please allow our traditions to continue by exempting the Vasa Park property from the Community Standards District.

C32-2, cont.

RECREATION

Vasa Park in Agoura Hills exhibits the simple beauty of outdoor nature in a highly digitized world. The facility is accessible to our members as well as the public for recreation and education. The new SMMNA Community Standards District will impose un-warranted restrictions that will require closing the park down. We have been a good neighbor in the community for 70 years, do not force us to close.

Vasa Park on Triunfo Canyon Road exemplifies the preservation of open space merged with coordinated outdoor daytime events for all to enjoy. The park also provides important green space and community shelter-in-place protections in the event of a catastrophic fire. The new SMMNA plan Community Standards District will force the property to close and be lost forever to the public and community.

C32-3

Vasa Park in Agoura Hills allows nature recreation to many children, especially those disadvantaged children living in populated areas with little access to green open space. The beauty of the sycamore trees, the riparian setting of the seasonal Triunfo Creek and the surrounding hillsides must be preserved by allowing this property to be maintained and used as

currently practiced. Requiring the now-legal property to conform to new restrictions and requirements as detailed in the SMMNA Plan and CSD will mean closure of this wonderful place. Do not shut Vasa Park down.

C32-3, cont.

VESTED ENTITLEMENT/GRANDFATHER RIGHTS

Vasa Park in Agoura Hills has been a legal-conforming facility in the County of Los Angeles for 70 years. The new SMMNAP and CSD will make our current use nonconforming and will result in "regulatory taking" of our property. Vasa Park must be exempted from the new plan.

The Vasa Park property has been a legal, conforming use facility, consistent with current zoning regulations in Agoura Hills for 70 years. We have been a good neighbor in the community and have protected our open space for peaceful enjoyment of the owners and public alike. Our historical operating practices are not changing or expanding. The property needs to Grandfathered as a legal, non-conforming use to continue as we have done for 70 years.

C32-4

The proposed SMMNA Plan and proposed CSD changes will require our property, Vasa Park on Triunfo Canyon Road in Agoura Hills, to be closed and lost forever. We request that the County of Los Angeles preserve our vested property rights by written exemption and allow our current legal and conforming uses to continue without the granting of a Conditional Use Permit.

Vasa Park Summary

Vasa Park has operated for over 70 years as a non-profit organization.

Our park serves the cultural needs of our members and the family recreation needs of the public.

C32-5

We are currently and historically a daytime operation.

Vasa Park is a safe-haven environment and access point for emergency

measures and evacuations.

The local TriunfoLobo Homeowners Association supports in writing grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighbor.

Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.

An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.

Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.

Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility.

C32-5, cont.

What Vasa Park is requesting is simple – a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

"Grandfathering" through vested entitlement, either tied to property OR current property owner;

Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, "Family Picnic Grounds and Recreation Facility") and does not require a CUP.

C32-6

Sincerely,
Richard Heinstedt
27932 Beechnut Circle
Valencia, CA 91354
(661)714-4145

Response to Comment Set C32: Richard Heinstedt

C32-1 The proposed Plan and CSD Update would not require Vasa Park to shut down or terminate its operations. It would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

C32-2 Please see Response C32-1.

C32-3 Please see Response C32-1.

C32-4 Comments noted.

C32-5 Please see Response 32-1.

The definition of an "Event Facility" per the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences*." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition provided in the proposed CSD Update.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

C32-6 Please see Responses C32-1 and C32-5.

Comment Set C33: Beth Holden and Wolfgang Melian

To: **The Department of Regional Planning**
320 W Temple Street
Los Angeles, CA 90012

From: **Beth Holden and Wolfgang Melian**
3169 Triunfo Canyon Road
Cornell, CA 91301

Via E-Mail: SMMNorthArea@planning.lacounty.gov

Date: 6/30/2020

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

My husband and I purchased our property and moved to Triunfo Canyon from Los Feliz, we discovered that there was a magical place within proximity to the City. We were seeking an alternative lifestyle for us and our children where we could enjoy the beauty and rual setting of the Canyon. Living here the past two years has given us a greater insight into the natural world that surrounds us. Our children are so fortunate and love the peaceful and quiet lifestyle that we have invested in and want to keep for generations to come.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C33-1**

Draft Provision Comments

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The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C33-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions. **C33-2, cont.**

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C33-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C33-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside. **C33-5**

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear.

Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m." **C33-5, cont.**

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events." **C33-6**

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient. **C33-7**

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **C33-8**

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C33-9

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose.
The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

C33-10

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP.

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

C33-11

As previously stated, this is a single Ingress Egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because of all

the beach traffic and the impaired view at the junction with Triunfo Canyon. I have almost been hit on a very tight curve towards the end of Triunfo Canyon before the form Ashram. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur.

C33-11, cont.

Thank you for your consideration.

Sincerely,

Beth Holden (310) 383-4872
bholden@newtheme.net
Wolfgang Melian (310) 383-9315
wmelian@newtheme.net

Response to Comment Set C33: Beth Holden and Wolfgang Melian

C33-1 Comment noted.

C33-2 Section 22.336.070 Community Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit (CUP) is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C33-3 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C33-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C33-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C33-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C33-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels

measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C33-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C33-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C33-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C33-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C34: Nick Jackson

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

6/30/2020

Dear Regional Planning Department,

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived at my current address for over 20 years and recently lived through the Woolsey fire which destroyed 8 of my immediate 12 neighbor's houses. During that time it became increasingly apparent how vulnerable the community is at times of disaster as all emergency services were unable to respond to the Triunfo-Lobo area as they were either overwhelmed elsewhere, and, were of the opinion that the area was too dangerous to enter due to there being only one access in or out of the community from Kanan Road. The fire department have informed me that, due to the nature of the canyon, they feel it is not safe to allow their vehicles to enter during a wildfire as they may not be able to safely exit before being trapped. Therefore, while recognizing that there are many other valid reasons why there needs to be enforceable restriction and control of the existing commercial enterprises in our community, I believe the fire danger alone is sufficient to implement the reforms we are seeking and prevent the spread of commercial venues in our neighborhood. One of my neighbors perished in the Woolsey fire, and people were killed in the Canyon in the previous fire in the 70's, so we need to minimize the potential for future deaths and not add to the danger by allowing many hundreds more to congregate at commercial events putting more lives in jeopardy. **C34-1**

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive.

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map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map.

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C34-2, cont.

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C34-11

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Thank you for your consideration.

Sincerely,

Nicholas B Jackson
32099 Lobo canyon Road
Agoura
CA 91301

nickbjackson@mac.com

Response to Comment Set C34: Nick Jackson

C34-1 Comment noted.

C34-2 Section 22.336.070 Community Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit (CUP) is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

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C34-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels

measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C34-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C34-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update (Appendix 1 of the EIR).

C34-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C34-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C35: Chester Wang

June 30, 2020

Comments and Proposals to the SMMNA CSD, May 2020 draft, http://planning.lacounty.gov/assets/upl/project/smmnap_csd-2020may.pdf (Chapter 22.336 Santa Monica Mountains North Area Community Standards District)

By resident, Chester Wang, 31750 Lobo Canyon Rd, Agoura Hills, CA 91301

Topics, Comments and Proposals:

1. Event Facilities. Amortization for Existing Outdoor Dan Pavilions and Event Venues; page 32; Existing event facilities shall be considered non-conforming and must come into compliance and obtain CUP within 3 years of the adoption of the NAP.

Three years is an unreasonably long time to come into compliance!

Propose: existing *legally operating* event venues (note that many are NOT illegal right now) should come into compliance and obtain a CUP within one year.

C35-1

2. Event Facilities. Maximm Occupancy; page 32; Maximum attendees 200 inclusive event staffers etc

At 200 people, attendees and staffers at just one facility would represent well over 50% of the Triunfo-Lobo Canyon's total residents! If more than one venue is operating at the same time, outside attendees would greatly exceed our canyon population. Yikes! This amount would easily overtax the road infrastructure and creates **a greatly dangerous situation in the event of an emergency**.

Propose: Maximum attendees limited to 50.

C35-2

3. Event Facilities. Setbacks; page 32/33; Event facilities must be separated by 2,000 feet.

Propose: An event facility shall be located no closer than 4,000 feet to another event facility.

C35-3

4. Event Facilities. Access; page 34; "Consideration shall be given to the event facility's access to two means of access to a highway."

This is ambiguous language! Please note that this is already a requirement for some "temporary events," so why would it not also be mandatory for permanent event venues that hosts hundreds per night on a regular basis?!

Propose: (For safety reasons) event venues MUST have access to two means of access to a highway or they cannot hold an event.

C35-4

5. Event Facilities. Amplified Sound; page 34; All outdoor amplified sound must cease at 8:00 p.m. nightly, unless otherwise modified by CUP.

For residents who are having a party from time to time, this is reasonable. However, for commercial event facilities, all indoor and outdoor amplified sound should absolutely cease at 6 p.m. (i.e., regular business hours).

Event venues, like Brookview, which earns millions of dollars annually with events, should simply move their parties indoors. Sound experts have agreed that "nothing is soundproof," which translates anything amplified WILL BE HEARD by the nearby (or not so nearby) residents. The event/party will continue until late into the evening. Party goers will inevitably go outside (especially on a nice summer evening), socializing, laughing, screaming (and god forbid, even smoking)—all of which the surrounding residents/families can clearly hear. And as residents, we've experienced plenty already from these establishments' events. Plan should be modified to read "ALL COMMERICAL AMPLIFIED SOUND."

Additionally, special event venues should have an **absolute shut-down time** to avoid noise associated with breakdowns, etc.

Propose: All special event venues must be shut down no later than 6 p.m. All guests should be off the premises. Any equipment breakdown shall only take place between 8 a.m. and 6 p.m.

C35-5

6. Event Facilities. Complaint Handing; page 34; An on-site event supervisor shall be available to residences within 2,000 feet of the event facility. Calls will be returned within 30 minutes and within 24 hours before or after an event.

First, this should not be limited to residences within 2,000 feet, when due to our Canyon's topography, causes resident outside a 2,000-foot range to be disturbed by noise. Change language to "any affected residence." Again, as residents, we've experienced this long-range noise plenty of times.

C35-6

Second, venues in the past have **avoided** the police or sheriffs by merely closing their gates. It's imperative that venues be **required** to leave their gates open during all events--AND to allow for emergency evacuation reasons. Again, SAFETY!

Propose: Emergency and law enforcement personnel must have unfettered access to property during events or the event venue will be in violation.

7. Noise; page 42; The daytime/time exterior noise level limits are specified here.

The draft environmental impact report (DEIR) found that Triunfo-Lobo Canyon's ambient noise level is 33.7dBA, which means the draft proposes a sound level that exceeds our ambient by 11 dBAs **already**! The health department has indicated that anything 3 dBAs above ambient is perceived as "annoying." An increase of 12dBA means the residents will be "blasted out of their homes."

Second, the draft specifically provides for a different noise limit for Topanga Canyon area. There is no reason why Triunfo-Lobo can't also have a specific provision for noise limits, given our extremely low general ambient noise in the area.

Propose: Under no circumstances shall the exterior noise level in the Triunfo-Lobo Canyon area be any higher than 36 dBAs. In addition, indoor and outdoor commercial amplified should not continue after 6 p.m.

C35-7

8. Rural Inns; page 48; Rural Inns replace the use "guest ranch." A parcel must have at least 5 acres and will be allowed one guest cabin per acre with a maximum 40 cabins.

If you consider two guests per cottage for these Rural Inns, that comes to be an additional 80 people in the canyon—adding approximately 25% to our existing population.

Propose: limit one guest cabin per acre with a max of 10 cabins.

C35-8

9. Temporary Events; page 56 (table); Parcels with one means of access can have up to 6 events of 100 attendees;

Parcels with two means of access can have 6 events, 3 of which may have up to 2000 people depending on acreage.

C35-9

It's ironic that a "temporary event" venue has to have two means on ingress/egress to host up 6 events. But, full-time commercial event venues do not?!

Propose: limit any event venue be required to have two means of access. In addition, limit number of temporary special events to 3 per year.

10. Enforcement; (no page number); CUP requirement is helpful. Thank you. But, what if there are violations?! Are residents required to wait until the renewal hearing to have punitive action taken? That seems to be impractical and ineffective.

The plan has "no teeth" in terms of enforcement! If, for example, amplified sound is not cut off at the "deadline," what are the consequences? Do then the residents call the sheriff's department? Well, that has been exactly what our residents have been doing right now, yet it has served no purpose. This has been ineffective when the event venues have no motivations in making corrective actions. **C35-10**

Provision that dictates that if three or more verified complaints regarding violations of law are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

Propose: in the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the Conditional Use Permit will be automatically revoked.

11. Zone-Specific Development Standards; page 70; "In addition to the uses… (Agricultural, Open Space, Resort and Recreation…), property in Zone A-1 may be used for…

This language needs to be **tightened up** as it can be construed as anything which occurs in R-R can occur in A-1 and A-2 (Lobo). **C35-11**

Propose: no special event venues on Lobo Caynon Rd, with or without a permit

12. Venues on Lobo Canyon Rd.; page 70; Zone A-1 (Lobo Canyon) Event facilities, limited to no more than 24 events per year….

Imagine, for example, existing event venue Lobo Castle holding two events per month, every month of the year (i.e., 24 events per year). Then, add another venue to do the same; and another; and so on… **C35-12**

Propose: there would be no commercial event venues on Lobo, with or without a permit.

13. "Area Specific Development Standards" (Cut-Outs); starting from pages 74-78; In the draft, Topanga Canyon, Malibou Lake Areas both have area-specific regulations regarding development regulations.

The Triunfo-Lobo Canyon is an unique in **single** ingress/egress with narrow and unlit roads, high fire danger, sound amplifying topography. Establishment of a special development standard area would allow for implementation of regulations that will **increase safety for residents** without implicating other areas where regulations would be overly restrictive.

Propose: Insert in the same specific regulations (such as Malibou Lake Area) regarding development for the Triunfo-Lobo Canyon Area.

C35-13

Response to Comment Set C35: Chester Wang

C35-1 Section 22.336.070 Community Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit (CUP) is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C35-2 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C35-3 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C35-4 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C35-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C35-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility.

Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C35-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C35-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C35-9 See Responses C35-4, C35-6, and C35-11.

C35-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C35-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

C35-12 If the proposed Plan and CSD Update is adopted, all future projects, including event venues, would undergo individual environmental analysis to determine their direct and cumulative impacts relating to factors such as noise and traffic, as examples. Additionally, each project would be required to comply with applicable policies and standards of the proposed Plan and CSD Update.

C35-13 Section C.14 Transportation and Traffic evaluates traffic effects under implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. Future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards. Section C.15 Wildland Fire and Hazards addresses wildfire hazards, evacuation routes, and emergency access. The EIR also determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface.

Comment noted regarding area-specific development standards for Triunfo-Lobo Canyon.

Comment Set C36: Laura Gilbard

From: Laura Gilbard <lauragilbard@gmail.com> **On Behalf Of** Laura Gilbard
Sent: Tuesday, June 30, 2020 2:01 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Fwd: Attn: North Area Plan Revision Committee

CAUTION: External Email. Proceed Responsibly.

Re: Triunfo-Lobo Canyon

It has just come to my attention that the areas of Topanga Canyon and Malibou Lake have area specific regulations regarding development. Considering that both of those areas have two ingress/egress options, and Triunfo-Lobo just one, it seems ludicrous that the County would not provide for area-specific regulations in Triunfo-Lobo Canyon. We need a CSD specific to Triunfo-Lobo Canyon. **C36-1**

Triunfo-Lobo already has enough commercial activity and no other facilities should be permitted. The current event venues should be given stricter regulations for operation.

I don't think you understand that the County can throw whatever regulations they want at the event venues, but the venues are going to ignore them because they know there is no one to enforce anything. It has happened 100% of the time in previous years. Lost Hills Sheriffs Dept., who everyone knows has much bigger fish to fry than noise and traffic pollution, should not have to come out here every weekend. The venues must have sound levels that do not impact our quality of life here, with enforceable regulations. They must hire an independent monitor that reports weekly to the County. They must have off-site parking, and if it is on-site, must hire an off-duty traffic officer to mitigate any backups on Triunfo Canyon Road. "Take-down" of an event must end by 9:00 pm, not the usual midnight to 2:00 am we have previously experienced. Also, they should be limited to two events each per weekend. Despite our RR-1 zoning, this is a residential neighborhood. Consider **C36-2**

that there are horse-boarding facilities, VASA Park, and Goldenheart Ranch that have been great neighbors, some for over 40 years. There is no reason the event venues developed in the last few years cannot also take a hint from them and be good neighbors. Oh yes, I forgot, the reason is they are here to make as much money as possible, and that is the only reason. They don't care one whit about being a good steward to the land, nor the culture of our neighborhood.

C36-2, cont.

Thank you again for considering my message.

Best regards,
Laura
Laura Gilbard
(818) 519-7671 (cell)
Laura Gilbard

(818) 519-7671 (cell)

3030 Triunfo Canyon Road
Cornell, CA 91301

Begin forwarded message:

From: Laura Gilbard <laura.gilbard@gmail.com>
Subject: Attn: North Area Plan Revision Committee
Date: June 30, 2020 at 12:16:14 PM PDT
To: SMMNortharea@planning.lacounty.gov

June 28, 2020

Los Angeles County, Dept. of Regional Planning
Re: North Area Plan
SMMNorthArea@planning.lacounty.gov
320 W. Temple Street
13th Floor
Los Angeles, CA 90012

To Whom It May Concern:
Some of the propositions on the Revised North Area Plan are very concerning to me, and I would like to address them separately below.
Event Venues
I thought the whole point to the revision of the North Area Plan was to protect the Santa Monica Mountains, where I have lived for over 25 years. I feel that allowing commercial venues, while taking away the rights of property owners who have lived here long before event venues and proposed tennis clubs and hotels, is going to cause a severe safety issue in our canyons.

C36-3

I am just not understanding why the event venues are allowed to continue

operation (especially giving those grandfathered in three years to obtain a CUP). We live in a unique area of about 75 homes, with ONE ingress and egress. It is negligent of the County to allow these venues. As stated in the document -- An evacuation plan must provide for safe evacuation of guests and staff members without inhibiting neighboring resident' ability to evacuate quickly. I wracked my brain trying to figure out a single way they would not be inhibiting our exit in the case of an emergency. Unless they can helicopter the guests out, there is no other way. I'm sure it's hard to really understand our situation here. We have repeatedly invited county board members to come to the canyon and see the layout and the traffic situation and not one person has come to see for themselves. You are relying on a map, and the word of the event venue owners that they can evacuate. With the proposed tennis club, restaurant and hotel at the end of Triunfo Canyon that could have approximately 500 guests and staff at any given time, it will be impossible to leave this canyon in the case of an emergency.

C36-3, cont.

Traffic

Again, I really wish some board members had come to see our situation. Imagine waiting 10 to 15 minutes to exit Triunfo Canyon onto Kanan, only to sit in stop-and-go traffic for the over three miles it takes to reach Agoura Road. This is our reality every Saturday and Sunday from Memorial Day well into September. If we want to go anywhere after 2:00 pm on a weekend day, we have to add an additional 15 minutes to our journey. Now add the 200 guests at Triunfo Creek Vineyards, and the 200 guests at Brookview Ranch. Just imagine how backed up Triunfo Canyon can get then. But now Massila wants to build a tennis club, restaurant and hotel, so there are approximately 50 to 75 cars per hour added to the traffic jam. How can this be permitted? We have ONE way in and out. When is it enough? How many more event venues will be allowed in our canyon?

C36-4

Noise

I won't pretend to know anything about decibels, but I do know every word to every popular event song, and I can sing-along in my house with the windows closed. It's a party around here every Friday, Saturday and Sunday from April to October. Combine that with the cheers of party guests, the speeches, the sounds of bottles being thrown in dumpsters, the cleaning staff laughing, yelling and moving tables and chairs, etc., and you have the noise levels still high hours after the event ended. It doesn't matter if there is no amplified sound after 8:00 pm. The ambient noise is bad enough in itself. The sheriff's department has their hands tied. They cannot enforce anything. Who is going to test, register and enforce the noise levels? The event supervisor – the one hired by the event venue? I'm sure their results of a noise test will differ tremendously from their neighbors.

C36-5

Building Restrictions

It is unreasonable to restrict homeowners with 10 acres to the same total plot size as a homeowner with one acre. Someone with 10 acres should be able to use the land they purchased, and have paid property taxes on for many years. Is the county going to buy the unusable land from us? When we purchased 25 years ago, it was to be able to use all of our 10 acres, not 10,000 square feet of one acre on the property. I feel anyone that has owned property in the North Area for a certain amount of years should have a different, more expanded, criteria.

C36-6

Vineyard Agriculture

I'm not quite sure why vineyards are being singled out as the "evil" agriculture. When the Woolsey fire came through our canyon in November, 2018, it burned right up to our house, destroying structures, the garden, all the chapparel and brush on

C36-7

our 10-acre property, many oak trees, and causing severe smoke damage to our house – to the extent that we had to evacuate for seven months until it was livable again.
You know what didn't burn? Our vineyards. They are a natural firebreak and the fire went right around both of our plots. Vineyards also don't take a lot of water. They don't naturally spread and are not invasive. We do not use pesticides or fertilizer. And according to UC Davis, grapevines provide "Potential ecological benefits include habitat for wildlife, pollinators and other beneficial insects; water quality enhancement; and mitigation of damaging greenhouse gases." I urge you to read the entire article about the benefits of vineyards here: https://www.ucdavis.edu/news/wine-grapevines-and-native-plants-make-fine-blend-study-shows/
Thank you for considering these points.
Best regards,
Laura Gilbard

C36-7, cont.

Laura Gilbard

(818) 519-7671 (cell)

3030 Triunfo Canyon Road
Cornell, CA 91301

Response to Comment Set C36: Laura Gilbard

C36-1 Comment noted.

C36-2 The proposed Plan and CSD Update do propose area-specific requirements for Event Facilities. Under the update, a Conditional Use Permit (CUP), and compliance with proposed policies and standards, would be required for all existing and future event facilities. Page B-12 of the EIR states that all new and existing event facilities must have an approved CUP to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP would address concerns from residents regarding noise, traffic, and other impacts experienced by residents during events.

Section C-11 Noise of the EIR evaluates the potential for future projects under the proposed Plan and CSD Update to generate noise levels in excess of established standards. The EIR states that Policy SN-15 from the proposed Plan Update aims to develop a plan to monitor and enforce noise where event facilities are located near sensitive receptors. The proposed CSD Update also includes enforceable noise limits in the North Area. The County Health Officer is authorized to issue abatement notices and citations for a misdemeanor when noise regulations are violated.

C36-3 Emergency access and evacuation requirements are described in Section C-15 Wildland Fire and Hazards of the EIR. The proposed Plan and CSD Update would include policies and standards that would require adequate emergency access. Permitted event facilities would also be required to have an evacuation plan approved by the Los Angeles County Fire Department and Sheriff. Approval from both departments would ensure that event organizers are prepared for potential emergency situations and respond with timely emergency services and organized protocols. All future development would be evaluated individually for their impacts on wildfire hazards and traffic impacts as well as consistency with surrounding conditions.

C36-4 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. The required parking and transportation plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C36-5 Appendix 5 of the EIR, Noise Technical Report included enforcement-related recommendations that were incorporated in the proposed CSD Update. These measures include providing event supervisor(s)' telephone numbers for residents to contact regarding noise complaints and documenting complaint and resolutions, which would be provided to the DRP when requested (Section 22.336.070 Community-Wide Development Standards, F. Event Facilities). Coordination with the County would be established when resolution of noise problems cannot be solved.

C36-6 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet.

C36-7 The majority of agricultural uses in the North Area consists of vineyards. Page C.4-1 of the EIR states that vineyards are specifically addressed in the proposed Plan and CSD Update because of public concerns for their impacts to biological resources. Section C-4 Biological Resources identifies some features in vineyard cultivation, such as fences, as barriers to wildlife movement. The proposed policies and standards would include requirements associated with pest management, irrigation and water conservation, preservation of biological resources, and evacuation plans in the event of an emergency. Wildfire hazards associated with vineyards are not limited to the flammability of the vineyards, but also the potential for vineyards used as event facilities or commercial venues to obstruct adequate emergency access and evacuation.

The article you provided states that that "*vineyard landscapes that include both vines and native vegetation provide more environmental benefits than vineyards planted solidly in grapevines.*"[15] Section 22.336.070 (Y. Vineyards) of the proposed CSD Update requires these mixed agricultural landscapes, stating that permanent or resident vegetation would be required to be planted between vineyard crop rows for ground cover. Native vegetation or non-invasive, non-native flowering plants would be required to be maintained throughout the property to preserve habitat for wildlife and pest predators.

[15] https://www.ucdavis.edu/news/wine-grapevines-and-native-plants-make-fine-blend-study-shows

Comment Set C37: Kathryn Martin

From: Kathryn Martin <martin.kathryn8@gmail.com>
Sent: Tuesday, June 30, 2020 1:56 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: Kathryn Martin <martin.kathryn8@gmail.com>
Subject: SMMNAP Comment

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

Vasa Park has been a place of joy for my family for four generations now, starting with my grandfather who came here from Sweden. It is a place that I visited when I was a toddler some thirty years ago with my parents and grandparents. My mom and aunts all danced at this park when they were teenagers. Now that both of those grandparents have passed, it is a place where we gather as a family to enjoy together and reminisce. We get to enjoy our Swedish heritage very similarly to the way they do in Sweden. It is part of our family history and I hope that you will allow it to continue.

There is no reason why Vasa Park should be grouped into these new standards within the SMMNAP. The proposed plan will essentially put the park out of business. I do, to some extent, understand the frustration from some of the neighbors about the changing social climate and concerns about traffic and noise. However, Vasa Park has been part of this neighborhood for over 70 years and a good neighbor at that. The local TriunoLobo Homeowners Association even supports, in writing, the park being grandfathered in, allowing them to continue operating as they have been doing. **C37-1**

From what I understand, a majority of the complaints that have caused this plan to be set in motion were about newer, large venues hosting loud concerts, rowdy parties, and large weddings. Vasa Park's business plan for the future involves the same thing it has been doing for the past 70 years. There is no plan to allow for these disruptive kinds of events. Most of the park's operations take place during the day, which is what is allowed in every neighborhood I have visited. Vasa Park even offers an access point for emergency measures and evacuations, which is becoming increasingly more important.

For 70 years Vasa Park has been running their operations according to the rules and regulations currently in place. Until recently, there has been no issue. It is not some new, commercial event space. It has and *is* a part of the neighborhood that you are proposing to essentially get rid of it. I sincerely hope that SMMNAP allows for the grandfathering of Vasa Park, so that it can continue to be a place our Vasa members and their families can gather for many years to come.

Respectfully submitted,

Kathryn Martin, Skandia Lodge No 247 Member

Response to Comment Set C37: Kathryn Martin

C37-1 Comments noted. The proposed Plan and CSD Update would not shut down the park or its uses. Rather, it would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C38: Kieran and Debra Healy

From: Kieran Healy <kieran@lighting-design.tv>
Sent: Tuesday, June 30, 2020 2:27 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: Sheila <Sheila@bos.lacounty.gov>; Englund, Nicole <NEnglund@bos.lacounty.gov>
Subject: Healy SM Mountains North Area Plan and CSD Comments

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Thuy Hua,
Please accept and read into the record the attached Document of our comments on the Updated North Area plan and CSD.
This is a voluminous document that is difficult to breakdown and understand but we believe we have highlighted the salient points that apply to the homeowners in our community.
99% of the residents would agree with what I have stated, so we would appreciate strong consideration
of our views.
Our goal is the same as yours: to preserve the beautiful Santa Monica Mountains that we are privileged to live in and steward,
where we differ is on the event venues that are such a huge point of contention for all of us and are very much at odds with your purported vision.
Thank you for your consideration.....

C38-1

Kieran and Debra Healy,

31550 Lobo Canyon Road,
Cornell, CA 91301-3417

LA County Department of Regional Planning, Attn: Thuy Hua,

320 West Temple St. 13th Floor, Los Angeles, CA 90012

6/29/2020 Revised Comments

To Whom It May Concern, regarding the North Area Plan May 2020 Update.

We have resided in the Triunfo/Lobo Canyon area for the last 25 years and feel very privileged to live here, we moved here for the natural beauty and the peace and quiet. In many regards, as responsible residents, our goals are not dissimilar to yours, in that we wish to preserve and even enhance the natural beauty and peacefulness in our area.

You have presented us with a voluminous plan that might seem straightforward to the planning department but takes hours of analysis for the average person. Luckily someone in our canyon has taken the time to break it down in a methodical and understandable manner. This is why we have revised our comments.

Whilst you state that residents and concerned individuals have a voice in this plan and that "we can participate in the decision making process", many in our community still feel that when it comes to Event Facilities not enough progress has, or is, being made.

We have comments in the following areas:

Area Specific Development Standards.

In the current draft CSD, Malibou Lake and Topanga Canyon have area specific regulations regarding development regulations. We would propose the same exist for Triunfo-Lobo Community. Establishment of a special development standard area will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive.

We still take umbrage with your Vegetation Sensitivity Maps. On my property they are completely wrong, as my driveway and graded hillside are shown as being S1 and where there is sensitive vegetation, it is shown as S3 or S4. The Woolsey Fire burned about 50% of my property and obviously that is not represented by the maps either.

C38-2

We still object to the "buildable area" calculations even though you have increased them, we feel that it is draconian and forces people to build two stories when single story structures would have much less visual impact. It also seems to us that concentrating structure into smaller areas significantly increases the spread and intensity of fire. This is exacerbated where your Vegetation Sensitivity maps are incorrect.

We still do not see any "Grandfather" status regarding existing properties or buildings.

1

Event Facilities.

There are Five Facilities on your list within a 2 Mile radius, there is an additional Facility that you did not include: Golden Heart Ranch and another facility in the project stage Massilia which is essentially a hotel and restaurant. Whilst all but one are in the RR zone on Triunfo Canyon Road, this is an extraordinary concentration of Commercial Ventures in a tiny area with only One Ingress and Egress. The Santa Monica Mountains covers a vast area, why do almost one third of the Event Venues have to be concentrated here?

We must specifically state that Golden Heart Ranch and Vasa Park are great neighbors, low impact and only operate during daytime hours, they also embody the spirit of RR Zoning and your stated goals, by sharing the mountains with special needs young adults and children respectively.

The Commercial Stables in this area are, or can be, considered as Event Venues and add to the overall traffic. In the past we have seen Horse Shows and Gymkhana type events and whilst the stables have generally had low impact on the area and been good neighbors (excuse the pun) they still need to be factored in to the overall safety and traffic impacts. It is also ironic that some of the Event Venues started as Equestrian Facilities, it is obviously more lucrative to have weddings than keep horses in a more natural terrain.

C38-3

The Event Venues are here for the same reasons we are, the beauty, peace and tranquility, but the Major difference is that they want to monetize it and in doing so destroy the peace and tranquility. We find it incomprehensible that the County would entertain or approve the changes at Brookview and the potential Massilia Hotel and Event Facility. Moving the Wedding parties to an indoor structure at Brookview and updating their bridge only allows them to operate year round. Whilst it may lessen the Sound impact of the DJ and Music, doors will be left open and people will naturally move outside to talk (loudly), smoke and drink.

We are astonished by the Massilia project that during their presentation initially sounded benign but has quickly turned into a guaranteed Nightmare. (Below)

How on earth is this possible, how can we sustain all of these venues in what is, or was, a small rural area?



Located just north of Malibu near Peter Strauss Ranch, this major hospitality project proposal included an 8,900 square foot hotel, 12 cabins, a spa, a restaurant, a 13.5 acre winery, a proposed trail system, and an equestrian center. Schmitz & Associates took the lead in implementation of the property owner's vision in the form of a comprehensive development feasibility analysis that assessed the anticipated planning issues, design constraints, recommended layout options, and outlined the applicable permitting processes.

It is absolutely Insane that it is even being considered. Once again deep pocketed investors maximizing their return on investment, at the expense of everything and everyone else, this cannot be allowed to happen. It is nothing more than elitism masquerading as a "boon to the community" (their words).

We see the Wedding & Party Venues or Massilia as nothing more than Gross Polluter's, to the land, the creek, the wildlife, the night sky, the road system and the Entire Environment that you are charged with protecting. As residents, WE are the main stewards of the land and the environment and we pay a lot of money in Taxes for the privilege, what do the event venues give back? Do they contribute any more to your tax base? They should be taxed to underwrite the enforcement that is so sadly lacking. For the last 25 years, since the Fantasy Island debacle, we have faced continuous assaults of deep pocketed development projects like Massilia or Corporate Rehab Facilities that have nothing to do with sharing the mountains with the underserved or underprivileged people of Los Angeles. They pay lip service to conservation but the corrupting influence of money is their holy grail. We do not need to add Rural Inns to our mix either.

C38-4

3

It seems like Triunfo/Lobo is just becoming the de facto "Commercial Enterprise Zone" of the Santa Monica Mountains surely that cannot be your intent?

"Grandfathering" existing and legally operating event venues should only be given One Year to come into compliance with a CUP. If they have been legally operating to code why do they need three years to comply? Why are the rules so much tougher on the homeowner?

We also feel that 200 people per event, per facility, is simply too high a number, it does not account for the traffic and noise impact of the additional staff, vendors and trucks etc. Multiply this number by four on any given Friday – Sunday, add the stables and day camps all week and the impact is Huge.

C38-5

Setbacks.

As you know there are (and will be in the future) other planned event facilities for tennis, yoga restaurants, Clubs, Rural Inns or Hotels etc. We need the separation or setbacks between all commercial facilities to be at least 4000 feet.

This Commercial Development has to be brought under control.

C38-6

Sound.

All Commercial Event venues (whether indoors or outdoors) should have a strictly enforced finish time of 6pm with NO amplified sound of any kind after that time, even indoors.

The noise of people leaving any event lasts at least another hour after closing and that doesn't include the "tear down" trucks and staff that cannot access the facility until all the guests have left. The DEIR gave our area an ambient noise level of 33.7 dba and yet you are proposing to allow a level of 45dba until 8pm (which will go to at least 9pm) a difference of 11dba. The Health Department characterizes 3dba over ambient as "Annoying" your proposed limit way is beyond annoying and we request that limit be significantly lowered.

In our Canyons sound travels very easily, bouncing off the mountains on either side thereby amplifying All sound. I can hear my neighbor's outdoor conversations quite clearly and they are over 3000 feet away. We have been complaining about the Event Facility sound levels for years, it truly affects the peace and tranquility of humans and wildlife in a very wide dispersion area. The compromise is to cap the sound levels at 36dba, keep the venues 4000 feet apart, cease all amplified noise at 6pm and stringently enforce these rules.

C38-7

Temporary Special Events.

If a "temporary special event" venue has to have two means of access on single ingress/egress how does that work, why don't ALL Event venues need two means of access?

Please limit the number of "Temporary Special Events" to 3 per year.

C38-8

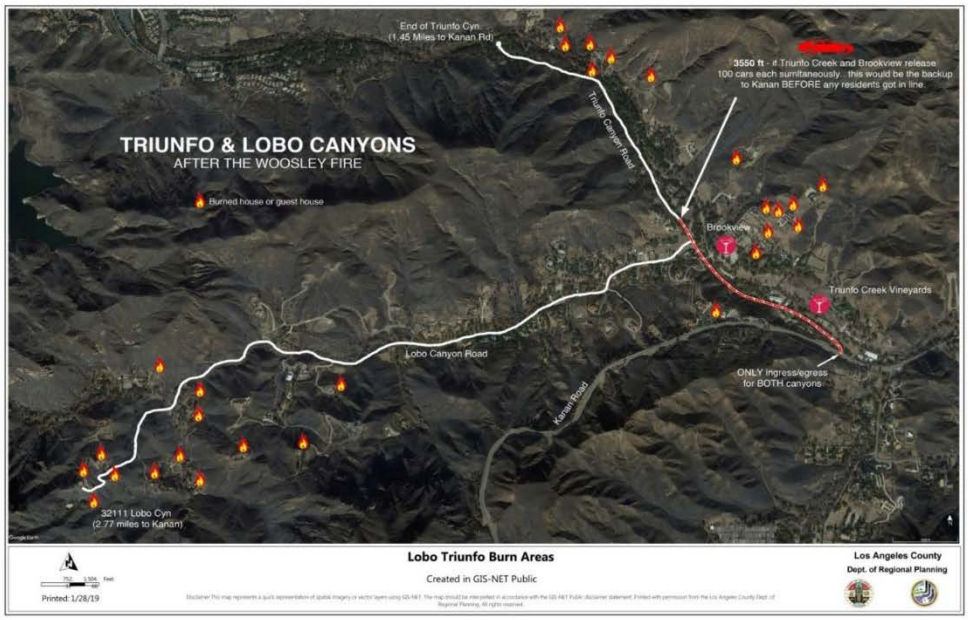
Filming.

Filming needs to be limited like Special Events, as unfortunately we have had event venues pulling a film permit and then having a cameraman shooting a wedding as a pretext.

Film LA has not been good at policing or enforcing permits. We have witnessed crews smoking on the side of the road as no Fire Marshall is present and these "shoots" bring in lots of people, extras, trucks, night lighting and noisy generators. We have to find a way of closing this loophole so that only legitimate shoots take place instead of this Masquerade. **C38-9**

Traffic and Evacuation.

As previously stated this is a single Ingress Egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because of all the beach traffic and the impaired view at the junction with Triunfo Canyon. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur. What if there was a major disaster, fire, earthquake, social unrest or an active shooter? When people are panicked and scared they will do almost anything to escape and the Fight or Flight response overrides any logical thinking. What if a fatal accident were to block our exit to Kanan Road ? This may sound dramatic but in this instance, evacuating Triunfo Lobo is like trying to get all the passengers off a 747 through the front exit doors only. Unfortunately we do not get to choose when disaster strikes. **C38-10**



5

Enforcement.

It is all very well implementing all these changes and limitations but who is going to enforce them? We understand that the County is understaffed, but you have received numerous complaints about the event venues yet nothing ever happens. With regards to noise, we know full well that public health officials will not be here at 10pm on a Friday, Saturday or Sunday night with their DB Meters and that any fines are a simply the cost of doing business. If fines are to be used as an enforcement tool they need to be significant and slide up with the number of offences. The Sheriffs are powerless and in one instance were locked out of an event venue and told to come back with a warrant, they are also sick and tired of responding when they have no tools to utilize and their time can be used fighting real crime. Unfortunately this has been the only option open to us. We need rules and regulations with teeth that can be solidly enforced, just like the building department does on all of us. **C38-11**

We would like to propose that

"In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the Conditional Use Permit will be automatically revoked."

Fire and Vegetation

As previously stated we believe that your mapping is very out of date, it certainly is on our property regarding the sensitivity zones, and the Woolsey fire changed everything with the biodiversity anyway. We wish you understood the expenses involved in being a good steward of the land, they are annual and never ending. Besides the brush clearance, which is at odds with your goals, we personally have planted over 40 native trees on our property and regularly clear non-native plants like mustard, which sometimes feels like a losing battle.

We feel that we share our property with all the wildlife too and are very conscious of never using traps or pesticides. We use about 15% of the land we own, the balance is left in as natural a state as possible. In the Woolsey Fire, I believe there was only one instance of a fire truck trying to save a structure in Lobo Canyon where we also suffered one death. During a Major Fire it is normally an out of town fire crew that gets assigned to our area, they take one look at the map and do not want to risk coming into our canyon, why? Understandably; because it is a Single Ingress and Egress and they do not want to be trapped. We feel the same way, but if something were to happen at the same time as multiple events, we may well have a very big problem and a very difficult and dangerous situation. **C38-12**

SUMMARY OF ASKS:

- "Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods
- Existing Venues should have to obtain CUPs within 1 year.
- No "rural inns" on Lobo or Triunfo.
- If granted Rural Inns should be limited to no more than 10 cabins total.
- Maximum number of Event attendees should be limited to 150
- 4000 feet between event venues
- All event venues must have two means of access
- Indoor and outdoor Commercial amplified sound shuts off at 6 p.m. (regular business hours)
- Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints.
- dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two Dba's over our ambient of 33.7. **C38-13**
- Temporary special event permits should be limited to 3 events per year.
- Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked.
- No event venues on Lobo Canyon even with a CUP. Tighten up language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2.

In closing we ask that you seriously consider our comments and concerns and that you make some additional changes and improvements that will help us maintain the peace, serenity and beauty of this area. Would you also consider that this is not the Coastal Zone and juxtaposing that plan on our area, is not appropriate in that we have many different issues?

With your help, we do want to share our canyons in a responsible and safe manner, most of us know that it is an obligation and a privilege to be the stewards for future generations.

Yours respectfully,

Kieran and Debra Healy,

31550 Lobo Canyon Road, Cornell, CA 91301.

Response to Comment Set C38: Kieran and Debra Healy

C38-1 Comment noted.

C38-2 The Biological Resources Maps (Figure 2) of the proposed North Area Plan are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

The Introduction section in the proposed North Area Plan Update includes a Grandfather Clause, which states that legally established uses in existence at the time of adoption of the North Area Plan are deemed to be consistent with the proposed Plan. The exception to this is for land uses (e.g. Event Facilities, Vineyards) where there are specific requirements for these facilities to be in compliance with proposed policies and standards within a specific timeframe.

Section 22.336.040 Applicability identifies the general applicability of the proposed CSD Update. Item A states:

> A. *General Applicability. Except as otherwise provided for in Subsections B and C below, the provisions of* ***this ordinance shall apply to all projects that do not have a vested entitlement*** *from the Department of Regional Planning prior to the effective date of this CSD. [emphasis added]*

C38-3 The comment mentions that Golden Heart Ranch[16] and Massilia are not mentioned in the EIR. Golden Heart Ranch is a 22-acre property in Agoura Hills. It provides young adults with intellectual and developmental disabilities opportunities with social living and recreation programs. This facility was not included in the list of event venues in Section C. 11 (Noise) in the EIR because it is a non-profit organization and not an event facility. With regard to "Massilia," this is a potential project that is in the early application stage and not currently under review by the County.

Section 22.336.070 Community-Wide Development Standards (F. Event Facilities) would require a Conditional Use Permit to operate an Event Facility, a buffer between facilities of 2,000 feet, limitation on attendance to 200 persons, and a parking and transportation plan to address traffic impacts, as examples. Groups homes would need to comply with the requirements of the R-R zone for setbacks, height of structures and other development standards as well as meet state requirements for group homes (Section 22.336.080 Zone-Specific Development Standards). The

[16] https://www.goldenheartranch.org/

comment also mentions commercial stables. The proposed CSD Update includes development standards for equestrian and horse boarding facilities in Section 22.336.070 (E. Equestrian Facilities).

C38-4 The proposed CSD Update includes standards that would be followed to limit noise and nuisance impacts to residents. All proposed and future projects would be evaluated individually for their impacts to the environment, including impacts relating to noise. Each project would be evaluated for consistency with the proposed policies and development standards. Also see Response C38-3.

C38-5 Section 22.336.070 of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline reasonable for event facilities to address issues and feedback during the CUP processing timeline.

According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission.

C38-6 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C38-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C38-8 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C38-9 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C38-10 Section 22.336.070 would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C38-11 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C38-12 The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. Consistent with CEQA requirements, the Draft EIR considers baseline conditions to be when the Notice of Preparation was released to the public in August 2018 (Section 15125 of the CEQA Guidelines). However, the Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Because biological resources continue to recover to their pre-fire functional value, the pre-Woolsey Fire baseline is evaluated to consider the long-term and worse-case impacts of the proposed Plan and CSD Update.

Please see Response C38-2 regarding justification for the Biological Resources Maps.

C38-13 Responses to summarized comments that have already been addressed can be found above. The following responses address the summarized comments that were not addressed above.

Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 of the proposed CSD Update and are located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Section C-15 Wildland Fire and Hazards of the EIR states that all rural inns would be required to submit an approved evacuation/emergency plan to meet the safety standards of the North Area.

Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update states that rural inns may not exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to

a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

The proposed North Area Plan Update "*seeks to maintain reasonable consistency*" with the Santa Monica Mountains Local Coastal Program given the similarities in public concerns, coastal mountainous topography, biological resources, and geographic proximity. However, the proposed policies and standards of the Plan and CSD Update are tailored to the resources, land uses, and environmental characteristics of the North Area.

Comment Set C39: John Gooden

June 30, 2020

To Whom it may concern,

I am writing today to voice my objection to some sections of the DEIR that do not correct existing local land use and planning conflicts. The Draft EIR does not address several concerns that have developed since the adoption of the Vineyard Ordinance in 2015.

The existing vineyard ordinance discriminates against and restricts one form of land use, specifically viticulture. The DEIR states its objective is to resolve local land use and planning conflicts. Viticulture is a common land use in the North Area that has existed long before the vineyard ordinance was adopted in 2015. The vineyard ordinance places an unnecessary hardship on the citizens who live in the North Area that have existing vineyards. **C39-1**

The DEIR recognizes the impact to viticulture in its Scoping Summary and Area of Controversy, but it does not address the negative impact the vineyard ordinance will have on existing viticulture when the ordinance is implemented in 2021.

Existing vineyards should not be required to obtain a conditional use permit or site plan review after the fact, when they were not required before the vineyard was constructed. Viticulture supports current rural and semi-rural lifestyle in the North Area. Compliance with the vineyard operational standards should be the only requirement for existing viticulture. Revising the existing vineyard ordinance would resolve local land use and planning conflicts and will protect the environment in the North Area. **C39-2**

Thank you.

John Gooden
Malibu, CA 90265

Response to Comment Set C39: John Gooden

C39-1 Viticulture involves the cultivation and harvesting of grapes. The proposed Plan and CSD Update defines "Vineyard" as: *A plantation of grapevines that typically produces table grapes or grapes used in winemaking, except as otherwise delineated in this CSD*. Section C-10 Land Use and Recreation of the EIR evaluated whether the proposed policies and standards could cause land use impacts to the North Area. The assessment considered vineyards, which included viticulture as currently defined in the CSD. The commenter did not specify what issues had not been addressed in the vineyard ordinance. The vineyard ordinance requires specific best management practices and requires compliance by January 2021. As noted in the ordinance, vineyards must comply with requirements even if less than 4,356 square feet in size.

The proposed Plan and CSD Update intends to improve existing policies and standards to strengthen conservation in the North Area. Because the majority of agricultural uses in the North Area consist of vineyards, there have been concerns over the impacts that vineyards have on the environment. Page C.4-1 of the EIR states that vineyards are specifically addressed in the proposed Plan and CSD Update because of public concerns for their impacts to biological resources. Section C-4 Biological Resources identifies some features in vineyard cultivation, such as fences, as barriers to wildlife movement. The proposed policies and standards would include requirements associated with pest management, irrigation and water conservation, preservation of biological resources, and evacuation plans in the event of an emergency.

Section C-10 Land Use and Recreation evaluates the proposed Plan and CSD Update's potential impacts to agricultural uses. The EIR determined that the proposed policies and standards would not contribute to the loss of agricultural use or conflict with existing zoning for agricultural use.

C39-2 Page C.4-14 of the EIR states that the vineyard ordinance defines vineyards as a land use, and as such, requires a Conditional Use Permit (CUP) for "*all new and expanding vineyards*." Additionally, Section 22.336.070 Community Wide Development Standards states that "*all new vineyards and vineyard expansion applications as of January 7, 2016 shall require a Conditional Use Permit."* Existing vineyards would not be required to submit a CUP but would be required to comply with the new policies and standards in the proposed Plan and CSD Update.

Comment Set C40: Alexis Gilbard

-----Original Message-----
From: Alexis Gilbard <alexis.gilbard@gmail.com>
Sent: Tuesday, June 30, 2020 3:04 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Attn: North Area Plan Revision Committee

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

The Revised North Area Plan that has been proposed makes very little sense to any resident of the Triunfo-Lobo community. In general, the plan seems to disregard resident's concerns in favor of creating a picturesque and uniform background environment for commercial endeavors to capitalize on. It seems more concerned with protecting commercial activity in a predominantly residential neighborhood than it does with protecting the beauty and natural resources that these establishments are hoping to capitalize on. These establishments, by design, deny their residential neighbors the serenity that brought these residents here in the first place. The existing event venues are disruptive to the natural environment and abrasive towards residents, but far more importantly they create severe evacuation risks in an area prone to devastating and deadly wildfires. These venues are already placed very close to the single point of ingress/egress for the entire community, which means that residents will be the most negatively effected in the event of an emergency as their exit is blocked by a stream of cars from these establishments. Proposing another, larger, event venue farther away from this access point is alarming on the basis of capacity alone. **C40-1**

The zoning of these canyons has meant that residential and recreational owners have had to work together for many decades to maintain balance between the peaceful natural environment and the desire of commercial businesses to offer this magical setting to their clientele. Most former recreational facilities have worked with canyon residents successfully to offer daytime and limited, non-disruptive evening activities with few issues in the past. The event venues that have opened in the last decade have completely disregarded their community responsibility and acted as if our peaceful canyon is their personal nightclub. Commercializing this region's serenity in a way that denies its residents the environment to enjoy it is disgraceful.

Please do not rush this ill-considered, poorly researched, and questionably motivated Plan into place. The majority of residents and owners affected by it do not feel like their interests or the interests of the community are being considered fairly and this should be a clear indicator that more time and objective discussion is needed.

Thank you,

Alexis Gilbard

818-434-3996 (cell)

3030 Triunfo Canyon Road
Cornell, CA 91301

Response to Comment Set C40: Alexis Gilbard

C40-1 Page B-1 of the EIR states that the proposed Plan and CSD Update aims to strengthen existing environmental resource policies and support the surrounding communities' current rural and semi-rural lifestyle. The proposed Plan and CSD would improve upon the existing North Area Plan, adopted in 2000, and the existing CSD, adopted in 2005 and recently amended in 2015. The main changes and improvements introduced by the proposed Plan and CSD Update were developed from input from the public, including residents, agencies, and local organizations during community meetings and public comment periods. In addition, the EIR analysis considered all comments received during the scoping comment period and in the evaluation of potential impacts from the proposed project (proposed Plan and CSD Update).

The proposed Plan and CSD Update includes development standards that would require existing and new event facilities to submit a Conditional Use Permit (CUP). The CUP would demonstrate an event facility's compliance with the new policies and standards and consistency with surrounding conditions. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Section C.14 Transportation and Traffic of the EIR evaluates traffic effects under implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. Future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards. Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR also determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface.

The proposed policies and development standards would limit the impacts of commercial venues in the North Area, preserve the rural and semi-rural nature of the community, provide residents the means to enforce regulations such as limiting noise impacts, and provide strengthened emergency and evacuation measures.

Comment Set C41: Truc Vo

From: Tee Tee <nebuloustiger@gmail.com>
Sent: Tuesday, June 30, 2020 3:15 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Fwd: Summary of Request of the SMMNA CSD Draft May 2020

CAUTION: External Email. Proceed Responsibly.

To whom it may concern in the LA County Santa Monica Mountains North Area Plan Team -

Following are my comments and requests based on the latest draft of the SMMNA CSD draft. Thank you for considering my thoughts as a long time resident here in the Canyons.

1. Existing Event Venues should have to obtain CUPs within 1 year
2. No Rural Inns on Lobo Canyon Rd, period.
3. Rural Inns should be limited to no more than 10 cabins total
4. Maximum number of attendees at an event facility should be limited to 50
5. ...and 4,000' between event venues
6. All event venues MUST have two means of access; otherwise, they cannot operate for safety reasons
7. Indoor and outdoor commercial amplified sound must be off by 6 p.m. (i.e., regular business hours)
8. Event Venues must respond to "any affected resident" within 30 minutes during events. Also, must allow unfettered access to law enforcement to investigate noise complaints AND for emergency exit for the attendees (SAFETY)!
9. dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our confirmed typical ambient of 33.7 dBA.
10. Temporary special event permits should be limited to only 4 events per year and no more
11. Three or more complaints about a specific venue should result in their CUP revoked immediately; we should not stand for repeat offenders
12. No event venues on Lobo Canyon or Triunfo, with or without a CUP! Please tighten up the language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2.
13. "Cut Out" for Triunfo-Lobo Canyon so that area specific regulations can be implemented without affecting other neighborhoods (just like Malibou Lake Area)

C41-1

Thank you.

Truc Vo, resident Lobo Canyon Rd

Response to Comment Set C41: Truc Vo

C41-1 **CUP in 1 year.** Section 22.336.070 Community Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

Rural Inns. Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

Maximum Number. According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission.

Setback. Section 22.336.070.F of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

Events. Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Noise. The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

Enforcement. Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

All other comments noted.

Comment Set C42: Marc Kalan

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived in this community for 2 years and was attracted to the area for the natural environment and open space.
Shortly after Moving in, we experienced the downside to living in a rural environment with the Woodsey fire followed by a significant flood event 4 months later. We are stronger for these experiences, but they highlighted the very real dange on "one way in, one way out" nature of our canyon. This presents an incredible danger for increasing the human density of the canyon.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C42-1**

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C42-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a

CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C42-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C42-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside. **C42-5**

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

C42-6

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient.

C42-7

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only.

C42-8

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C42-9

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

C42-10

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP.

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

C42-11

Thank you for your consideration.

Sincerely,

Marc Kalan
31475 Lobo Canyon Rd
drmarckalan@gmail.com

Response to Comment Set C42: Marc Kalan

C42-1 Comment noted.

C42-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

C42-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C42-4 Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C42-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime. Further, foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas would be selected to maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C42-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C42-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or

representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C42-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C42-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C42-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C42-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C43: Stacy Rosen

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

My name is Stacy Rosen and I am a resident of Triunfo-Lobo Canyon. I also serve on the Triunfo Lobo Community Association Board. I offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

We purchased our family home at 31465 Lobo Canyon Road eight years ago. We moved here from Santa Monica because of the tranquility, beauty, and rural nature of the canyon. We soon discovered that the quality of life we were hoping to enjoy living in the Santa Monica Mountains was under attack by Commercial Event Venues operating on Triunfo and Lobo Canyon. We live across the street from "Lobo Castle" 31400 Lobo Canyon (one of the illegal Event Venues operating in our quiet, peaceful community).

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is a unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive.

C43-1

"Increased human activity associated with the development may have negative impacts on our communities and natural environments, including greater susceptibility to destructive wildfires, heightened safety risks for our residents, diminished water quality, and the loss of critical animal and plant habitat. This document is intended to help mitigate those potential impacts."
SMMNAP May 2020 Draft, P2

I wholeheartedly agree with this statement. We have seen firsthand the negative impacts that Event Venues have had on our rural community. It is the stated objective and responsibility of the North Area Plan CSD to mitigate the devastating and destructive impacts of this type of inappropriate commercial development in the Santa Monica Mountains.

It is my strong belief that all commercial Event Venues are entirely incompatible with the unique nature and heightened safety risks of Triunfo-Lobo Canyon and should be strictly prohibited in the Area Specific Development Zone we are requesting for our community.

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C43-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. **Please limit this further to 150.** Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C43-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties. We lived through the horrors of the Woolsey Fire and know firsthand how difficult it is to evacuate our residents out of this Canyon. **Adding hundreds or thousands of additional party goers and event venue staff (if multiple venues are operating simultaneously) to our single ingress/egress canyon during an emergency will be disastrous and may result in a catastrophic LOSS OF LIFE.**

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to a minimum of 4,000 feet. **C43-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. **As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m.** Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be **unable** to enjoy family time or an early dinner outside. This is unacceptable. On far too many weekends, we have been forced to sleep in a guest room with ear plugs, play deafening white noise to drown out the DJ or partygoers, or even on occasion we were forced to flee to a nearby hotel to get sleep. Unfortunately, enforcement is impossible and the Sheriff was unable to ever get the Event Venues to turn down their music. It was simply too loud in our own home to be able to sleep. This simply cannot and MUST NOT continue!

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read **"ALL INDOOR AND OUTDOOR COMMERCIAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."**

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

C43-5

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

C43-6

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient.

C43-7

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **NO RURAL INNS SHOULD BE ALLOWED ON LOBO CANYON IN A-1 or A-2 ZONING.**

C43-8

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C43-9

Lack of Enforcement

While the draft CSD represents vast improvement over what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. We have wasted hundreds of hours calling the Sheriff's Department and it never changed the situation. The party or wedding ends often by midnight, 2am, 3am and then screaming drunk guests mill about and roam our canyon streets well into the night….drinking, smoking, and being loud and disorderly.

C43-10

The CUP requirement is helpful. But what if there are violations? Are residents required to wait

until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked. **C43-10, cont.**

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues or Rural Inns on Lobo Canyon Road, with or without a CUP. **C43-11**

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit.

It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress. Lobo Canyon residents would surely be trapped behind a sea of hundreds of fleeing wedding guests, horse trailers, and disoriented party goers, and would not be able to evacuate safely in the event of an emergency. The Woolsey fire demonstrated how dangerous the canyon can be during a fire or natural disaster. We tragically lost 21 homes and one life in our canyon overnight. **C43-12**

Summary of Proposed Changes:

- Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods.
- All event venues MUST have 2 means of access to the nearest highway. *This would effectively eliminate all Event Venues from Triunfo-Lobo Canyon. **C43-13**
- A reduction of permitted Event Venues to be separated by a minimum of 4,000 feet instead of the suggested 2,000 feet.

- Complete elimination of the proposed expansion of event venues to A-1 and A-2 zones. NO Event Venues or Rural Inns allowed whatsoever in A-1 or A-2 on Lobo Canyon.
- Permitting only 1 active event at any given time.
- Existing Venues should have to obtain CUPs within 1 year.
- No Rural Inns allowed on Lobo Canyon.
- Rural Inns should be limited to no more than 10 cabins total.
- Maximum number of attendees should be limited to 150.
- Must have a minimum of 4000 feet between event venues.
- All event venues must have two means of access.
- INDOOR and OUTDOOR commercial amplified sound shuts off at 6 p.m. (regular business hours)
- Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints.
- dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our ambient of 33.7.
- Temporary special event permits should be limited to 3 events per year.
- Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked.
- No event venues on Lobo Canyon even with a CUP. Tighten up language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2.

C43-13, cont.

Additional Concerns:

Filming (Page 57)

Filming needs to be monitored and more closely enforced. Unfortunately, we have had a number of Event Venues pulling a film permit and then use the film permit to legitimize the wedding, birthday party, or other commercial special event (often with 100-250 guests). Film LA has not been good at policing or enforcing permits. We have witnessed crews smoking on the side of the road as no Fire Marshall is present and these "shoots" bring in lots of people, extras, trucks, night lighting and noisy generators. I don't think anyone would object to the occasional legitimate film shoot but we have to find a way of closing this loophole so that only legitimate shoots take place. Filming permits cannot be a loophole for Event Venues to operate outside of the perimeters set forth in the CSD.

C43-14

Biological Resources (Page 7-11)

We believe that the SEA Designation of one of our parcels is incorrect. This is something that we have heard across the board from every person in our community. You must update the Google Earth mapping of the entire area and reassign each property's designation given the new imaging and data. Much has changed since 2008 when the data was originally compiled.

C43-15

The development restrictions for existing private properties are far too restrictive. A homeowner should be able to do a room "add on" or build an outdoor patio, pool, gazebo, deck, studio, garden shed, guest cottage, or other addition to their rural property without these harsh and imposing regulations. One of the key reasons why people buy land in the Santa Monica mountains (and homes specifically with acreage in this area) is so they have the FREEDOM and ability to expand and build upon their land (for purely personal use) as they see fit. The current restrictions proposed in this draft are still FAR too limiting and must be expanded. **C43-16**

Thank you again for your thoughtful consideration of our concerns and comments. We love the Santa Monica Mountains and are committed to preserving and safeguarding the tranquility, beauty, and safety of our beloved canyon community.

Respectfully,

Stacy Rosen
31465 Lobo Canyon Road, Agoura Hills, CA 91301
stacyrosen@gmail.com

Response to Comment Set C43: Stacy Rosen

C43-1 Comment noted.

C43-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C43-3 According to Section 22.336.070 (F. Event Facilities, 4bi) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 (F. Event Facilities, 4diii) would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C43-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries (Section 22.336.070 (F. Event Facilities [4ci]). This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C43-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 (L. Noise) of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C43-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C43-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2

pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C43-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C43-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C43-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C43-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

C43-12 If the proposed Plan and CSD Update is adopted, all future projects, including event venues, would undergo individual environmental analysis to determine their direct and cumulative impacts relating to factors such as noise and traffic, as examples. Additionally, each project would be required to comply with applicable policies and standards of the proposed Plan and CSD Update.

C43-13 Responses to summarized comments that have already been addressed can be found above. The following responses address the summarized comments that were not introduced in this comment set.

Multiple event facilities may host events simultaneously, but each facility would be required to comply with the proposed Event Facility development standards including development of evacuation plans and compliance with noise limit requirements to ensure that cumulative impacts are reduced or avoided. The proposed standards were developed to address resident concerns with Event Facilities and provide more restriction than current standards.

Your comment regarding revision language to Section 22.336.080 of the proposed CSD Update will be relayed to the County decisionmakers.

C43-14 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C43-15 The Biological Resources Maps (Figure 2) of the proposed North Area Plan are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

C43-16 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

Comment Set C44: Jim Forbes

July 29, 2020

To: LA County Department of Regional Planning
LA County Planning Commission
LA County Board of Supervisors

Greetings to All,

I am James J (Jim) Forbes a 20-year resident of the Triunfo-Lobo Community in the unincorporated area of LA County known as Cornell. We will be acutely impacted by your final decisions rendered, concerning the 2020 revisions to the SMMNAP CSD, and ask that you thoroughly consider the following.

I whole-heartedly adopt the following statement in the SMMNAP:

"As a result of the destructive 2018 Woolsey Fire, the importance of responsible development, ecological health, and risk management has become paramount for local communities."
SMMNAP May 2020 Draft, P2

That concise statement perfectly sums up the issues we face: The preservation of a unique ecology and environment, protection of an abundant but threatened wildlife population and the health and safety of residents and visitors alike. Each of which is acknowledged by the plan.

"Increased human activity associated with the development may have negative impacts on our communities and natural environments, including greater susceptibility to destructive wildfires, heightened safety risks for our residents, diminished water quality, and the loss of critical animal and plant habitat. This document is intended to help mitigate those potential impacts."
SMMNAP May 2020 Draft, P2

C44-1

Which I completely support. Following, I plead the case (no, I am not an attorney) that a transition from "Dance Pavilions" (an undefined "permitted use" in the existing SMMNAP CSD – Since wisely and permanently abolished by unanimous vote of the Board of Supervisors in 2019) to "Event Facilities" is absolutely incompatible with the goals cited above. In other words, I firmly believe there is no place for wedding venues in Triunfo-Lobo, and based on the hard and graphic evidence below, ask that be taken into serious consideration

Should the DRP, Planning Commission and BOS decide otherwise, I urge a significantly modified approach as it pertains to the Triunfo-Lobo Community. Not because the residents of our modest community are "special" but because the realities of the topography, isolated access, wildlife and ecology **are** "special" and beg for a reevaluation in the spirit of the stated **"Guiding Principle of the Plan":**

"Let the land dictate the type and intensity of use."
SMMNAP May 2020 Draft, P2

I respectfully submit that Triunfo-Lobo should transition to an "Area Specific Development Standard," as the Topanga Canyon and Malibou Lake communities are currently regulated. This comes with the understanding and acknowledgement that one size does not fit all; our land dictates more restrictive regulations, to be argued below. As such, I request the following amendments be applied to the Triunfo-Lobo Community:

- All event venues MUST have 2 means of access to the nearest highway.
- A reduction of permitted event facilities to be separated by a minimum of 4,000 feet instead of the suggested 2,000 feet.
- Complete elimination of considering the expansion of event facilities to A-1 and A-2 zones; Lobo Canyon.
- Permitting only 1 active event at any given time. In the past, we have had 4 events within 1.1 miles, operating simultaneously or with overlap, quintupling the resident population, a cumulative of hundreds of weekend days per year.

C44-2

- Reducing total population, including staff, to 150 per event.
- No commercial amplified sound, indoor or out, between the hours of 6 pm and 8 am.
- Establish a hard cap of permitted dBA at all hours, of 2.5db above established ambient.
- Existing venues must apply for a CUP within one-year, not three. As 2020 attests, extreme unexpected events don't consult a human calendar, and they are rapidly increasing in volume, breadth and impact.
- Temporary, "special event permits" should be limited to four per year.
- Venues must respond to "ANY affected resident" within 30 minutes during events and proactively respond to ameliorate the nuisance.
- Venues must allow unfettered access to law enforcement and LA County agency enforcement officials to investigate complaints.
- Three or more verified complaints of separate events triggers a hearing to determine whether the CUP should be revoked.

C44-2, cont.

By narrative and visual documentation, the following is offered in support of these requests for modification:



RESIDENTIAL SAFETY

There is a single ingress/egress to the Triunfo-Lobo Community, the intersection of Kanan and Triunfo Canyon Rds., leading to the homes of an estimated 300-350 residents. Triunfo spiders north for 1.5 miles to a dead-end. At 0.6 mile in, Lobo "T's" off to the northwest, again leading to a dead-end, 2.7 miles deep.

Kanan Rd. is an extremely heavily travelled highway ferrying residents from the Western San Fernando Valley and Conejo Valley to Malibu's west end, Pt. Dume and Zuma Beach. It is common for northbound traffic to be stop-and-go for 2.5 miles attempting to reach the 101 freeway, backed-up nearly to our canyon. Access from a dead stop, into 55 mph traffic is harrowing in the quietest of times. And that from a one-time NYC cabbie.

C44-3

Entering Triunfo, the first "Event Venue" is situated 260' from the intersection. Within the next ½ mile are two more venues (surrounding Mike Erick Stables, a stellar neighbor,) meaning there are 3 venues in that short span. The first venue sits **between** every single residence in the community and the lone ingress/egress. The 3rd venue is between that intersection and all but five residences.

C44-3 cont.



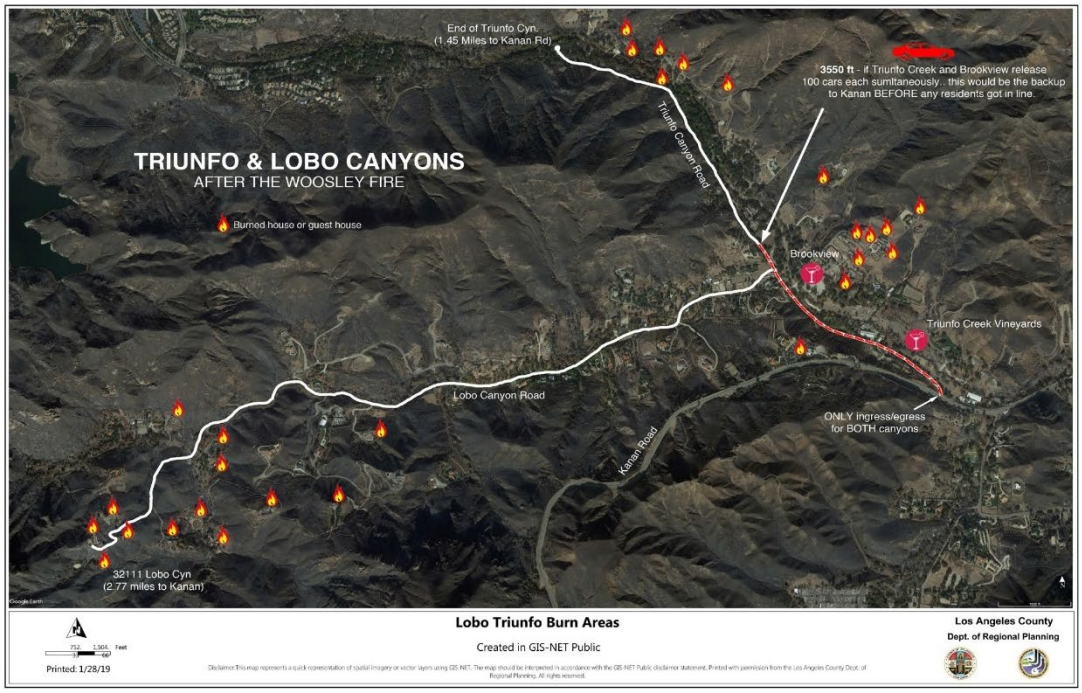
This is a recipe for disaster, and on November 8-9, 2018, disaster struck. One neighbor perished and more than 20 homes and structures burned to cinders, many other structures were damaged in the Woolsey Fire. Each of those three venues reports having sustained damage, some substantial.

Thankfully, the community had 16 hours to evacuate from ignition to touchdown. When the 1978 Kanan Fire, roared through destroying homes in our far more sparsely populated community, (including the house that is now the first event venue) it accelerated from Cornell Rd., three miles to the north, through our canyons, southwest to the PCH in just 2 hours and 19 minutes.

There but for the grace…

Brookview Ranch had a wedding scheduled the evening of Friday, November 9th and both it and Triunfo Creek Vineyards had weddings scheduled for Saturday, November 10th. Please mull this graphic and consider the havoc and tragedy that would have ensued had either timeframe been the Woolsey reality. How many times do we get this lucky? Will the next one be the 16-hour head-start of Woolsey, or the no head start of Kanan, 1978?

C44-3, cont.



Unfortunate Zoning

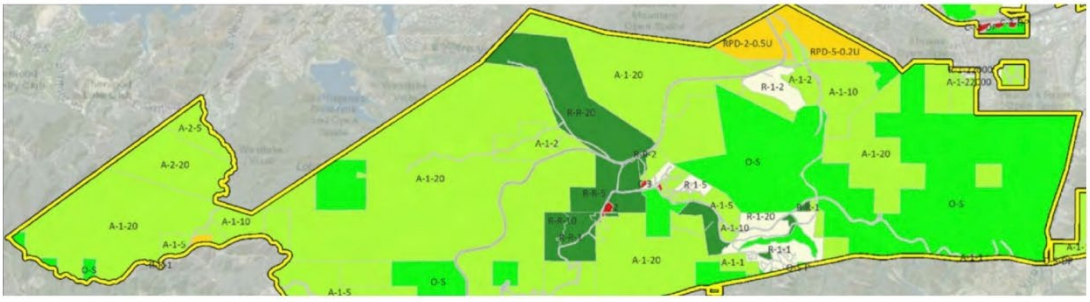
Resort-Recreation (R-R) is an archaic and seldom defined zone, dating back to an era of two-lane country roads and limited access to these canyons and what were truly resorts and recreational activities. Lake Enchanto and the Seminole Hot Springs Resorts were replaced by a mobile home park and Peter Strauss Ranch many decades ago.

Cab Calloway and the Dorsey Brothers' descendants are not about to perform at a local "Dance Pavilion." Yet the seldom-applied R-R zone has somehow survived and weddings are now considered to be a form of recreation. Go figure.

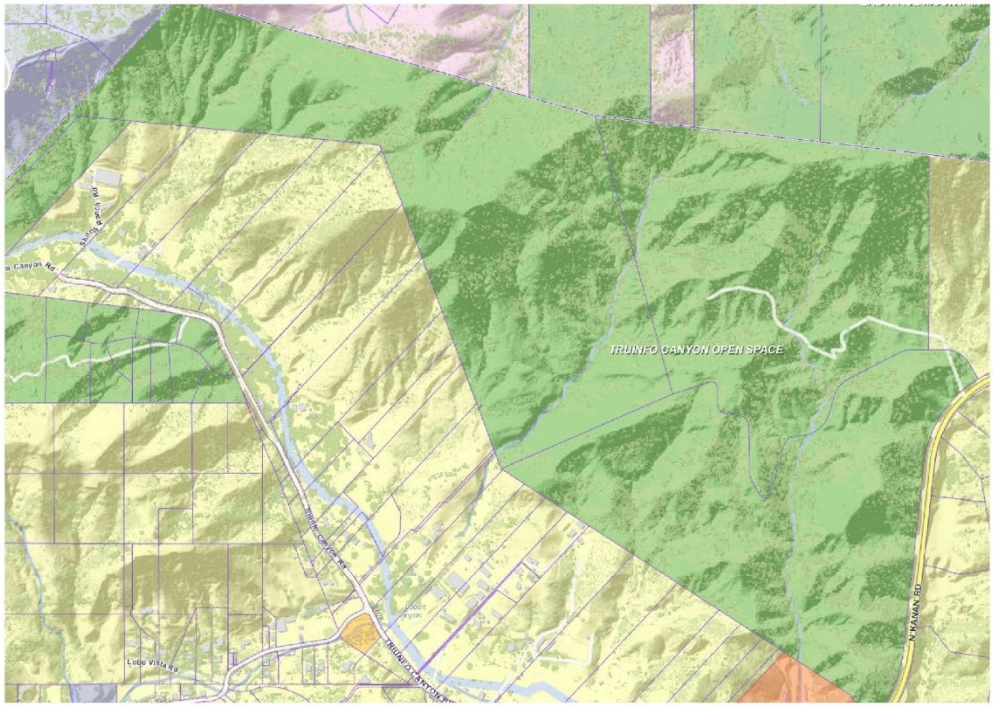
C44-4

On Triunfo Canyon Rd. the R-R Zone is wedged between some of the most pristine and ecologically sensitive environments in all of the Santa Monica Mountains, the dark green swath below.

The R-R zone extends the length of Triunfo Canyon Rd. from Kanan Rd. on the southeast to the Westlake Village border to the northwest. The event venue parcels are perpendicular to Triunfo Canyon Rd. extending northeast, each and every one, bordering the Triunfo Open Space land now under the jurisdiction of the Conservancy.



The pristine and protected S1 Triunfo Creek bisects every parcel, wending its way just northeast of the road.





C44-4, cont.



C44-4, cont.

Each of the existing venues has an Arizona Crossing that, pre-pandemic, had hundreds of cars traversing ***each crossing***, often every Friday through Sunday and parking beyond the banks.

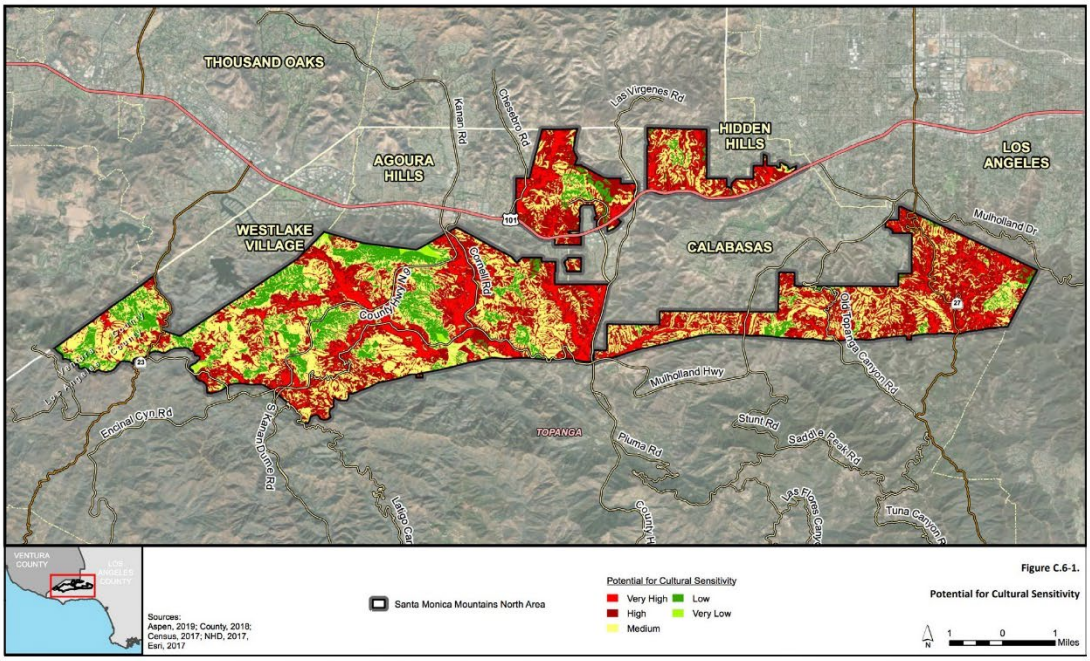
All impacting what is supposed to be the most protected habitats and waterways in the Santa Monica Mountains.

TABLE 1: HABITAT CATEGORIES

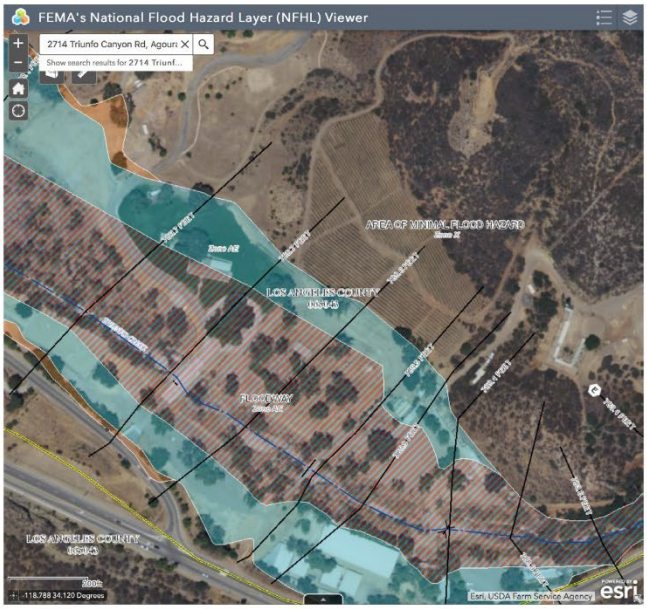
CATEGORY	SIGNIFICANCE	DESCRIPTION
S1	**Distribution** Limited, particular rarity, or important function.	S1 habitat consists of areas of the highest biological significance, rarity, or sensitivity. S1 habitat includes alluvial scrub, coastal bluff scrub, dune, native grassland and scrub with a strong component of native grasses or forbs, riparian, native oak, sycamore, walnut and bay woodlands, and rock outcrop habitat types. Wetlands[1], including creeks, streams, marshes, seeps and springs, are also S1 habitat. Coast live and valley oak, sycamore, walnut, and bay woodlands are all included in S1 habitat. S1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern, and/or (2) California Native Plant Society (CNPS)-listed 1B and 2 plant species[2], normally associated with S1 habitats, where they are found within S2 or S3 habitat areas.
	Function Lands that support the rarest and most sensitive resources or have important ecosystem function and is worthy of the highest-level conservation.	
	Development Highly restricted.	

Though an imprecise rendering, it seems clear that the area is also home to sacred indigenous cultural lands and artifacts.

"According to the National Park Service, there are thousands of known archaeological sites in the Santa Monica Mountains, one of the highest densities of any mountain range in the world."
SMMNAP P 43



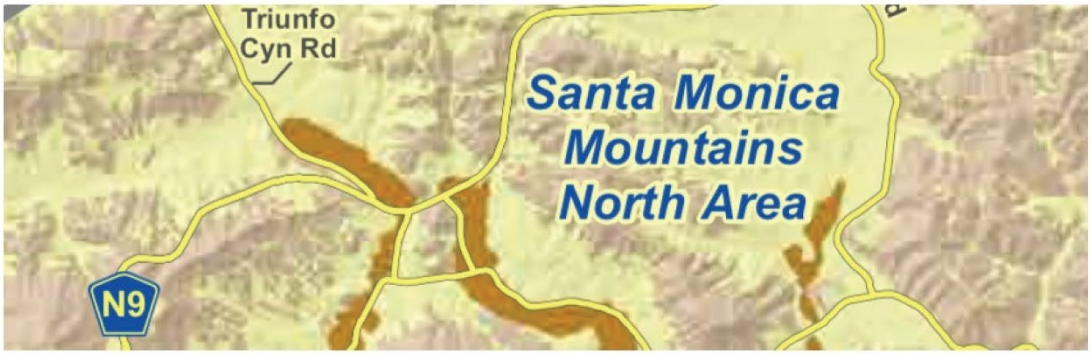
C44-5



The creek bed is itself is in a FEMA 100-year Flood Plain.

And seismologically, the north side of Triunfo Creek, at the very spot of the current event venues, is a candidate for "liquefaction" in an earthquake, the very geologic phenomenon that crippled San Francisco's Mission District in 1989's Loma Prieta temblor.

Think of a small glass bottle with sand settled on the bottom. Shake it. The result is liquefaction.



C44-6

And then add in the obvious, the entirety of the Santa Monica Mountains is a "Very High Fire Hazard Severity Zone."



C44-7

So, 3 venues within a ½ mile, between the lone ingress/egress to the community, between 95% of the residences and that lone escape route, each bisected by an S1 stream that is navigated by Arizona Crossings, which scores of belching cars cross twice with each event, in a flood zone subject to liquefaction in an earthquake and culturally sensitive land, each bordering an Open Space habitat to the northeast and across the street from the community to the southwest. What could go wrong? What could be the problem?



C44-8

NOISE AND IT'S IMPACT ON PUBLIC HEALTH; PHSICAL, MENTAL AND PSYCHOLOGICAL

"Excessive noise levels are not only a potential annoyance but may cause disruption to physical health, psychological well-being, social cohesion, and property values. Excessive noise levels can also negatively impact wildlife. Studies have shown that interference caused by noise can be injurious to an animal's energy budget, reproductive success, and long-term survival."
SMMNAP P 48

Both canyons are narrow, enveloped by steep, rocky slopes that reflect all sound, literally bouncing noise from conversations to laughter to amplified music in haphazard pinball-like directions, even more than a mile away. As the majority of residences are on hillsides, above grade from the canyon floor where the event venues operate, those sounds are literally elevated and amplified as sound obviously rises. Many a responding sheriff has expressed great surprise at how much louder it is at receptor residences, than at the venues themselves.

C44-9

When the LA County Department of Public Health Industrial Hygienists monitored activities of two event venues in 2017, they contemporaneously commented that they couldn't recall an area with a lower ambient reading. Prior to the amplified music commencing, they explained their monitors were primarily picking up the sound of "crickets and frogs," and noted the ambient was in the mid 30's dBA levels. Those levels elevated by 10 dBA and more, once the noise of guests and amplified music commenced, until 11pm and later. Then compounded by many hundreds of buzzed, if not inebriated guests getting their last hoots in and entering en masse onto our small winding roads, and the speedway that is Kanan road at that hour.

As disclosed in the DEIR issued in May 2020, those readings were confirmed in 4 days and nights of testing from August 6 through August 9, 2018.

Table C.11-4. Ambient Noise Measurement Levels									
		Measured Ambient Level (dBA)					County Thresholds[1]		Ambient Exceed
Location	Duration	Lmin	Leq	Lmax	L90	LSO	Lmax	LSO	Threshold?
1 - Mulholland / Kanan Area	1:00 pm - 2:00 pm	31.9	50.9	84.6	32.2	33.7	70	SO	Yes (Lmax)
	8:00 pm - 9:00 pm	32.1	41.1	57.7	33.1	36.0	70	SO	No
2 - Triunfo Canyon Area	1:00 pm - 2:00pm	32.1	43.7	69.7	33.7	37.5	70	SO	No
	8:00 pm - 9:00 pm	31.8	46.9	67.8	32.4	47.3	70	SO	No
3 - Malibou Lake Area	1:00 pm - 2:00pm	38.8	51.4	70.3	42.8	45.7	70	SO	Yes (Lmax)
	8:00 pm - 9:00 pm	31.9	50.8	80.1	36.5	40.5	70	SO	Yes (Lmax)
4 - Topanga Canyon Area	1:00 pm - 2:00 pm	32.0	55.6	78.7	38.7	52.0	70	SO	Yes (Both)
	8:00 pm - 9:00 pm	32.4	56.8	85.1	SO.a	5 2.7	70	SO	Yes (Both)

As noted above, the **L90 ambient (average dBA level for 90% of an hour) in Triunfo Canyon, from 1-2 pm measured 33.7dBA and 32.4 dBA from 8-9 pm.**

"This noise study provides a baseline for ambient noise standards and the results determined that an L90 exterior noise level requirement would be the appropriate baseline metric for the North Area."
Draft SMMNAP May 2020, P48

C44-9, cont.

According to the SMM North Area Plan and CSD Update:

"When comparing sound levels from similar sources (for example changes in traffic noise levels), an increase of 3 dBA is considered to be a just-perceivable difference, *5 dBA is clearly perceivable, and 10 dBA is considered a doubling in perceived loudness."*

The latest draft plan proposes an 8 am to 8 pm level of 45 dBA and 40 dBA from 8pm to 8am, with an 'allowance' of 5 dBA over.

This is neither practical nor acceptable for Triunfo-Lobo. The 45 level is 11.3 dBA in excess of the professionally and officially measured ambient dBA from 1-2 pm and the 40 dBA with an allowance of 45 dBA, is an increase of 7.6 to 12.6 dBA from 8-9 pm. In each case, proposed levels are MORE THAN double in perceived loudness.

As the proposed allowable levels of dBA in Topanga Canyon are higher due to its elevated ambient:

4. Due to the existing above-average ambient noise conditions in the Topanga Canyon area, the daytime exterior noise level shall not exceed 50 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. for the Topanga Canyon subarea. Noise levels are considered a nuisance when they exceed this ambient noise level when measured from the property line closest to the nearest residential receptor.

The same consideration, in reverse, should be given to Triunfo-Lobo. In other words, our allowable levels should be lower than the standard. I propose 2.5 above ambient, or rounded off, 36 dBA from 8 am to 8 pm and 35 dBA from 8 pm to 8 am, with absolutely NO ALLOWANCE acceptable.

WELL INTENTIONED, BUT NO WAY TO ACCOMPLISH

The draft CSD proposes two mandates that are well intentioned but would seem to be near impossible to accomplish. Title 22.336.070 (F iii) proposes:

C44-9, cont.

iii. Layout for sound amplification systems shall ensure that all speakers are directed away from adjacent residences and any adjacent S1 habitat. The backside of all speakers shall be wrapped in sound attenuation blankets.

In tandem, Title 22.336.070 (Di) proposes:

i. Unless adequately screened, parking must be designed so that headlights of parked cars are facing inward toward the property and are not directed onto adjacent properties or sensitive habitat.

C44-10

And there is the rub. If the lights and amplification are turned away from the residences to the S/SW then they are aimed directly to the N/NE, which then point directly toward the adjacent Conservancy's Triunfo Open Space, which encompasses the totality of the south western facing wall of Ladyface Mountain, up to its designated "Scenic Peak."

This is in direct conflict of the stated DEIR "Open Space Goals."

Goal C/NR 1: *Open space areas that meet the diverse needs of Los Angeles County.*

Topic: Open Space Preservation and Conservation of Natural Areas

Policy C/NR 1.1: Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.

Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.

C44-11

What's more, there are several cases in which there are residences in between the event venues and the open spaces.

TRAFFIC & EVACUATION

As stated in the beginning, pre - Woolsey Fire and pandemic, our canyons have quintupled and more in population and occupancy on any given weekend, often 3 days, Friday thru Sunday, 9 to 10 months per year. As the wedding venues, #1 and #3 had 150 to 400 guests each, arriving simultaneously in mid to late afternoons, guests at venue #2, which operates during the daytime are often leaving at the same time. This has clogged our residential streets terribly and made it even more difficult for our access to Kanan Rd., already a nightmare on good weather weekends. While not the usual jam, these photos are illustrative of the issue. This situation lasted more than an hour-and-a-half as the venue hosts weekend gatherings, reportedly with attendance as high as 1,500 guests.



C44-12

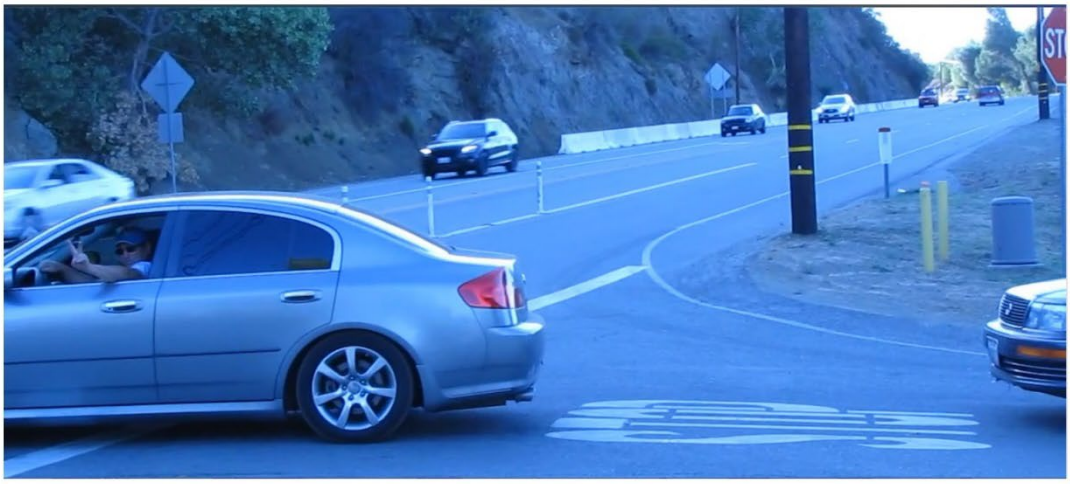
Clearly shuttle busses are not a panacea. And as might be expected, the following photo underscores where frustration leads. The driver had evidentially mistakenly passed the wedding at venue #1, then made a U-turn and became trapped in the exiting traffic of venue #2. The driver then proceeded to go into the oncoming lane, defying a tragedy, unknowing if other wedding goers would exit Kanan onto Triunfo, only 300 feet ahead at 55 mph. Thankfully, an horrific head-on collision didn't occur. This time.



Around the bend in the photo above is the lone ingress/egress as illustrated several times now. There was no emergency here, no evacuation. Yet it took more than 90 minutes to clear this mess. Now, please consider this same spot, multiple venues exiting in an emergency, as well as the 300-350 residents 1.5 to nearly 3 miles behind. Not to mention the livestock that are near equal inhabitants as the residents.

C44-12, cont.





This is a completely untenable situation, an absolute disaster in the making, and cannot be allowed to exist.

LOBO CANYON

As dangerous and potentially tragic these circumstances on Triunfo currently are, any expansion into the A-1 and A-2 Zoning would be disastrous. Lobo Canyon Road isn't wide enough to merit a center line, snakes nearly 3 miles into the canyon and houses the preponderance of the population. There is no argument that in any way merits commercial occupancy of any kind on Lobo Canyon Rd.

C44-13

CPAW

While it is not expected that the Community Planning Assistance for Wildfire (CPAW) recommendations to reduce the risks of wildfires, will be completed prior to consideration of the final draft of the SMMNAP CSD, I urge the DRP, Planning Commission and BOS to anticipate the thrust of the findings. I can perceive no way in which our community will emerge as a candidate for event venues.

And so, I bookend and return to the beginning. As stated in the SMMNAP,

> The potential risk of death, injuries, property damage and social and economic dislocation resulting from the earthquakes, mass wasting events, floods, fires and other hazards must be minimized. Development should avoid environmental hazards rather than attempt to overcome them."

C44-14

Supported by the narrative and visual documentation provided, I urge all parties to please consider the unique circumstances, ecological fragility and extreme safety considerations of Triunfo-Lobo Canyons. And I ask that be done with the **guiding light of the plan's "Guiding Principle":**

> "Let the land dictate the type and intensity of use."

Thank you for your consideration and

Submitted respectfully,

JJF

James J. Forbes
Triunfo-Lobo Canyons

Response to Comment Set C44: Jim Forbes

C44-1 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

C44-2 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees, and means of access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

Multiple event facilities may host events simultaneously, but each facility would be required to develop evacuation plans and comply with noise limit requirements under the proposed Plan and CSD Update to ensure that cumulative impacts are within thresholds.

According to Section 22.336.070 Community-Wide Development Standards of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section C.11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Section 22.336.070 of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request. Event facility supervisor(s) would be required to return calls within 30 minutes during the event and within 24 hours before and after the event to answer questions and handle complaints.

Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

Please see Response C44-9 regarding noise thresholds.

C44-3 Section 22.336.070 (F. Event Facilities) would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C44-4 The comment references the R-R zoning in the North Area and dance pavilions. Dance pavilions were prohibited as a use in the zone in the County's Outdoor Dance Pavilion prohibition in 2019. This update is not meant to remove and re-zone any properties except those that have been dedicated as open space since the year 2000. Re-zoning parcels to a zone that would replace the R-R zone would require an extensive study of possible uses allowed in that zone, which is beyond the scope of this update.

Section 22.336.060 Biological Resource Standards includes varying levels of protection for four habitat categories. Section C.4 Biological Resources describes that all future development that occurs in highly sensitive habitat would be reviewed by the County Biologist or the Significant Ecological Areas Technical Advisory Committee (SEATAC). SEATAC would advise DRP on the adequacy of project analyses and provide recommendations on additional measures to reduce a project's impact on sensitive habitat. All existing and future event facilities would be required to complete a Conditional Use Permit to demonstrate compliance with the policies and standards of the proposed Plan and CSD Update.

C44-5 Section C.9 Hydrology and Water Quality of the EIR determined that implementation of the proposed Plan and CSD Update would have less-than-significant impacts on releasing pollutants into water bodies or altering drainage patterns that would cause flooding. This determination was based on the development standards that address biological resources, streams, waste management at equestrian facilities, and other measures in the proposed Plan and CSD Update. Section C.6 Cultural and Tribal Cultural Resources recognizes the sensitivity of the North Area with regard to cultural and tribal cultural resources. The analysis describes that implementation of the proposed Plan and CSD Update would have less-than-significant impacts to cultural resources with implementation of mitigation measures. All future projects in the North Area would be required to comply with proposed policies and standards and, depending on the type of future project, the project may be subject to a separate project-specific environmental review.

C44-6 Section C.8 Geology, Soils, and Paleontological Resources of the EIR acknowledges that certain areas in the North Area may be susceptible to geologic hazards such has liquefaction. The EIR identifies Section 22.336.080 (W. Transfer of Development Credit Program) as a measure that would mitigate the cumulative effects of development in the North Area. This standard would prevent an increase in the net amount of development and other standards would discourage development in geologically hazardous or unstable areas. Although areas have been mapped as having high liquefaction potential in the North Area, all future development would be evaluated individually for the potential to exacerbate liquefaction hazards.

C44-7 Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because proposed policies and standards address issues that would reduce potential for wildfire hazards. These standards include the ridgeline standards that reduce development in areas of steep slopes, Transfer of Development Credits program that would reduce the number of buildable lots, vegetation clearance standards, and other measures. Proposed policies and standards would direct future development to higher density areas away from the urban-wildland interface. Furthermore, some uses, such as event facilities, would be required to develop evacuation plans subject to the approval of the Los Angeles Fire Department and Sheriff to ensure that a safe, effective evacuation measure is in place in the event of an emergency.

C44-8 Section C.14 Transportation and Traffic of the EIR evaluates traffic effects with implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. The policies and standards that are being proposed would manage growth while protecting the natural resources of the North Area. The proposed update would not increase development in the area and with the transfer of development credits, the Plan and CSD Update have the potential to result in no net increase in buildable lots. In addition, future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C44-9 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all

locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update.

When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts. Section 22.336.070 Community-Wide Development Standards (L. Noise) of the proposed CSD Update identifies a 43 dBA noise threshold at an L90 measurement from 8 am to 8 pm and a 38 dBA maximum nighttime noise level from 8 pm to 8 am (as modified in this Final EIR). These proposed noise levels/thresholds must not be exceeded at the property boundary of the special event location. Because noise levels further attenuate (reduce) as distance increases from the noise source, special event noise levels would be even lower at the nearest receptors. Therefore, it's unlikely average ambient noise levels at adjacent receptors would increase greater than 5 dBA during special events if the proposed development standards are adopted and complied with.

Please note, a decibel level of 43 dBA, which must be maintained at the special event property boundary 90 percent of the time between 8 am to 8 pm, roughly equates to the sound level of very quiet speech. Meanwhile a decibel level of 38 dBA, which must be maintained at the special event property boundary between 8 pm to 8 am 90 percent of the time, roughly equates to the sound level inside a quiet library. As mentioned, the CSD Update requires these levels be maintained at the special event property boundary. As these levels attenuate (reduce) even more before reaching the nearest sensitive receptors, the County considers the proposed noise level thresholds developed for the CSD Update applicable to ensuring a reasonable ambient noise level is maintained within the entire North Area (except the Topanga Canyon Boulevard area) during special events.

C44-10 This standard intends to reduce nuisance nighttime lighting and glare to both residences and sensitive habitat. Orientation of parked vehicles will vary among each event facility. Each event facility would be required to submit a parking and transportation plan that demonstrates that parking or transportation would not adversely impact the neighborhood. This plan would consider orientation of parked vehicles and the length of time that headlights are on in the event they are directed toward sensitive receptors or sensitive habitats.

C44-11 As described in Section 22.336.070 (F. Event Facilities), the required parking and transportation plan would avoid adverse impacts to both residences and sensitive habitat by considering the orientation of parked vehicles. Additional measures would be implemented if adverse impacts are found.

C44-12 Please see Response C44-3.

C44-13 Please see Response C44-1.

C44-14 DRP will consider all recent and effective wildfire risk mitigation strategies. DRP works closely with agencies such as the Los Angeles County Fire Department, CAL FIRE, National Park Service, California Department of Parks and Recreation, and the Mountains Recreation and Conservation Authority.

Comment Set C45: Todd Greenbaum

June 30, 2020

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived in Lobo Canyon for 10 years. I moved my family here because of its natural beauty and tranquility.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C45-1**

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C45-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be **C45-3**

attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle.

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties. **C45-3, cont.**

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C45-4**

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events." **C45-5**

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **C45-6**

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.) **C45-7**

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP. **C45-8**

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

Thank you for your consideration.

Sincerely,

Todd B. Greenbaum
31182 Lobo Canyon Rd
Agoura, CA 91301
toddgreenbaum@live.com

Response to Comment Set C45: Todd Greenbaum

C45-1 Comment noted.

C45-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C45-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C45-4 Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C45-5 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C45-6 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C45-7 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C45-8 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C46: Heather Greenbaum

June 30, 2020

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived in Lobo Canyon for 10 years. I moved my family here because of its natural beauty and tranquility.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C46-1**

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Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

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attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle.

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties. **C46-3, cont.**

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Thank you for your consideration.

Sincerely,

Heather T. Greenbaum
31182 Lobo Canyon Rd
Agoura, CA 91301
heathergreenbaum@sbcglobal.net

Response to Comment Set C46: Heather Greenbaum

C46-1 Comment noted.

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C46-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C46-4 Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C46-5 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C46-6 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C46-7 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C46-8 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C47: David Rosen

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

My name is David Rosen and I am a resident of Triunfo-Lobo Canyon. I also serve on the Triunfo Lobo Community Association Board. I offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

My wife and I purchased our family home at 31465 Lobo Canyon Road eight years ago. We moved here from Santa Monica because of the tranquility, beauty, and rural nature of the canyon. We soon discovered that the quality of life we were hoping to enjoy living in the Santa Monica Mountains was under attack by Commercial Event Venues operating on Triunfo and Lobo Canyon. We live across the street from "Lobo Castle" 31400 Lobo Canyon (one of the illegal Event Venues operating in our quiet, peaceful community).

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is a unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C47-1**

"Increased human activity associated with the development may have negative impacts on our communities and natural environments, including greater susceptibility to destructive wildfires, heightened safety risks for our residents, diminished water quality, and the loss of critical animal and plant habitat. This document is intended to help mitigate those potential impacts."
SMMNAP May 2020 Draft, P2

I wholeheartedly agree with this statement. We have seen firsthand the negative impacts that Event Venues have had on our rural community. It is the stated objective and responsibility of the North Area Plan CSD to mitigate the devastating and destructive impacts of this type of inappropriate commercial development in the Santa Monica Mountains.

It is my strong belief that all commercial Event Venues are entirely incompatible with the unique nature and heightened safety risks of Triunfo-Lobo Canyon and should be strictly prohibited in the Area Specific Development Zone we are requesting for our community.

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C47-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. **Please limit this further to 150.** Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C47-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties. We lived through the horrors of the Woolsey Fire and know firsthand how difficult it is to evacuate our residents out of this Canyon. **Adding hundreds or thousands of additional party goers and event venue staff (if multiple venues are operating simultaneously) to our single ingress/egress canyon during an emergency will be disastrous and may result in a catastrophic LOSS OF LIFE.**

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to a minimum of 4,000 feet. **C47-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. **As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m.** Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be **unable** to enjoy family time or an early dinner outside. This is unacceptable. On far too many weekends, we have been forced to sleep in a guest room with ear plugs, play deafening white noise to drown out the DJ or partygoers, or even on occasion we were forced to flee to a nearby hotel to get sleep. Unfortunately, enforcement is impossible and the Sheriff was unable to ever get the Event Venues to turn down their music. It was simply too loud in our own home to be able to sleep. This simply cannot and MUST NOT continue!

C47-5

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read **"ALL INDOOR AND OUTDOOR COMMERCIAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."**

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

C47-6

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient. **C47-7**

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **NO RURAL INNS SHOULD BE ALLOWED ON LOBO CANYON IN A-1 or A-2 ZONING.** **C47-8**

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.) **C47-9**

Lack of Enforcement

While the draft CSD represents vast improvement over what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. We have wasted hundreds of hours calling the Sheriff's Department and it never changed the situation. The party or wedding ends often by midnight, 2am, 3am and then screaming drunk guests mill about and roam our canyon streets well into the night….drinking, smoking, and being loud and disorderly. **C47-10**

The CUP requirement is helpful. But what if there are violations? Are residents required to wait

until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

C47-10, cont.

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues or Rural Inns on Lobo Canyon Road, with or without a CUP.

C47-11

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit.

It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress. Lobo Canyon residents would surely be trapped behind a sea of hundreds of fleeing wedding guests, horse trailers, and disoriented party goers, and would not be able to evacuate safely in the event of an emergency. The Woolsey fire demonstrated how dangerous the canyon can be during a fire or natural disaster. We tragically lost 21 homes and one life in our canyon overnight.

C47-12

Summary of Proposed Changes:

- Cut Out" for Triunfo-Lobo so that area specific regulations can be implemented without affecting other neighborhoods.
- All event venues MUST have 2 means of access to the nearest highway. *This would effectively eliminate all Event Venues from Triunfo-Lobo Canyon.
- A reduction of permitted Event Venues to be separated by a minimum of 4,000 feet instead of the suggested 2,000 feet.

C47-13

- Complete elimination of the proposed expansion of event venues to A-1 and A-2 zones. NO Event Venues or Rural Inns allowed whatsoever in A-1 or A-2 on Lobo Canyon.
- Permitting only 1 active event at any given time.
- Existing Venues should have to obtain CUPs within 1 year.
- No Rural Inns allowed on Lobo Canyon.
- Rural Inns should be limited to no more than 10 cabins total.
- Maximum number of attendees should be limited to 150.
- Must have a minimum of 4000 feet between event venues.
- All event venues must have two means of access.
- INDOOR and OUTDOOR commercial amplified sound shuts off at 6 p.m. (regular business hours)
- Venues must respond to "any affected resident" within 30 minutes during events. Also must allow unfettered access to law enforcement to investigate noise complaints.
- dBA levels in Triunfo-Lobo should never exceed 36 dBA, which is two dBAs over our ambient of 33.7.
- Temporary special event permits should be limited to 3 events per year.
- Three or more complaints about a venue should result in hearing to determine whether CUP should be revoked.
- No event venues on Lobo Canyon even with a CUP. Tighten up language of 22.336.080 to resolve language which appears to suggest that any activity in R-R is allowable in A-1 and A-2.

C47-13, cont.

Additional Concerns:

Filming (Page 57)

Filming needs to be monitored and more closely enforced. Unfortunately, we have had a number of Event Venues pulling a film permit and then use the film permit to legitimize the wedding, birthday party, or other commercial special event (often with 100-250 guests). Film LA has not been good at policing or enforcing permits. We have witnessed crews smoking on the side of the road as no Fire Marshall is present and these "shoots" bring in lots of people, extras, trucks, night lighting and noisy generators. I don't think anyone would object to the occasional legitimate film shoot but we have to find a way of closing this loophole so that only legitimate shoots take place. Filming permits cannot be a loophole for Event Venues to operate outside of the perimeters set forth in the CSD.

C47-14

Biological Resources (Page 7-11)

We believe that the SEA Designation of one of our parcels is incorrect. This is something that we have heard across the board from every person in our community. You must update the Google Earth mapping of the entire area and reassign each property's designation given the new imaging and data. Much has changed since 2008 when the data was originally compiled.

C47-15

The development restrictions for existing private properties are far too restrictive. A homeowner should be able to do a room "add on" or build an outdoor patio, pool, gazebo, deck, studio, garden shed, guest cottage, or other addition to their rural property without these harsh and imposing regulations. One of the key reasons why people buy land in the Santa Monica mountains (and homes specifically with acreage in this area) is so they have the FREEDOM and ability to expand and build upon their land (for purely personal use) as they see fit. The current restrictions proposed in this draft are still FAR too limiting and must be expanded. **C47-16**

Thank you again for your thoughtful consideration of our concerns and comments. We love the Santa Monica Mountains and are committed to preserving and safeguarding the tranquility, beauty, and safety of our beloved canyon community.

Respectfully,

David Rosen
31465 Lobo Canyon Road, Agoura Hills, CA 91301
dnrosen@gmail.com

Response to Comment Set C47: David Rosen

C47-1 Comment noted.

C47-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C47-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C47-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C47-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C47-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C47-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels

measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C47-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C47-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C47-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C47-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

C47-12 If the proposed Plan and CSD Update is adopted, all future projects, including event venues, would undergo individual environmental analysis to determine their direct and cumulative impacts

relating to factors such as noise and traffic, as examples. Additionally, each project would be required to comply with applicable policies and standards of the proposed Plan and CSD Update.

C47-13 Responses to summarized comments that have already been addressed can be found above. The following responses address the summarized comments that were not introduced in this comment set.

Multiple event facilities may host events simultaneously, but each facility would be required to develop evacuation plans and comply with noise limit requirements under the proposed Plan and CSD Update to ensure that cumulative impacts are w

Your comment regarding revision language to Section 22.336.080 of the proposed CSD Update will be relayed to the County decisionmakers.

C47-14 Section 22.336.070 (item V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C47-15 The Biological Resources Maps (Figure 2) of the proposed North Area are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

C47-16 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

Comment Set C48: Lisa Grace-Kellogg

June 30, 2020

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

Dear Gentlepersons,

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have been very involved in Triunfo-Lobo Canyon and have watched the draft NAP evolve over the last year and half. Thank you for listening to the concerns of our residents and incorporating many of our comments into the current draft.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C48-1**

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C48-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a

CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

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The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C48-3**

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As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C48-4**

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C48-6

Decibel Levels (Page 42)

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As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

C48-7

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C48-8

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C48-9

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

C48-10

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation…. property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year…"

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP.

C48-11

Thank you for your consideration.

Sincerely,

Lisa Grace-Kellogg
31220 Lobo Canyon Road
Agoura Hills, CA 91301

Response to Comment Set C48: Lisa Grace-Kellogg

C48-1 Comment noted.

C48-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C48-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C48-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C48-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C48-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C48-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels

measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C48-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C48-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C48-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C48-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C49: Charlotte Farrens-Pattison

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

Dear Department of Regional Planning,

I live in on Lobo Canyon Rd and have deep concerns regarding the final draft North Area Plan and Community Standards District (CSD). We have lived in our home for over 10 years, as it offers incredible peace, serenity and beauty. We enjoy evening walks, or just sitting outside listening to the birds and the wind.

I have comments on sections of the Draft, but of greater importance is that the Triunfo-Lobo Canyon is a small, incredibly quiet community. At night I can hear someone speaking from literally a ¼ mile away, and the glow of outdoor lights from a mile. This is because our canyon walls shield the community from sounds and light from outside of our little canyons.

Because or the unique nature of our canyon, as you likely know, Golden Eagles were recently found nesting again in our canyon area, after decades of their absence. I have a picture of the eagle literally sitting in my Sycamore tree. A mountain lion den was located not far from where we currently live. This is a testament to the unique qualities of the canyon that should be recognized as you develop the NAP. Please do not ignore the wildlife, community and protection we all want and need, just to serve a few special interests. It would be negligent to knowingly implement a plan that not only doesn't protect these fragile species and location, but encourages even more noise, light, and traffic into this rare habitat. **C49-1**

Our canyon is so quiet and dark, not only because of the canyon walls, but also because it is accessed by a single ingress/egress (which barely handles our current resident traffic). I hear a car driving in from a ½ mile away, this is a special location and situation that must be considered different and separately. I, along with the rest of our community, request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. There is no reason to ignore this request (other than money from special interests), and it is the right thing to do for every reason. This will allow for implementation of appropriate regulations which will increase safety for residents, preserve some of the rarest of animal inhabitants, without implicating other areas where regulations would be overly restrictive.

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. How can you ask us to go through another three years of the incessant noise, music, traffic. This is our home. We are backed up already on our road trying to turn, the events make it horrible. What happens when the ambulance can't get in or out?. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C49-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, which has occurred many, many times, that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C49-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. Sound travels far in our canyon because of the canyon walls, and farter than 2,000 feet. It is irresponsible to expose residents and animals to competing bands, yelling, screaming, and all that goes with the events. **C49-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or any dinner outside. We've had to bring children's birthday parties, and parents anniversaries indoors because you just can't hear. 8pm in our Canyon, would be terrible, can you imagine if that was your home? You would never allow this.

If limited to outdoor amplified sound, proposed indoor event venues, will simply move their parties into an "indoor" facility. I work for an "indoor event facility", and it is anything but indoors. Party goers are outside laughing, cheering screaming, wondering, it is anything but quiet. But THAT facility is in an area with a high level of ambient sound. You can't equate that to our Canyon. Our ambient level of sound is lower than other areas, and this just must be considered. And everyone knows that amplified indoor sound is still loud outside, and for our Canyon that is life changing. For our Canyon, "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."

C49-5

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Where I work, we regularly have breakdown the following day if needed, it is not a big deal. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. Those of us who live farther away hear noise from venues, it can be heard over a mile away as sound bounces around the canyon. We are not like other areas, it is unique, and you can't slap a label on it for expediency. It should state to "any affected resident."

C49-6

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient. **C49-7**

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **C49-8**

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.) **C49-9**

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose.
The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken? **C49-10**

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-

month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

C49-10, cont.

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. Why would you EXPAND event venues locations in a plan that is designed to preserve and protect? I was told that you claim you are "not expanding event locations, as this is a new concept". That is smoke and mirrors, you know that Dance Pavilions were not allowed in Zone A-1, and as such Event Venues were not either. It feels like you are trying to make up that this is "new" so you can expand where event venues are allowed. The question is why? What special interest is this expansion satisfying. Exanding event venues obviously has no place in the NAP. There is certainly no place for commercial event venues on Lobo Canyon Road with or without a CUP, at the very least, our Canyon should have a cut-out.

C49-11

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

Thank you for your consideration.

Sincerely,

Charlotte Farrens-Pattison
31316 Lobo Canyon Road
Cornell, CA 91301
818-707-7376
cfarrens@gmail.com

Response to Comment Set C49: Charlotte Farrens-Pattison

C49-1 Section B of the EIR states that the proposed Plan and CSD Update aims to strengthen existing environmental resource policies and identify new policies and standards that will support the rural and semi-rural lifestyle of communities in the North Area. These policies would protect both residents and wildlife from noise, nighttime glare, and traffic impacts.

C49-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

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Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed

development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C50: Mark Pattison

From: Mountain XTC <rockymtnxtc@yahoo.com>
Sent: Tuesday, June 30, 2020 4:40 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: NAP drafts comments

CAUTION: External Email. Proceed Responsibly.

Department of Regional Planning

320 W Temple Street

Los Angeles, CA 90012

Via E-Mail: SMMNorthArea@planning.lacounty.gov

Dear Department of Regional Planning,

We have lived in Lobo Canyon in our home for over 10 years, as it offers incredible peace, serenity and beaut.

Triunfo-Lobo Canyon is a small, incredibly quiet community. At night we hear someone speaking from far away, and the glow of outdoor lights from a mile. Our canyon walls shield the community from sounds and light from outside of our canyons.

Because or the unique nature of our canyon, Golden Eagles an mountain lions call this their hime. Eagles were recently found after being gone for 30 years..right here in Lobo Canyon. This is a testament to the unique qualities of the canyon that should be recognized as you develop the NAP. Please do not ignore the wildlife, community and protection we all want and need, just to serve a few special interests. It would be negligent to knowingly implement a plan that not only doesn't protect these fragile species and location, but encourages even more noise, light, and traffic into this rare habitat. **C50-1**

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Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

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Amplified Sound (Page 34)

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C50-5

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C50-6

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient.

C50-7

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only.

C50-8

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C50-9

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose.

The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

C50-10

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

C50-10, cont.

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. Why would you EXPAND event venues locations in a plan that is designed to preserve and protect? I was told that you claim you are "not expanding event locations, as this is a new concept". That is smoke and mirrors, you know that Dance Pavilions were not allowed in Zone A-1, and as such Event Venues were not either. It feels like you are trying to make up that this is "new" so you can expand where event venues are allowed. The question is why? What special interest is this expansion satisfying. Exanding event venues obviously has no place in the NAP. There is certainly no place for commercial event venues on Lobo Canyon Road with or without a CUP, at the very least, our Canyon should have a cut-out.

C50-11

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

Thank you for your consideration.

Sincerely,

Mark Pattison

31316 Lobo Canyon Road

Cornell, CA 91301

818-707-7376

Rockymtnxtc@yahoo.com

Response to Comment Set C50: Mark Pattison

C50-1 Section B of the EIR states that the proposed Plan and CSD Update aims to strengthen existing environmental resource policies and identify new policies and standards that will support the rural and semi-rural lifestyle of communities in the North Area. These policies would protect both residents and wildlife from noise, nighttime glare, and traffic impacts.

C50-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C50-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C50-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C50-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C50-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C50-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C50-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C50-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C50-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C50-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed

development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C51: Michael Kellogg

June 30, 2020

Los Angeles County Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Sirs and Madams:

I am a 23-year resident of Lobo Canyon. This is to comment on the draft CSD.

Over the past 5 years, our quiet, tranquil canyon has become overburdened with commercial party venues. There is nothing more frustrating that working hard to buy a home in a place you love only to be unable to enjoy it because of screaming, drunk party goers.

I understand that one side of Triunfo Canyon Road is zoned Resort & Recreation. I don't know anyone in the community who has any issue with properties being used for sports, outdoor activities or camps. How in the world, it suddenly became acceptable to host commercial events is beyond me.

C51-1

No reasonable person can believe that hosting weddings and events is anything other than a commercial activity. In fact, a review of California court cases involving wedding venues and zoning issues, clearly illustrate that wedding venues are commercial operations.

Being "pro-business" is great. But not to the detriment of residents. There are 3-4 of them—there are 350 of us. Their desire to exploit the environment to rake in big bucks does not trump the rights of residents to enjoy their properties.

Commercial business has no place in Triunfo-Lobo Canyon. Our community suffered tremendous loss during the Woolsey Fire. Had these party houses been operating with the hundreds of attendees and their cars, we would have suffered even greater loss of lives. Common sense dictates that a canyon with narrow, unlit roads, high fire danger, sound amplifying topography and one ingress/egress can't support double our population coming in three nights a week, every weekend for months on end.

C51-2

And if all of the dangers are going to be ignored and commercial business is allowed on Triunfo—they need to maintain regular business hours. The music needs to be shut off by 6 p.m. outdoors and indoors.

The suggestion that a facility is going to successfully build a "sound-proof" facility is nonsense, as is the idea that they will be able to contain their screaming party guests inside. The entire reason parties are being hosted in Triunfo-Lobo is because of the environment. And what--guests are going to willingly stay inside four cement walls? Not likely.

By mandating that the amplified sound is off at 6 p.m., you allow the residents some assurance that they will have some chance to enjoy a nice evening in their homes. **C51-3**

These regulations make sense for Triunfo-Lobo. If they are overly restrictive and the county is concerned about other areas being overly regulated, I suggest the county implement the "cut-out" and put into place zone specific regulations.

Thank you for your consideration.

Sincerely,

Michael K. Kellogg
31220 Lobo Canyon. Road
Agoura Hills, CA 91301

Response to Comment Set C51: Michael Kellogg

C51-1 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

C51-2 Section C-15 Wildland Fires and Hazards of the EIR evaluates wildfire hazards associated with implementation of the proposed Plan and CSD Update. The proposed Plan and CSD Update would not result in future projects substantially interfering with an adopted emergency response plan or emergency evacuation plan. Uses that could potentially impair emergency response or evacuation, such as event facilities and vineyards, would be required to prepare an Evacuation Plan to be approved by the Los Angeles County Fire Department and the Sheriff. Additionally, future development would not exacerbate wildfire impacts because the proposed Plan and CSD Update contains development standards that would require such development to mitigate fire hazards through actions such as fuel modification, clustering of development, and facilitation of fire response and suppression efforts.

C51-3 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Comment Set C52: Robert Kaplan

From: Robert kaplan <rnk55@yahoo.com>
Sent: Tuesday, June 30, 2020 4:44 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: SMMNAP CSD EA Comments

CAUTION: External Email. Proceed Responsibly.

Hello,

Thank you for considering my comments on the Santa Monica Mountains North Area Plan update. Here they are:

SMMNAP

Page 8. Correct spelling error: "moratorium".

Page 9. Santa Monica Mountains National Recreation Area Comprehensive Plan (1978). Delete "National Recreation Area" from the title of this plan. **C52-1**

Page 9. Santa Monica Mountains National Recreation Area General Management Plan (1982). This was the initial GMP. NPS updated it in the late 1990s-2002. Current GMP reference date is 2003.

Page 9. **Santa Monica Mountains National Recreation Area Land Protection Plan (1984).** Please note that if possible, NPS prefers to acquire the "NPS Easement Acquisition" category lands in fee versus acquiring an easement. Also, the SMMC has a land acquisition workplan that should be mentioned. **C52-2**

Page 13. Almost all land owned by NPS (or State Parks or SMMC/MRCA) in the Santa Monica Mountains applies to BOTH the protection of natural resources and for public recreation. The lands cannot be divided into categories 1 and 3. Suggest noting that categories 1 and 3 are not mutually exclusive in the intro sentence to the 3 categories. **C52-3**

Page 13. Need label for Malibu Creek State Park. Also, if you identify the Kaslow Natural Preserve, you need to also identify the other State Park Preserves, particularly the Liberty Canyon Natural Preserve that is within MCSP within the NAP boundary. **C52-4**

Page 29. Ladyface Mountain, not Ladyface Ridge | **C52-5**

Page 31. CO-73: Doesn't the LCP prohibit devt on slopes 50% or greater? Would be consistent to require that in NAP, too. | **C52-6**

Figure 3, Scenic Resources: For this and all the resource maps, it would be helpful to overlay parks and protected open space so that the reader can see if the resource is within protected land already, or how adjacent the unprotected lands are to the protected land. | **C52-7**

Page 38, "Trails" introduction section. Better: "A comprehensive trail management plan is being formulated by NPS, State Parks, and SMMC/MRCA to provide a long-term vision for the public trail system in the Santa Monica Mountains National Recreation Area." | **C52-8**

Page 38, "Trails" introduction section. Better: "The current public trail system (Figure 4) and recognized bikeways in the Santa Monica Mountains provide usable, safe access within and between park sites." | **C52-9**

Figure 4, Recreation (Sources): The SMMNRA Interagency Trail Management Plan does not yet exist, This plan does not yet exist, except for proposals from public scoping events. Better source statement: "Santa Monica Mountains National Recreation Area Trail Inventory". | **C52-10**

Page 41, Existing Public Parklands and Trail Facilities, Trails section. Better: emphasize that the "trail system" is the PUBLIC trail system: "The existing SMMtns public trail system is composed of agency-managed regional and local trails and unpaved fire and utility roads authorized for public trail use. Trails that are not part of the public trail system exist on both public lands and private lands. Maintenance...." | **C52-11**

Page 41, Existing Public Parklands and Trail Facilities, Trails section: "are preparing" instead of "have composed" the Interagency Trail Management Plan. | **C52-12**

Page 41, Existing Public Parklands and Trail Facilities, Trails section: Add that the Backbone Trail has recently been completed and was designated a National Recreation Trail in 2016." | **C52-13**

Page 41, Existing Public Parklands and Trail Facilities, Trails section: Trails in the Simi Hills area of SMMNRA already connect, as much as possible, to adjacent connections-to-connections-to connections to the PCT. More relevant would be to discuss the importance of completing gaps in the Juan Bautista de Anza National Historic Trail, which does, indeed, pass through the NAP and City of Calabasas. | **C52-14**

Page 41, Existing Public Parklands and Trail Facilities: CO-92, better worded as "Protect the public parkland and trail system, and where feasible, expand or enhance as a resource of regional, State, and national importance." **C52-15**

Page 51, Fire Hazards Introduction: Suggest also considering findings from LA Times investigative report from December 27, 1998, that residents with homes in high-density development (in the SMMtns) were much more likely to submit disaster relief claims: https://www.latimes.com/archives/la-xpm-1998-dec-27-mn-58049-story.html. **C52-16**

Page 61, Open Space: LU-1, Add word "use" after "industrial" = "industrial use..." **C52-17**

Page 62, LU-14: Will an inventory of available parcels for TDCs be compiled? **C52-18**

Page 66, Livestock/Animals as Pets: LU-38, This policy statement is general, and collaboration should be noted as already underway and should continue. More detail, however, is needed in the CSD regarding predator-proof animal living quarters. **C52-19**

Page 69, OS-PR (Open Space – Parks and Recreation): Most, if not all, of the NPS, State Parks, and SMMC/MRCA parkland should NOT be lumped in with golf courses and athethic fields, etc. The missions of NPS and State Parks, in particular, support inclusion in OS-C. The State Park system of Natural Preserves legally sets these lands aside specifically for resource conservation. There are State Natural Preserves in Malibu Creek SP within the SMMNAP area. Suggest focusing narrative on the big open space parks in the introduction sentence and at the end, note that local parks, athletic fields, golf courses, etc., are also included in this category. **C52-20**

Community Standards District

Page 1, 22.336.020 Definitions, Animal Living Quarters: Protective enclosure design elements need to be included in this definition to tie in with item "N" (Protective Animal Enclosures) further down in the CSD: four strong walls and a roof made of sturdy material that would hold the weight of a mtn lion. Make use of predator-safe construction design information online and incorporate general guidance statements here and/or at Item N. **C52-21**

Page 3, 22.336.020 Definitions, Wild Animal: Correct “nondomestic” to “non-domestic”. **C52-22**

Page 13, 22.336.060 Biological Resource Standards. Item 5, Nesting Birds: Are the two statements regarding the “final” and the “last” survey saying the same time frame? **C52-23**

Page 44, 22.336.070 Community-Wide Development Standards: Item N, Protective Enclosures for Outdoor Animals. This standard does not state any standards and reads more like a NAP policy statement. The CSD should provide more guidance on protective enclosure construction. The definition for Animal Living Quarters needs to describe design elements of a predator-proof protective enclosure, or else it needs to be stated here. There are websites devoted to predator safe enclosure design. **C52-24**

Sincerely,

Robert Kaplan

Response to Comment Set C52: Robert Kaplan

C52-1 Based on this comment, the County has made the following changes:

- Page 8 of the proposed North Area Plan, the discussion of the grandfather has been deleted. The suggested revision ("mortarium" to "moratorium") is no longer necessary.
- Page 9, reference to "National Recreation Area" will be removed to the title of the Santa Monica Mountains Comprehensive Plan.
- Page 9, reference to 1982 plan date will be updated to 2003 and include the Foundation Document dated 2015. Additional information regarding the development of the Santa Monica Mountains National Recreation Area General Management Plan and Foundation Document have been included as noted below:

  "…The 2003 Ggeneral Mmanagement Pplan (GMP) ~~plan~~ was prepared by the National Park Service~~.~~ in cooperation with California State Parks and Santa Monica Mountains Conservancy. The more current Foundation Document builds on the GMP by summarizing park significance and fundamental resources and values. ~~-~~Overarching goals are to protect and enhance species, habitat diversity, and natural processes; provide a diversity of resource-based recreational opportunities; and concerning land use, work with local agencies and private landowners to promote and protect biological diversity through compatible development strategies.~~ Its overarching goal is for landowners and agencies to work together to create a system of land use, recreational opportunities, and resources conservation."~~

C52-2 The description for the Santa Monica Mountains National Recreation Area Land Protection Plan (1984) includes the statement "*the plan also proposed a broad range of methods for protecting lands."* The Santa Monica Mountains Conservancy has developed a land acquisition workplan to secure parcels identified as priorities for conservation, and language to clarify this process has been included as noted below:

The plan also proposed a broad range of methods for protecting land, ranging from direct acquisition to cooperative planning areas within which local agencies and landowners would achieve compatible private development in the park setting. The National Park Service continues to acquire lands prioritized in the land protection plan ~~such as direct purchase or cooperative programs between landowners and local agencies for management of private open space~~.

.

C52-3 The three categories of open space are described to distinguish their primary uses and functions. As suggested, the County has made the following revision in the introduction to the open space descriptions.

There are generally three types of open space, though not mutually exclusive, in the North Area:

C52-4 The suggested revisions to the open space diagram on page 13 of the proposed North Area Plan will be made and have been incorporated in the revised plan. The diagram/figure now includes labels for Malibu Creek State Park and other State Park Preserves.

C52-5 According to the U.S. Geological Survey's Geographic Names Information System, the official name for the landmark is "Ladyface."[17] "Ridge" and "Mountain" are commonly interchanged and informally added to the name. To address this comment, the reference to "Ridge" will be changed to "Mountain" in the text throughout the proposed North Area Plan Update.

C52-6 Policy SN-5 (now Policy SN-6) of the Santa Monica Mountains Local Coastal Program prohibits "*grading and brushing in areas that have a slope of 50 percent or greater*" and limits "*grading in areas with a slope of over 25 percent*." Policy SN-6 (now Policy SN-7) of the proposed Plan Update (see Page 47) contains the same language. Additionally, any development proposed on slopes 25% or steeper are subject to the Hillside Management Areas Ordinance.

Under Section 22.104 of the County Municipal Code, development on slopes 25% or steeper must obtain a Conditional Use Permit. Section 22.44.1350 Hillside Management of the County Municipal Code states the following: "*New development shall be prohibited on slopes of 50 percent or greater, unless required for safety reasons or if allowing such development would be more protective of biological resources and natural topography than prohibiting it."*

C52-7 The maps provided in the Plan and the CSD Update identify lands in the North Area and within the County of Los Angeles jurisdiction. The resource maps do not designate Open Space land outside of the North Area boundary in order to maintain legibility and clarity of the areas that would be subject to the proposed policies and development standards in the Plan and CSD Update. However, parkland and Open Space areas within the North Area are included in Figure 4 - Recreation, Figures 7a-7b - Land Use Policy, and Figures 8a-8b - Zoning. If you would like to explore the locations of mapped resources and their location relative to parks and protected open spaces, please visit our GIS-NET Online Map Portal.

Figure B-1 in the EIR provides a figure that includes all protected areas within the County even those areas outside of the jurisdiction of the County (outside of North Area boundary). This figure was provided to reference the reader to adjacent open space and protected lands within the jurisdiction of local cities or conservation agencies (lands within and outside of North Area boundary).

C52-8 The County will incorporate the requested change to the introduction. Additional mention of the Interagency Trail Management Plan is identified further down in the Plan text. The suggested language is covered under "Trails" on Page 38. Changes to the introduction are as noted below:

Public agencies are ~~currently~~ working to expand these facilities to accommodate ~~these needs in the~~ future needs. Many trails, established through years of use, traverse public and private property, and include designated bikeways along public roads. As of summer 2020, a comprehensive trail management plan is being formulated by NPS, State Parks, and SMMC/MRCA to provide a long-term vision for the public trail system in the Santa Monica Mountains National Recreation Area. The trail management plan will propose new trails and recommend adding selected non-system routes to the public trail system to address needed trail connections. ~~A formal, comprehensive public trail system for hikers, mountain bikers, and equestrians is being designed and managed by public agencies to address and incorporate these trails and roads, and to link them to various recreational facilities, and to be maintained.~~

[17] https://geonames.usgs.gov/apex/f?p=GNISPQ:3:::NO::P3_FID:244491

C52-9 The County has made the change noted below:

~~A recognized~~ The current public trail system ~~of trails~~ (Figure 4) and bikeways ~~(Figure 4)~~ in the Santa Monica Mountains ~~will~~ provide usable, safe access within and between park sites ~~recreation areas and parklands~~."

C52-10 The County has changed the reference on Figure 4 to state "inventory" instead of plan as suggested.

Sources: *Santa Monica Mountains National Recreation Area Interagency Trails Management ~~Plan~~ Inventory

C52-11 The County has changed the discussion of trails as noted below.

The existing Santa Monica Mountains public trail system is composed of agency-managed regional and local trails and unpaved fire and utility roads authorized for public trail use. Trails that are not a part of the public trail system exist on both public lands and private lands.~~comprised primarily of regional and local trails operated by public and private agencies, as well as trails that extend onto private lands~~. Maintenance and often basic construction …

C52-12 The County has revised the discussion of trails as noted below:

In response to the information developed by the SMMART Project and additional public comment during public scoping, the NPS, CDPR, and the SMMC ~~have composed~~ are preparing the Santa Monica Mountains National Recreation Area Interagency Trail Management Plan, which is an integrated trail system plan ~~for the Santa Monica Mountains National Recreation Area~~ that aims to balance recreational access with resource protection.

C52-13 The County has revised the discussion of Backbone Trail as noted below:

The 67-mile, long envisioned Backbone Trail~~, which~~ crosses the Santa Monica Mountains from Ventura County to the City of Los Angeles.~~,~~ This popular trail ~~has recently been~~ was completed in 2016, and in the same year, was designated a National Recreation Trail.

C52-14 The County has revised the Trails introduction to address the comment on the Juan Bautista de Anza National Historic Trail, as noted below:

The Rim of the Valley Trail will link to two national designated trails: the Pacific Crest Trail and the ~~Santa Monica Mountains Backbone Trail.~~Juan Bautista de Anza National Historic Trail.

The Juan Bautista de Anza National Historic Trail commemorates the 1,800- mile journey from Nogales, Mexico, to the San Francisco Bay Area led by Juan Bautista de Anza. Approximately 14 miles of the trail cross through the Santa Monica Mountains National Recreation Area, including segments across Calabasas, the Simi Hills, and parks in eastern Ventura County.

C52-15 The County has revised Policy CO-92 (now Policy CO-93) as follows:

Protect the public parkland and trail system, and where feasible, expand or enhance as a resource of regional, s~~S~~tate, and national importance ~~parklands and trails~~."

C52-16 The discussion under Fire Hazards on Page 51 describes that the North Area is characterized as a Very High Fire Hazard Severity Zone and describes the conditions in the area that contribute to wildfire hazards, such as seasonal Santa Ana winds, the wildland-urban interface, and steep topography. The discussion also states that "*the increase in property losses over the years due to wildfires in the Santa Monica Mountains is directly related to the increase in development.*" This section indicates that residents are aware of and have been adversely affected by wildfire in the area.

C52-17 The County has revised Policy LU-1 as follows:

LU-1: Direct and site new residential, commercial, or industrial projects to existing developed areas able to accommodate it, or ~~where such areas are not able to accommodate it,~~ if not then in other areas with adequate public services and where they ~~it~~ will not have significant adverse effects, either individually or cumulatively, on natural resources.

C52-18 Approximately 50 percent of parcels in the North Area, excluding dedicated open space parcels, are undeveloped and could be available for transfer of development credits subject to agreement by the subject parcel owners. A program currently does not exist to inventory or solicit voluntary participation by property owners in the transfer of development credits, however such a program could be feasible in the future.

C52-19 The County has revised Policy LU-38 (now Policy LU-32) to add reference to mountain lions in response to this comment and other comments made during the comment period. Also see Response C52-21 for revisions to the CSD standard regarding animal enclosures.

Continue c~~C~~ollaboration~~e~~ with other County, s~~S~~tate and federal agencies ~~in the North Area~~ to develop the best ~~enclosure~~ practices for sheltering livestock and pets and protecting native predators such as mountain lions.

C52-20 The County has revised the description for OS-PR (Open Space – Parks and Recreation) as follows:

OS-PR (Open Space – Parks and Recreation), which indicates open space recreational uses including passive and resource-dependent uses such as regional and local parks, hiking, bike and equestrian trails, campgrounds, and community gardens. Also, included in this category are active uses such as athletic fields and golf courses.

C52-21 The County has revised the CSD development standard as follows:

Animal Living Quarters. Structures and confined areas that provide shelter through use of a roof, walls, and fencing in which animals regularly sleep overnight including, but not limited to, barns, stables, and stalls.

C52-22 The County has removed the definition of Wild Animal from the CSD.

C52-23 Yes. The "final" and the "last" surveys are to be conducted within three days prior to clearance and construction. The County has modified the text of this standard to add the following text to the end of the first paragraph.

"…Bird nesting most commonly occurs in southern California from February through August; however, some species may breed outside this time, and prolonged unusual weather patterns

may also influence the commencement and cessation of the breeding season. Therefore, ~~D~~depending on the avian species present and on recent prevailing climatic conditions, a qualified biologist may determine that a change in the ~~breeding season~~ survey dates is warranted."

C52-24 The County revised the text of Section 22.336.060 N. Protective Enclosures for Outdoor Animals, as follows:

N. Protective Enclosures for Outdoor Animals. Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals.

Comment Set C53: William S. Humphrey

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived on Triunfo Canyon Rd for 18 years. I chose this spot because of my love of the Santa Monica Mountains and a wish to enjoy the quiet and solitude that is nearly impossible to find in Los Angeles. I share my property with my horses and dogs as well as the wildlife that call this canyon home. I live next door to Brookview and am separated from Triunfo Creek Vineyards by two other properties. My property is one of those that suffered losses in the Woolsey Fire. I am and have been very directly impacted by the issues before you now.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C53-1**

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The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C53-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C53-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C53-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside.

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M." **C53-5**

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must

be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

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First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

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C53-6

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient.

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

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Temporary Events (Page 56)

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C53-9

anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

C53-9, cont.

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose. The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked.

C53-10

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP.

C53-11

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

Thank you for your consideration.

Sincerely,

William S Humphrey
2940 Triunfo Canyon Road
Cornell CA, 91301
Williamh35@gmail.com

Response to Comment Set C53: William S. Humphrey

C53-1 Comment noted.

C53-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit (CUP) within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C53-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C53-4 The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C53-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C53-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

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measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C53-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

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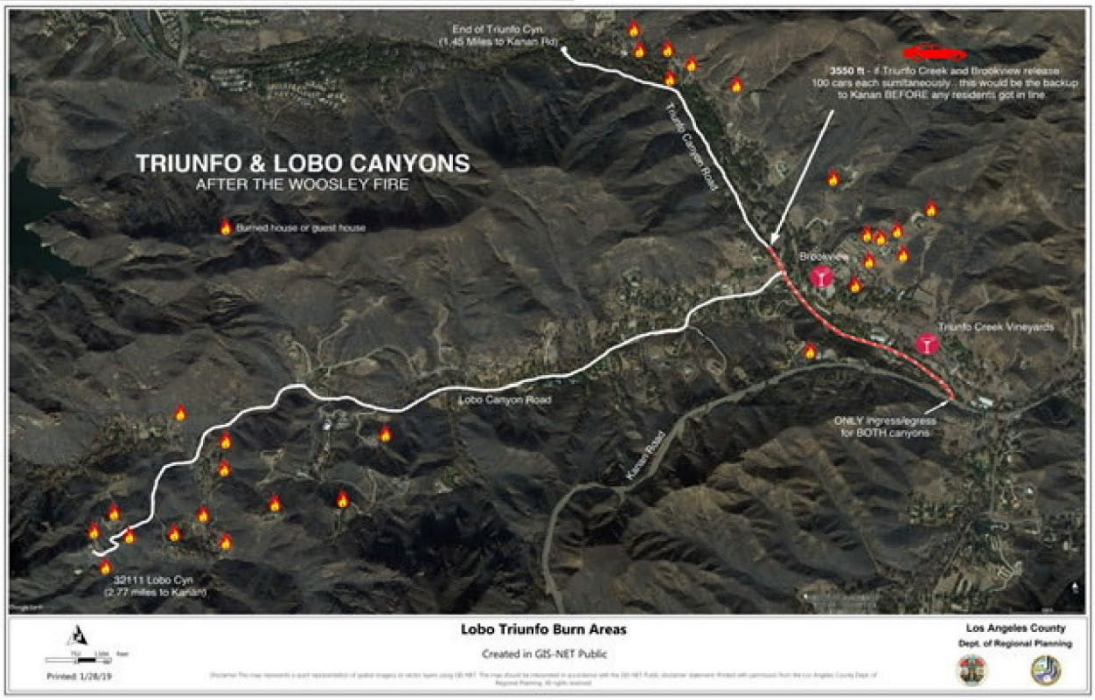
C53-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C54: Elizabeth Schram

From: Schram, Lisa <LSchram@shawmut.com>
Sent: Tuesday, June 30, 2020 4:47 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: williamh35@gmail.com; Lschram7090@gmail.com
Subject: North Area Plan - Department of Regional Planning

CAUTION: External Email. Proceed Responsibly.



Best Regards,

Lisa

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1

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I have lived on Triunfo Canyon Rd. for five years. I was so grateful to land in this quiet, magical Canyon with my donkeys, horse and dogs. I grew up in the Santa Monica Mountains in a family who appreciated the beauty of these canyons and have always had a great respect for the preservation of this kind of lifestyle.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C54-1**

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C54-9

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Thank you for your consideration.

Sincerely,

Elizabeth Schram
2940 Triunfo Canyon Rd.
Cornell CA 91301
Lschram7090@gmail.com

Response to Comment Set C54: Elizabeth Schram

C54-1 Section B of the EIR states that the proposed Plan and CSD Update aims to strengthen existing environmental resource policies and identify new policies and standards that will support the rural and semi-rural lifestyle of communities in the North Area. These policies would protect both residents and wildlife from noise, nighttime glare, and traffic impacts.

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C54-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C55: Steve Gilbard

From: Steve Gilbard <steveg@theatrical.com>
Sent: Tuesday, June 30, 2020 4:53 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: Steve Gilbard <steve_gilbard@me.com>
Subject: North Area Plan - Comments to be entered into the record

CAUTION: External Email. Proceed Responsibly.

Hello,

I have owned and lived on our property since 1991 on Triunfo Canyon Road, raised my family here and have the greatest desire to protect these canyons and the environment that we are blessed to enjoy and live in.

There are a number of areas where I strongly feel the current draft of the North Area Plan does not

The wedding event centers have become a disaster in our community - they do not belong here, and worse they have demonstrated a complete disdain for the community, the residents and the environment. They have brought a number of issues to the Triunfo-Lobo Canyon, including amplified sound late into the night, general noise, traffic issues, security, and of extreme importance the dander of emergency egress blockage on the single road out of these canyons. There is no logical reason why these businesses, that have been in violation and have failed to operate under even the current defective codified regulations should be given 3 years to come into compliance. They need to come into compliance for sound propagation, parking, access, traffic etc before they are allowed to reopen. **C55-1**

These canyons have been home to summer camps, equestrian operations, small scale recreation areas and other uses for decades. I support those uses, many of which predate a majority of us who live here. I feel that Golden Heart Ranch (or

Sunny Skies as I still think it from when our kids went there), Vasa Park, Mike Edrick Stables and Lion Heart (by any other name) are part of the fabric of our community. These are good neighbors and respect the environment and our community. Support them - they came first and have always been "model citizens". **C55-1, cont.**

I feel that strict and enforceable sound ordinances must be put into place that match the exceptionally low sound threshold in our canyons. The EIR reports the L90 level in our canyons as <34db. Setting any limit more than 3db higher (IE 37db) is painful and annoying. **C55-2**

All measurements for enforcement must be made at all perimeter property lines of the event businesses. Readings on the road, are not enough.

Under no circumstances should an event business be allowed to have any amplified audio after 6PM. The abuse by the event and party locations has been horrific, and in the end, Multiple times each week when they are operating we make coffee for the LA County Sheriff's Deputies that we request almost any time the event centers are loud/operational. I am aware that the Deputies are currently almost powerless to do anything about it as the county has failed provide them with any tools (I.E. no enforceable and codified statutes that can be enforced). The Department of Health or DRP, after a complaint will come out on Monday or Tuesday — By then the sound from Thursday, Friday, Saturday or Sunday is long gone. This must change. If the Deputy can hear the sound at the property line then there needs to be a violation. **C55-3**

I feel that the misrepresentation of event/party locations as a "location film shoot" is fundamentally wrong and the county and LA Film need to step up and terminate this loophole. Calling a wedding a shoot and hiring a camera person is not a film shoot. It is a wedding videographer. Explicitly stop this practice. **C55-4**

Opening up the code to allowing additional event centers, " rural inns", wellness centers, sports clubs etc in Triunfo or Lobo canyon is not only bad policy but further endangers all the residents of these small boxed in canyons and creates a danger that will have a liability to the county and DRP should a future emergency cause injury or deaths. **C55-5**

We work hard to protect the heritage oaks we have on our property. Sadly we lost several oaks in the Woolsey fire along with other structures. I feel that the protections of the native plants is vital but the overlays for the vegetation is defective - not only the losses caused to by the Woolsey fire but also just bad mapping issues. These must be fixed. The North Area Plan in many ways removes our rights to use our land, and therefore the mapping must be made accurate both due to woolsey fire and to the existing mistakes.

C55-6

I am a strong proponent of agriculture in the Triunfo-Lobo Canyons, and find it appalling that the county has chosen to single out vineyards as an unacceptable type of agriculture. Agriculture by California State law is considered a primary use of land and is codified in fact to take precedence over other uses. To suggest that growing grapes is some special type of "bad agriculture" is absurd and without basis. The state recognizes vines, row crops, berries, trees etc as viable economic elements for AG and should be promoted. Restricting vineyards, which use 1/7 the water with a drip irrigation system vs. other types of agriculture (which can be farmed on the same land under current and future NAP policy) is insane and likely illegal. Drip irrigation of a vineyard promotes good use and good stewardship of the land. Vineyards are not the visual blight that a small vocal group of people make them out to be. Nor are they taking over the Santa Monica Mountains — there are currently less than 100 acres of vines in over 110,000 acres of Santa Monica Mountains. Protect the vineyards as the economic factor they are.

C55-7

The proposed fencing regulations are onerous, irrational as well as unsafe. If anyone at the DRP happens to live in the North Area they are well aware that we have a fairly broad spectrum of wild animals in these mountains and fencing is needed for safety of both the humans who live here and our horses and other animals — I am not talking about miles and miles of range fencing - I am speaking about fencing of a few hundred feet to protect our family, our gardens and our safety. Change the fencing sections to be mindful of actual conforming uses, as they are currently written the fencing rules are defective.

C55-8

Remove or drastically alter the grading and buildable area elements of the NAP Draft. The totally impractical limitations on single family development limitations on size of pads or driveways or even brush clearance for wildfire protection on the

C55-9

large lots (really acreage) that the property owners in the North Area Plan zone own, pay taxes on and in the event of a brushfire are basically left to defend on our own. I do not think we should be able to sub-divide and build condos. I do feel that building a house, barn, equine facilities, ranch storage etc, regardless if it is large or small on 2 acre or 20 acre or 40 acre properties is something we all came here to do, and if you look around, they really are in harmony with the beauty of our environment and canyons.

C55-9, cont.

Thank you.
I look forward to the future hearings, adjustments to the North Area
Plan documents and to protecting both the environment and our property rights.

Steve Gilbard
3030 Triunfo Canyon Road
Cornell, California 91301

805.402.4347 mobile

Response to Comment Set C55: Steve Gilbard

C55-1 The proposed Plan and CSD Update would require all existing and future Event Facilities to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C55-2 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C55-3 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime. Further, foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas would be selected to maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C55-4 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C55-5 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). All future development would be subject to environmental review to evaluate their consistency with surrounding uses and compliance with the policies and standards of the proposed Plan and CSD Update.

C55-6 The Biological Resources Maps (Figure 2) of the proposed North Area are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

C55-7 The proposed Plan and CSD Update intends to improve existing policies and standards to strengthen conservation in the North Area. Because the majority of agricultural uses in the North Area consist of vineyards, there have been concerns over the impacts that vineyards have on the environment. The proposed Plan and CSD Update does not intend to oppose to vineyards. Page C.4-1 of the EIR states that vineyards are specifically addressed in the proposed Plan and CSD Update because of public concerns for their impacts to biological resources. Section C-4 Biological Resources identifies some features in vineyard cultivation, such as fences, as barriers to wildlife movement. The proposed policies and standards would include requirements associated with pest management, irrigation and water conservation, preservation of biological resources, and evacuation plans in the event of an emergency. Section 22.336.070 (Y. Vineyards) identifies drip irrigation as a preferable method of irrigation due to its capability to conserve water.

C55-8 The proposed CSD Update includes language on fencing that would minimize obstructions to wildlife movement but does not completely prohibit nonpermeable fencing. For example, Section 22.336.060 (A. Biological Resources Standards, 6) states that "*Wildlife-permeable fencing **may** be permitted in order to section off development features such as streets, trails, driveways, recreation areas, or animal keeping structures and where necessary for public safety or habitat protection or restoration…**Non-wildlife-permeable** fencing, walls or enclosures shall be permitted only within the approved building site area and outside of habitat categories S1/S2 as otherwise permitted in this Chapter."* Furthermore, Section 22.336.070 (Y. Vineyards, c.viii) states that "*non-wildlife-permeable fencing may only be used to surround the immediate area of buildings on the site, and may extend no further than the outer edge of the fuel modification setback zone for such buildings…non-wildlife-permeable fencing shall be installed solely for safety purposes and shall be no more than six feet in height.*"

C55-9 The regulations on grading and buildable areas were developed for the safety of people as well as protection for sensitive biological resources. For example, Policy SN-6 (now Policy SN-7) in the proposed North Area Plan prohibits grading in areas that have a slope of 50 percent or greater to prevent buildings from being built on steep slopes, which are susceptible to unstable geological hazards and fire hazards.

Section 22.336.060 Biological Resource Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of a parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

Comment Set C56: Hugh and Yvette Robertson

HUGH AND YVETTE ROBERTSON
30940 Lobo Canyon Road
Agoura, CA 91301
818-706-8671
hr@robgeotech.com

June 30, 2020

County of Los Angeles
Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
VIA EMAIL to smmnortharea@planning.lacounty.gov

Subject: Comments on the Final Draft, Santa Monica Mountains North Area Plan (NAP) and Community Standards District (CSD), County of Los Angeles, Triunfo Canyon and Lobo Canyon Area Event Facilities and Limitations on Existing Developments

Ladies and Gentlemen,

The purpose of this letter is to offer my comments following review of the final draft North Area Plan (NAP) and Community Standards District (CSD). We are concerned with Event Facilities that are being permitted and establish in areas of the Santa Monica Mountains, specifically the Triunfo Canyon and Lobo Canyon area. Comments are also presented on proposed limitations on the improvement of existing permitted residential developments.

We live in Lobo Canyon and have been adversely affected by the event facilities, specifically the "wedding venues", that have been allowed to operate. We are strongly opposed to the County's proposal to expand the event facilities in the A-1 zone down Lobo Canyon. The Department of Regional Planning should recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents and compatibility without implicating other areas where regulations would be overly restrictive. **C56-1**

For the past 36 years we have lived on Lobo Canyon Road in the Triunfo Lobo Canyon community. Our property overlooks both Lobo and Triunfo Canyons. For as long as we have lived here, Vasa Park has operated as a good neighbor without adversely affecting the peace and enjoyment of our property. The same cannot be said for the evening event venues that have been in operation and allowed to operate

and expand along Triunfo Canyon Road for the last several years. Our quiet, rural neighborhood is being significantly adversely impacted by the evening event facilities with their amplified music, large number of attendees, party revelry, and traffic noise. These facilities, that operate from the late afternoon to well into the night on numerous days of the week, have significantly adversely impacted the use and enjoyment of our property and our quality of life. They also pose a health and safety risk to the community with our narrow roads, single ingress and egress, and fire danger. Traffic impacts and safety should be considered especially after party events where alcohol is served. They are simply not compatible with our rural residential neighborhood.

C56-1, cont.

In addition, the proposal to allow event facilities in the A-1 zone down Lobo Canyon Road, even with a CUP, should not be permitted. Traffic associated with event facilities will have a significant adverse impact on traffic and safety along the narrow street and will create a hazard in the event of an emergency evacuation.

Commercial businesses and event facilities should only operate during normal business hours of 9:00 a.m. to 5:00 p.m. They should not operate in our rural residential neighborhood after 6:00 p.m. Because of our narrow streets, one ingress/egress and sound sensitivity, the distance between commercial operations should be expanded over the 2,000 foot separation currently proposed in the plan. A 4,000 foot separation is more reasonable and consistent with the intent of the NAP and CSD.

C56-2

The current plan "grandfathering" provision to allow existing event facilities to have 3 years to apply for a CUP is excessive. We feel existing businesses should be required to apply for a CUP within 90 days of passage of the NAP CSD and that a CUP should be obtained within 1 year or operations should cease. All facilities should be required to come into compliance with all other provisions of the NAP CSD immediately upon adoption of the NAP CSD by the County. Events booked after the passage of the NAP but before a CUP is granted, at a minimum, should comport with amplified sound, hours of operation and decibel level provisions. Enforcement of all elements of the CSD is imperative.

C56-3

The draft plan proposal of a maximum of 200 attendees should be limited to 150 or less. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. There should be coordination among venues so that multiple events are not occurring on the same date and time.

C56-4

June 30, 2020
Robertson Comments on NAP CSD

No commercial amplified sound should be permitted in our canyon after 5:00 p.m. Commercial amplified sound after 5:00 p.m. significantly disturbs our peace and tranquility and that of the neighborhood. Sound carries many miles away from the property due to the unique characteristics and topography of the Triunfo Canyon and Lobo Canyon area. Past sound studies by County Health (that included our property and that of neighbors) verify this opinion. The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. The LA County Health Department has found that 3 dBAs over ambient is disturbing. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient. This issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga. By doing the same for Triunfo-Lobo, the County can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate. There should be no special provision for indoor commercial amplified sound as the sound will still carry into the neighborhood. It is not possible to build an entirely soundproof structure. A soundproof structure will not remedy the problem of noise from guests and outside activities. For our area, dBA levels for event facilities should be lowered to 30 dBA from 5:00 p.m. (certainly no later than 6:00 p.m.) to 8:00 a.m. Violations should occur when dBA levels are 3 db above the legal limit at any location in the vicinity of the event facility, not just at the property line. Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs and clean up. The special event venues must be shut down no later than 6 p.m. and all guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m. **C56-5**

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that is an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only. **C56-6**

If there are to be provisions for temporary events, there should be a limit of not more than 3 per year. Anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.) **C56-7**

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified **C56-8**

sound is not shut off at 8 p.m., calling the sheriff's department is what has been done by the residences in response to oppressive noise. But it has not served any purpose to enforce excessive noise. We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked. **C56-8, cont.**

It is crazy to even consider event venues on Lobo Canyon. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP. Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger. **C56-9**

We understand your desire to protect the environment and habitat in the Santa Monica Mountains, but feel restricting current owners from making reasonable property improvements or maintain safety and security in the way they wish if there is no negative impact to neighbors is not reasonable. The 10,000 square foot limitation regardless of the size of the parcel will unfairly burden existing owners of properly permitted residential improvements. It is recommended that the language concerning the square foot limitation NOT apply to parcels that have an approved residential structure that is being used as a primary residence prior to the effective date of the NAP CSD. **C56-10**

We encourage you to consider our concerns as you complete crafting reasonable and appropriate standards and permit requirements for event facilities and existing developments in our canyon. Night operations on our narrow streets with amplified commercial sound are just not compatible with the surrounding residential neighborhood. The Triunfo and Lobo Canyon residential neighborhood is unique with its topography that allows sound to be heard miles away, its narrow roads and its one ingress and egress. It is these characteristics that should be the basis for establishing *Area Specific Development Standards* for the Triunfo and Lobo Canyon area that takes into consideration the above comments and maintains compatibility with the existing rural residential neighborhood. Future establishment or expansion of event facilities in this area should not be permitted and especially not expanded down Lobo Canyon. **C56-11**

Thank you for your consideration.

Respectively submitted,

HUGH S. ROBERTSON YVETTE M. ROBERTSON

Response to Comment Set C56: Hugh and Yvette Robertson

C56-1 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone the proposed CSD Update would limit number of events to 24 events per year, would require minimum lot size of 10 acres, and would require two means of access to a highway.

Section 22.336.070 Community-Wide Standards (F. Event Facilities) would require Event Facilities to develop a parking and transportation plan to address their traffic impacts. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C56-2 Please refer to Response C56-1 regarding event facilities in the A-1 zone.

Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime. Further, foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas would be selected to maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C56-3 Section 22.336.070 (F. Event Facilities) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C56-4 Section 22.336.070 (F. Event Facilities) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C56-5 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

Please see Response C56-2 for additional requirements in the proposed CSD Update that address noise control for event facilities.

C56-6 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C56-7 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update (Appendix 1 of the EIR).

C56-8 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C56-9 Please see Response C56-1.

C56-10 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

C56-11 The proposed CSD Update includes standards that would be followed to limit noise and nuisance impacts to residents. All proposed and future projects would be evaluated individually for their impacts to the environment, including impacts relating to noise. Each project would be evaluated for consistency with the proposed policies and development standards. Please also see Response C56-1.

Comment Set C57: Terri Webb

From: Terri Webb <terriwebb3094@gmail.com>
Sent: Tuesday, June 30, 2020 4:56 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: North Area Plan CSD!

CAUTION: External Email. Proceed Responsibly.

Please seriously consider the following:

Issue: Area Specific Development Standards
Request: Allowing Triunfo Lobo to be "Area Specific" as you have with Malibou Lake and Topanga Canyon. **C57-1**

Issue: Grandfathering for Event Centers
Request: The CUP should be within 12-18 months **C57-2**

Issue: Occupancy of Event Centers
Request: 200 attendees is too many if you have 4 events going on simultaneously that's 800 people is a community with only one way in and one way out. **C57-3**

Issue: Noise
Request: All events should be shut down by 8:00pm and no amplified sound at any time whether indoor or outdoor. **C57-4**

Issue: Rural Inns
Request: No Rural Inns. Consider what you are exposing our community to. If you add Event Centers, Equestrian Centers, Rural Inns, Bread & Breakfast homes and Rehab facilities all going on the same day that could be an astronomical amount of people that I cannot even fathom. **C57-5**

Issue: Temporary Special Events
Request: Limit to two Special Event permits per year. Again, I ask you to consider the amount of people that would be in our community that has just two streets and only one way in and out. **C57-6**

Issue: Filming
Request: Tighten restrictions on filming. In our community properties are using the filming permit to throw large events as there seems to be very little oversight or compliance. **C57-7**

Issue: Enforcement with Event Venues
Request: Make enforcement happen. Currently all the Venue has to do is close its gates and there is no enforcement. The Sheriffs Dept. and the residents of this community are powerless and the Venue's know this. **C57-8**

Issue: Fire and Vegetation
Request: So much has changed since the Woolsey Fire **C57-9**

Our family has lived in this canyon since the 1950's, there have been a lot of changes, but it has always been a community. I feel as though the county is allowing our community to become the party place of the Santa Monica Mountains while putting even more restrictions on the homeowner, the caretakers of the land.
There is so much more regarding the land use restrictions that I am hopeful you will consider while reading some of the emails from our community members.

C57-9, cont.

I thank you for listening and I ask that you consider our community of homeowners over the commercial land developers that of course wouldn't live here, it would be far too noisy, too much traffic …. Etc

Terri Webb

Response to Comment Set C57: Terri Webb

C57-1 Comment noted.

C57-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C57-3 According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C57-4 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C57-5 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C57-6 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C57-7 Section 22.336.070 (V. Temporary Events) of the proposed CSD Update allows temporary filming of not more than 60 days. A Conditional Use Permit would be required for filming longer than 60 days in one location.

C57-8 Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request. Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C57-9 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone Event Facilities would be allowed if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C58: Jennifer Norman-Lund

From: jen norman <abnormanagain@yahoo.com>
Sent: Tuesday, June 30, 2020 4:54 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Attn: Thuy Hua SMMNNA - Vasa Park

CAUTION: External Email. Proceed Responsibly.

From: Jennifer Norman

From Jennifer Norman-Lund

A change in the proposed SMMNA changes would present an unrealistic burden that our nonprofit organization could endure.

This ordinance, in effect, would render the property being economically infeasible.

In essence, this could be considered a government taking of the property.

Based on Vasa Park's long and positive history as well as its cultural and community benefits, the only fair and reasonable course of action would be to grandfather in Vasa Park's currently conforming status and such status should run with the property. **C58-1**

Open space is a primary component of the SMMNA Plan revision. Vasa Park on Triunfo Canyon Road exemplifies the preservation of open space merged with coordinated outdoor daytime events for all to enjoy.

The park also provides important green space and community shelter-in-place protections in the event of a catastrophic fire like during the Woolsey Fire, where hills in the canyon burned but Vasa Park's green area acted as a buffer. Vasa Park is considered a staging area for emergency vehicles. Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.

I have been to SMMNA meetings with neighbors in Triunfo Canyon. Comments from locals have expressed that Vasa is the type of park-like atmosphere that Triunfo Canyon wants to continue to have as a neighbor. Conversations from folks appreciate and encourage the calm and green areas that Vasa Park provides. **C58-2**

The proposed SMMNA Plan and proposed CSD changes will require our property, Vasa Park on Triunfo Canyon Road in Agoura Hills, to be closed and lost forever. We request that the County of Los Angeles preserve our vested property rights by written exemption and allow our current legal and conforming uses to continue without the granting of a Conditional Use Permit.

We are currently and historically a daytime operation.

- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. **Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.**
- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.
- Our business plan for the future is to continue to operate as we have done for over 70 years as a family picnic and recreational facility.

C58-3

What Vasa Park is requesting is simple – a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

- "Grandfathering" through vested entitlement, either tied to property OR current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, **"Family Picnic Grounds and Recreation Facility") and does not require a CUP.**

C58-4

Vasa Park is not a "Commercial Party House" and should not be treated as such.

Jen Lund

Response to Comment Set C58: Jennifer Norman-Lund

C58-1 Comment noted. The proposed Plan and CSD Update would not shut down Vasa Park; rather, it would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

C58-2 See Response C58-1.

C58-3 The definition of an "Event Facility" per the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences [emphasis added]*." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition provided in the proposed CSD Update.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

C58-4 Please see Response C58-1.

Comment Set C59: Peter Lund

From: Peter Lund <plund85@gmail.com>
Sent: Tuesday, June 30, 2020 4:56 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Santa Monica North - Vasa Park

CAUTION: External Email. Proceed Responsibly.

I want to voice my support for Vasa Park. Vasa Park has existed as a good neighbor, cutural resource and recreational area in the Santa Monica mountains for more that 70 years. Longer that most, if not all of the local residences have lived there.

Vasa Park has existed in conformance with County regulations and has not bern a problem in the area. Unfortunately the new Santa Monica plan does not acknowledge this and will place an unrealistic burden on this non-profit ran park.

Vasa has not be causing the problems in the area and should not be treated as such. The only reasonable and fair solution would be to grandfather Vasa Park and all of its current uses in as a conforming use that runs with the land.

Please do not use the "big stick" of government to enact what is basically a taking of the land by imposing undue restrictions and hardship. Keep Vasa Park as it is.

Peter Lund
310-766-1600

C59-1

Response to Comment Set C59: Peter Lund

C59-1 Comment noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

Comment Set C60: Aiden Mardani

From: Aiden M <aidenmardani@gmail.com>
Sent: Tuesday, June 30, 2020 5:01 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: North Area Plan

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern, regarding the North Area Plan May 2020 Update

We, the residents of the Triunfo Canyon area, have several concerns we would to address.

Development Imposition

We object to the imposition of the 10,000 square feet development rule due to the flawed character of the law. While we understand te importance of land preservation, the rule a generic figure that has no bearing on your property size. Whether your property is 1 acre or dozens of acres, the amount of allowed structure remains the same. **C60-1**

Traffic Concern

This area is a single ingress/egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because of all the beach traffic and the impaired view at the junction with Triunfo Canyon. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur. **C60-2**

Thank you for your consideration.

Response to Comment Set C60: Aiden Mardani

C60-1 The proposed Plan and CSD Update includes a maximum building site area of 15,000 square feet depending on the parcel size. Policy CO-6 would require building site areas (BSA) to be limited to minimize impacts to sensitive habitat. Section 22.336.060 Biological Resources Standards of the proposed CSD Update includes standards for development in habitat categories S2, S3, S4, or partially within S1 habitat; within these habitat categories, the maximum allowable BSA would be 15,000 square feet based on the parcel size, or 25 percent of the parcel size, whichever is less. For parcels one acre and larger, the allowable BSA would be 10,000 square feet plus an additional 250 square feet per acre of parcel area, with a maximum total BSA of 15,000 square feet. Depending on the habitat category in which your property is located, the maximum BSA would vary.

C60-2 Section 22.336.070 Community-Wide Development Standards would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

Section C.14 Transportation and Traffic of the EIR evaluates traffic effects under implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. Future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards. Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR also determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface.

Comment Set C61: Tom Webb

From: Tom Webb <dbltcorp@gmail.com>
Sent: Tuesday, June 30, 2020 4:58 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: North Area Plan CSD

CAUTION: External Email. Proceed Responsibly.

Ladies and Gentlemen,

Event facilities and special use in Triunfo / Lobo Canyon are not new. They have however become increasingly more frequent and extremely disruptive in the past ten years. **C61-1**

My name is Tom Webb, my family has been permanent residences of the Canyon since 1957. My family has owned property in Triunfo Canyon since 1940+- a year or two. What Los Angeles County is doing to our rural community is horrifying! (not a strong enough word, but you get the point). I grew up here, I learned to ride horses here and honed my skills to be a horseman here. I learned to drive here, I went to school here, and I still live here with my family. I am offended by Los Angeles Counties plans and approvals. I find the entire plan to be riddled with exceptions for those who can afford it and devastating for those of us who cannot. No watching out for the families that have spent a lifetime building something they hope their children would want, who would want to live in the middle of Disneyland for more than a few hours.

Los Angeles County claims they are protecting the environment, limiting the development of worthwhile community supportive projects, and opting for large commercial ventures by people who do not live here and disturb our peace! Horses and traffic, BAD. Children and traffic BAD. Horses and noise BAD. Noise and sleeping, BAD. Walking with traffic, BAD. Evacuating 400 people departing via a barely two-lane road that is single ingress, BAD. Truck and trailer evacuating at the same time as 400 people, BAD. Bad FOR THE PEOPLE WHO HAVE LIVED HERE FOR THE TRANQUILITY AND ENVIRONMENT. BAD, BAD BAD! **C61-2**

So far, outside of the revenue the County stands to make there is not one plus for those of us who have spent our lives maintaining something so special.

As I said in the beginning, we have always had some commercial ventures, Sycamore Summer Camp at the end of triunfo, my first job, a wrangler for their horse program, I was barely 16. Vasa Park as far as I am concerned, always a good neighbor. More recently Golden Heart Ranch, a venture that I have great hopes of using as a model for our own future. Likely gone now.

I see no promise of solitude or security in the proposed plan. I am at a loss to go further.

Sincerely:

Tom M. Webb
3094 Triunfo Canyon Road
Cornell, CA 91301
818-519-0069

Response to Comment Set C61: Tom Webb

C61-1 The proposed Plan and CSD Update contains new policies and standards that would require event facilities to demonstrate compliance with regulations to limit their impacts on residents.

C61-2 All proposed and existing event facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues.

Section 22.336.080 (Zone Specific Development Standards) would allow Event Facilities and other land uses in the A-1 and A-2 zoning. However, the uses would be required to meet the proposed development standards. For instance, Event Facilities would be allowed in the A-1 zone if they meet the specific requirements: two means of access, minimum lot size of 10 acres, and agree to a limitation of events of 24 events per year. In the A-2 zone, Event Facilities would only be allowed with a Conditional Use Permit.

Comment Set C62: Amir Mardani

From: A. Mardani <vonen@yahoo.com>
Sent: Tuesday, June 30, 2020 5:00 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Re: Santa Monica Mountains North Area Update

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern, regarding the North Area Plan May 2020 Update

We have resided in the Triunfo/Lobo Canyon area for the last 7 years, and it has taken me a lot of sacrifice and financial planning to be able to afford and live here, which most things I do not changed. I have copied excerpts from my neighbor's letter, as he has put it so clearly.

Below are my concerns:

You have presented us with a voluminous plan that might seem straightforward to the planning department but takes hours of analysis for the average person. It is akin to going through a legal contract without the benefit of an attorney, in short it is difficult to determine the ramifications as they specifically apply to our individual situations. **C62-1**

Whilst you state that residents and concerned individuals have a voice in this plan and that "we can participate in the decision making process", many in our community feel we are being ignored and our concerns are not being adequately addressed, specifically when it comes to Event Facilities.

We have comments in the following areas:

Traffic.

As previously stated this is a single Ingress Egress area and given the worst case scenario these venues can generate hundreds of extra vehicles on a daily basis. This is not just visitors but Staff, Event trucks delivering food, tables chairs etc. Typically this happens every week from Friday to Sunday and during the summer it is incredibly dangerous to exit onto Kanan road because **C62-2**

of all the beach traffic and the impaired view at the junction with Triunfo Canyon. We have already had three fatalities and numerous crashes at this junction and it is only a matter of time before more deaths occur.

Housing and Property Rights.

We object to the imposition of the 10,000 square feet development rule, especially as there is no "grandfather" clause involved. It is a generic figure that has no bearing on whether you have 1 acre or 40 acres and should be done with some kind of reasonable percentage of your property size. Most of the land development has been done, at least in our area, and it is ridiculous that we cannot add a room onto our house for our mother in law because it would take us over the threshold. It seems to us that it also forces people to build upwards, thereby making housing even more prominent in the view shed. C62-3

Fire and Vegetation.

First of all we believe that your mapping is very out of date, it certainly is on our property regarding the sensitivity zones, and the Woolsey fire changed everything with the biodiversity anyway. We wish you understood the expenses involved in being a good steward of the land, they are annual and never ending. Besides the brush clearance, which is at odds with your goals, we personally have planted over 40 native trees on our property and regularly clear non-native plants like mustard, which sometimes feels like a losing battle. We feel that we share our property with all the animals too and are very conscious of never using traps or pesticides, we use about 15% of the land we own, the balance is left in as natural a state as possible. When we built our home we had to install a 20' wide driveway and a 90' x 100' fire truck turn around as well as installing a fire hydrant at considerable expense. It was a complete waste of money as the fire department never came into our canyon during the Woolsey Fire, why ? C62-4

Understandably, because it is a Single Ingress and Egress and they did not want to be trapped. We feel the same way, but if something were to happen at the same time as multiple events we may well have a very big problem and dangerous situation.

In closing we ask that you seriously consider our comments and that you make some changes that will help us maintain the peace, serenity and beauty of this area so that we can all live here and steward it in a safe and responsible manner. Please also consider that this is not the Coastal area and juxtaposing C62-5

that plan on our area is not appropriate in that we have many different issues. **C62-5, cont.**

Thank you for your consideration.

Amir Mardani
3130 Triunfo Canyon Road
Cornell, CA 91301
(818) 425-3607

Response to Comment Set C62: Amir Mardani

C62-1 Multiple public meetings were held in 2017, 2018, and 2019 to gather community input on the proposed Plan and CSD Update. These public meetings organized information into topical areas so the information would be more manageable and gave the public the opportunity to provide comments on topics including protection of biological resources, trees, scenic resources, as well as voice concerns over noise, event facilities, and traffic. Additionally, staff was available at each of the public meetings to provide further clarification to individual questions. Please see Section B.3. Plan and CSD Update Development Process for details on community meetings and when they occurred.

The format of the proposed Plan was revised from a Word document to a more user-friendly format that was released with the Draft EIR. The voluminous size of the Plan was necessary to adequately address the varied and complex concerns raised by residents and property owners, while ensuring longstanding preservation goals and policies were also carried forward. Further, the proposed Plan must maintain a consistent content format with the General Plan since all community and area plans are a component of the General Plan.

C62-2 Section 22.336.070 Community-Wide Development Standards would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

Section C.14 Transportation and Traffic of the EIR evaluates traffic effects with implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. The policies and standards that are being proposed would manage growth while protecting the natural resources of the North Area. The proposed update would not increase development in the area and with the transfer of development credits, the Plan and CSD Update have the potential to result in no net increase in buildable lots. Specific land uses such as Event Facilities and Vineyards would have added measures to manage these uses and standards for development in areas with sensitive biological resources would be implemented. In addition, future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards.

Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface.

C62-3 Section 22.336.060 Biological Resources Standards (A. Biological Resources, 4i) of the proposed CSD Update states that for "*parcels one acre and larger, the allowable building site area shall be calculated as 10,000 square feet of BSA plus an additional 250 square feet of BSA per acre of parcel area, with a maximum total BSA of 15,000 square feet*." Therefore, depending on the size of your parcel, the maximum building site area (BSA) is 15,000 square feet. The BSA could be reduced if

sensitive resources have the potential to be impacted or other site constraints (e.g. limited site access) have been identified.

C62-4 The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. Consistent with CEQA requirements, the Draft EIR considers baseline conditions to be when the Notice of Preparation was released to the public in August 2018 (Section 15125 of the CEQA Guidelines). However, the Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Because biological resources continue to recover to their pre-fire functional value, the pre-Woolsey Fire baseline is evaluated to consider the long-term and worse-case impacts of the proposed Plan and CSD Update.

The Biological Resources Maps (Figure 2) of the proposed North Area are based on the Biological Assessment and information gathered from agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. Section 22.336.060 Biological Resources Standards outlines a process for requesting review and approval by the County Biologist to change the property designation on specific properties.

The proposed North Area Plan Update "*seeks to maintain reasonable consistency*" with the Santa Monica Mountains Local Coastal Program given the similarities in public concerns, coastal mountainous topography, biological resources, and geographic proximity. However, the proposed policies and standards of the Plan and CSD Update are tailored to the resources, land uses, and environmental characteristics of the North Area.

C62-5 See Response C62-4 regarding "*reasonable consistency*" with the Santa Monica Mountains Local Coastal Program.

Comment Set C63: Afrouz Gerayli

-----Original Message-----
From: Afrouz Gerayli <agerayli@icloud.com>
Sent: Tuesday, June 30, 2020 4:59 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Santa Monica mountain north area plan

CAUTION: External Email. Proceed Responsibly.

Hello

As a resident of Santa Monica Mountains I am greatly concerned about the proposed plans.
These proposals have been adverse to the living standards of this community. The 10000 limit on development on such vast lands is very restrictive as some of the homes have more square footage than that. These restrictions certainly play a role in devaluing our properties.
Sent from my iPhone

C63-1

Response to Comment Set C63: Afrouz Gerayli

C63-1 The proposed Plan and CSD Update includes a maximum building site area of 15,000 square feet depending on the parcel size. Policy CO-6 would require building site areas (BSA) to be limited to minimize impacts to sensitive habitat. Section 22.336.060 Biological Resources Standards of the proposed CSD Update includes standards for development in habitat categories S2, S3, S4, or partially within S1 habitat; within these habitat categories, the maximum allowable BSA would be 15,000 square feet based on the parcel size, or 25 percent of the parcel size, whichever is less. For parcels one acre and larger, the allowable BSA would be 10,000 square feet plus an additional 250 square feet per acre of parcel area, with a maximum total BSA of 15,000 square feet. Depending on the habitat category in which your property is located, the maximum BSA would vary.

Comment Set C64: Raiini Skyes

From: Raiini Skyes <amoorea2007@gmail.com>
Sent: Tuesday, June 30, 2020 4:58 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Attn: Thuy Hua SMMNNA - Vasa Park

CAUTION: External Email. Proceed Responsibly.

A change in the proposed SMMNA changes would present an unrealistic burden that our nonprofit organization could endure.

This ordinance, in effect, would render the property being economically infeasible.

In essence, this could be considered a government taking of the property.

Based on Vasa Park's long and positive history as well as its cultural and community benefits, the only fair and reasonable course of action would be to grandfather in Vasa Park's currently conforming status and such status should run with the property.

Open space is a primary component of the SMMNA Plan revision. Vasa Park on Triunfo Canyon Road exemplifies the preservation of open space merged with coordinated outdoor daytime events for all to enjoy.

C64-1

The park also provides important green space and community shelter-in-place protections in the event of a catastrophic fire like during the Woolsey Fire, where hills in the canyon burned but Vasa Park's green area acted as a buffer. Vasa Park is considered a staging area for emergency vehicles. Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.

I have been to SMMNA meetings with neighbors in Triunfo Canyon. Comments from locals have expressed that Vasa is the type of park-like atmosphere that Triunfo Canyon wants to continue to have as a neighbor. Conversations from folks appreciate and encourage the calm and green areas that Vasa Park provides.

C64-2

The proposed SMMNA Plan and proposed CSD changes will require our property, Vasa Park on Triunfo Canyon Road in Agoura Hills, to be closed and lost forever. We request that the County of Los Angeles preserve our vested property rights by written exemption and allow our current legal and conforming uses to continue without the granting of a Conditional Use Permit.

- We are currently and historically a daytime operation.
- Definition of "Event Facility" in the SMMNAP Community Standards District document describe more than our operation. **Vasa Park is not a wedding, concert or rowdy party venue. As a matter of fact, we have turned away wedding requests in the past.**

C64-3

- An Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business.
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.
- Our business plan for the future is to continue to operate as we have done for over 70 years as a family picnic and recreational facility.

C64-3, cont.

What Vasa Park is requesting is simple – a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

- "Grandfathering" through vested entitlement, either tied to property OR current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, **"Family Picnic Grounds and Recreation Facility") and does not require a CUP.**

C64-4

Vasa Park is not a "Commercial Party House" and should not be treated as such.

Alex Lund

•

Response to Comment Set C64: Raiini Skyes

C64-1 The proposed Plan and CSD Update would not shut down Vasa Park; rather, it would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

C64-2 See Response C64-1.

C64-3 The definition of an "Event Facility" in the proposed CSD Update is "*A place of private or public assembly, either indoor or outdoor, that hosts functions which* ***include, but are not limited to****, weddings, receptions, wine clubs, banquets, anniversaries, meetings or conferences [emphasis added]*." Because Vasa Park is used to host public events that include picnics, markets with food vendors, and outdoor recreational activities, these activities constitute Vasa Park as an event facility due to the similar nature of these activities with the definition in the proposed CSD Update.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

C64-4 Please see Response C64-1.

Comment Set C65: Property Owner

From: 85014m@gmail.com <85014m@gmail.com>
Sent: Tuesday, June 30, 2020 4:59 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Subject: Re: Mapping of proposed Alpine Environmental Review Map

CAUTION: External Email. Proceed Responsibly.

A portion of our property was erroneously mapped in the 2018 Draft undisturbed by Alpine Environmental Group. After we brought it to the attention of the Alpine Environmental Group their reply was they are aware of mistakes in the EIR Mapping.

Questions:

1)What will be the procedure to correct issues which are created by incorrect mapping if it is an obvious mistake?
2) Would the aforementioned procedure be feasible without having to pay private consultants such as Aspen, fees to correct their mistake?

C65-1

Thank you
Property Owner

Response to Comment Set C65: Property Owner

C65-1 Aspen Environmental Group prepared the Biological Assessment and the original maps that are the basis of the habitat sensitivity maps in the proposed North Area Plan (Figure 2 Biological Resources). The habitat mapping was conducted using databases on local biological resources and interviews with resources agencies. Individual parcel assessments were not conducted. As such, the biological resources map would be used as a guide to indicate the general location of resources. As noted on page 16 of the proposed North Area Plan, the maps are "*to be used as a reference to depict the general distribution of habitat categories, however the precise boundaries and existence of the various habitat categories shall be determined on a site-specific basis*…". The text in the North Area Plan also states that the habitat categories may be adjusted based on "*substantial evidence and independent review by the Department Biologist*..". The proposed Plan Update acknowledges that revisions may be necessary and lays out a process for how revisions would be made.

In addition, Section 22.336.060 Biological Resource Standards (A. Biological Resources, 2d) of the proposed CSD Update reinforces the statements highlighted above by identifying a process for changing the map designations. As identified in this requirement, a property owner can provide historical photos, current photos, and previous and current biological reports to support the requested change. The information provided by the property owner would be reviewed by the County Biologist who may visit the property to confirm onsite resources.

As part of the permit process, applications for development in S2 or S3 habitat that qualify for ministerial review would be required to submit a biological inventory. Applications for development in mapped S1 habitat and S2 and S3 habitat that require discretionary review would be required to submit a biological assessment. Large swaths of land that clearly contain S4 habitat can be remapped at this time. However, small pockets of S1, S2, or S3 habitat need further review through a biological inventory or biological assessment, as applicable and as determined by the Director of DRP.

Comment Set C66: Lindell Lummer

From: Lindell Lummer <lindelllummer@gmail.com>
Sent: Tuesday, June 30, 2020 9:53 PM
To: DRP SMMNorthArea <SMMNorthArea@planning.lacounty.gov>
Cc: Lindell Lummer CTC, CSI, MIA, ASTM, CTIOA, IICRC <lindelllummer@gmail.com>
Subject: TLC Resident Letter.docx - Google Drive

CAUTION: External Email. Proceed Responsibly.

https://drive.google.com/file/d/1BIYYI_sRJXhmiq4xKPktUaVvX01WmqhR/view

Page 1 of 4

Department of Regional Planning

320 W Temple Street

Los Angeles, CA 90012

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

Add Personalization (I have lived in Triunfo Lobo for ___ years; I moved here because of the tranquility and rural nature of the canyon…; I raise pygmy goats and vote Libertarian… whatever will personalize the letter so that doesn't appear to be a form letter)

C66-1

Before getting into specific comments regarding the draft CSD, it's important that the

Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive.

C66-1, cont

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map.

C66-2

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

2

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle.

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

C66-3

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet.

C66-4

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since

C66-5

2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside.

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have

indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M."

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

C66-5, cont.

Lindell L. Lummer
lindellllummer@gmail.com



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Response to Comment Set C66: Lindell Lummer

C66-1 Comment noted.

C66-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C66-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C66-4 Section 22.336.070 of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C66-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime. Further, foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas would be selected to maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Comment Set C67: Darcie Heyes (Resident)

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

Via E-Mail: SMMNorthArea@planning.lacounty.gov

I am a resident of Triunfo-Lobo Canyon and offer the following comments in response to the release of the final draft North Area Plan and Community Standards District (CSD).

I Darcie Heyes have lived in Triunfo Lobo for 12 years; I moved here because of the rural nature of the canyon. I raise chickens, horses, children, grapes, herbs and vegetables. The Dance Pavilions and Wedding Venues have disrupted my peace and tranquility as well as trash the streets with plastics and cigarette buts in the canyon.

Before getting into specific comments regarding the draft CSD, it's important that the Department of Regional Planning recognize that Triunfo-Lobo Canyon is unique community of approximately 350 residents. Our canyon is characterized by a single ingress/egress, narrow unlit roads, high fire danger, and sound amplifying topography. As a community, we feel strongly that there are important provisions of the CSD which need to be modified to recognize our unique nature. We request that the County adopt an area specific development zone (cutout) as it has done for Malibou Lake and Topanga. This will allow for implementation of regulations which will increase safety for residents without implicating other areas where regulations would be overly restrictive. **C67-1**

Draft Provision Comments

Grandfathering (Page 32)

The draft CSD gives existing venues three years to obtain a CUP and come into compliance. Our community simply can't take another three years of mind-numbing loud music and screaming. Not to mention, the dangers associated with hundreds of cars attempting to reach the canyon's single egress during an emergency. As the attached map shows, with the exception of three homes, all residents of Triunfo-Lobo are behind three event venues with their hundreds of guests and cars. Our community is particularly sensitive after the immense devastation our community suffered during the Woolsey Fire, as illustrated on the attached map. **C67-2**

Please require existing legally operating event venues obtain a CUP within one-year. And, please ensure that any future events booked after the passage of the NAP but before a CUP, at a minimum, comport with amplified music, hours of operation and decibel level provisions.

Maximum Number of Attendees (Page 32)

The draft plan proposes a maximum number of 200 attendees. Please limit this further. Two hundred attendees at just one facility would represent over 50% of the canyon's total residents. If more than one venue is operating at a time, it means that the number of party goers potentially exceeds our canyon's total population. This overtaxes our infrastructure and creates a dangerous situation in an emergency. Please refer again to the attached map. It shows the number of homes destroyed during the Woolsey Fire, as well as the distance to the single egress. Other than three homes, all residents would be attempting to exit the canyon behind party goers. The map illustrates the traffic jam which would result using the assumption that there are two occupants per vehicle. **C67-3**

We would further propose that there be coordination among venues. Even if the county were to limit attendees to 150, three venues operating simultaneously would result in the type of traffic jam illustrated on the map. It is simply irresponsible to endanger the lives of residents so that commercial venues can rake in thousands throwing parties.

Distance and Setbacks (Page 33)

As written event facilities must be separated by 2,000 feet. We would ask that this be increased to 4,000 feet. **C67-4**

Amplified Sound (Page 34)

We appreciate the county requiring outdoor amplified sound to cease at 8 p.m. In the case of commercial business, however, we feel strongly that normal business hours should apply to both indoor and outdoor commercial amplified sound. As such, we ask that both indoor and outdoor commercial amplified sound be shut off by 6 p.m. Since 2012, residents have been prisoners in their homes every weekend during the summer due to pounding music and screaming guests at the various event venues, many of which operate simultaneously. An 8 p.m. shut-off would mean that residents would still be unable to enjoy family time or an early dinner outside.

If limited to outdoor amplified sound, event venues like Brookview, which rake in seven figures a year, will simply move their parties into an "indoor" facility. Sound experts have indicated that nothing is soundproof meaning that the same problems which currently plague residents will continue. The parties will continue until late into the night (some have gone past 2 a.m.) Party goers will inevitably be outside, talking, laughing, screaming—all of which neighbors can hear. Plan should be modified to read "ALL INDOOR AND OUTDOOR COMMERICAL AMPLIFIED SOUND MUST CEASE AT 6 P.M." **C67-5**

Additionally, special event venues should have an absolute shut-down time to avoid noise associated with break-downs, etc. Proposed language: "All special event venues must be shut down no later than 6 p.m. All guests should be off the premises within 1 hour. Any equipment breakdown shall only take place between 8 a.m. and 7 p.m."

Noise Complaints (Page 34)

First, this should not be limited to residences within 2000 feet of an event venue when our topography often causes residents outside the 2000-foot range to be disturbed by noise. In many cases, the noise from venues can be heard over a mile away as sound bounces around the canyon. We would propose the language be changed to "any affected resident."

C67-6

Second, venues in the past have avoided the sheriff's department responding to noise complaints by closing their gates. It's imperative that venues be required to leave their gates open during events (also allowing for evacuation in event of emergency.) Proposed Language: "Emergency and law enforcement personnel must have unfettered access to property during events."

Decibel Levels (Page 42)

The Draft EIR sets forth that the ambient decibel level in Triunfo-Lobo is 33.7, extremely low as compared to other areas in the NAP. As such, exterior noise levels of 45 would be 11 dBAs over our ambient. The LA County Health Department has found that 3 dBAs over ambient is disturbing. An increase of 11 would mean that once again neighbors would hear music inside their homes and be deprived of the ability to enjoy their homes. Please limit Triunfo-Lobo decibel levels to no higher than 36, which would be two over ambient.

C67-7

As a side note, this very issue illustrates why a "cut out" is necessary. The County has specifically set forth different decibel level limits for Topanga because of its comparatively high ambient. By doing the same for Triunfo-Lobo, the county can impose dBA levels that are appropriate for our area without affecting other areas where this low decibel level would be inappropriate.

Rural Inns (Page 48)

Under the draft, a parcel would be allowed a maximum of 40 cabins and would be allowed on both Triunfo Canyon Road and Lobo Canyon Road. With two guests per cabin (on average) that's an additional 80 people in the canyon—adding approximately 25% to our existing population. We ask that the maximum number of cabins be limited to 10 in R-R zoning only.

C67-8

Temporary Events (Page 56)

Commercial event venues have no place on Lobo Canyon at all. But, if there are to be provisions for temporary events, there should be a limit of not more than 3 per year. And, anyone hosting an event with hundreds of people should have two means of access. (It is ironic that a temporary event venue hosting more than 100 people must

C67-9

have two means of access to a highway, but permanent venues who regularly host hundreds of attendees have no such requirement.)

Lack of Enforcement

While the draft CSD represents vast improvement over the what has to date been an uncontrolled party-town known as Triunfo-Lobo, it has no teeth in terms of enforcement. If for example, amplified sound is not shut off at 8 p.m., what's the remedy? Calling the sheriff's department? That's exactly what we're doing now and it serves no purpose.
The CUP requirement is helpful. But what if there are violations? Are residents required to wait until the renewal hearing to have remedial action taken?

We strongly urge a provision that dictates that if three or more verified complaints regarding violations of law or Disturbing the Peace citations are received within a 12-month period, there shall be a public hearing to determine whether a conditional use permit should be revoked. **C67-10**

Proposed language: "In the event that 3 or more Notices of Violation or Disturbing the Peace citations are issued within a 24-month period, the matter will be set for hearing to determine whether CUP should be revoked."

Event Venues on Lobo (Page 70)

"In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation.... property in Zone A-1 may be used for the following uses provided a Condition Use Permit.: Event facilities, limited to no more than 24 events per year,..."

The wording of this section suggests that any use permissible in Resort and Recreation is also allowed in A-1 with a CUP. There is no place for commercial event venues on Lobo Canyon Road with or without a CUP. **C67-11**

Event Venues have NEVER been allowable in A-1 Zoning. We cannot expand the zoning usage now without putting all canyon residents in grave danger.

Lobo Canyon Road is not suitable for Event Venues of any kind, with or without a CUP or temporary permit. It is a narrow, unlit, windy, 2.77 mile dead end road in a high hazard fire zone with one single ingress/egress.

Thank you for your consideration.

Sincerely,

Darcie Heyes
31455 Lobo Canyon Road, Agoura Hills, Ca 91301
darcie_heyes@yahoo.com Cell 661-477-4040

Response to Comment Set C67: Darcie Heyes (Resident)

C67-1 Comment noted.

C67-2 Section 22.336.070 Community-Wide Development Standards (F. Event Facilities, 3) of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

C67-3 According to Section 22.336.070 (F. Event Facilities, 4) of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section 22.336.070 would also require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update.

C67-4 Section 22.336.070 of the proposed CSD Update requires a minimum setback of 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

C67-5 Section C-11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime. Further, foot traffic corridors between event location, food and beverage services areas, restrooms, and parking areas would be selected to maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

C67-6 The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request.

C67-7 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels

measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

C67-8 Rural inns would be permitted if they demonstrate compliance with existing laws, regulations, and standards listed in Section 22.336.070 (Q. Rural Inns) of the proposed CSD Update and would be located on land with compatible zoning (Section 22.336.080 Zone-Specific Development Standards). Rural inns would not be allowed to exceed one guest room or cabin per acre, with a maximum limit of 40 guest rooms or cabins available. Therefore, the limiting factor to the number of cabins per rural inn would be the acreage of the property.

C67-9 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees and access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

C67-10 Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

C67-11 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone the proposed CSD Update would limit number of events to 24 events per year, would require minimum lot size of 10 acres, and would require two means of access to a highway.

Comment Set C68: Darcie Heyes (Area Planning)

To: LA County Department of Regional Planning LA County Planning Commission
LA County Board of Supervisors

Dear Regional Planning,

I am Darcie Heyes a 12-year resident of the Triunfo-Lobo Community in the unincorporated area of LA County known as Cornell. We will be acutely impacted by your final decisions rendered, concerning the 2020 revisions to the SMMNAP CSD, and ask that you thoroughly consider the following.

I whole-heartedly adopt the following statement in the SMMNAP:

"As a result of the destructive 2018 Woolsey Fire, the importance of responsible development, ecological health, and risk management has become paramount for local communities."
SMMNAP May 2020 Dra , P2

That concise statement perfectly sums up the issues we face: The preservation of a unique ecology and environment, protection on of an abundant but threatened wildlife population and the health and safety of residents and visitors alike. Each of which is acknowledged by the plan.

"Increased human activity associated with the development may have negative impacts on our communities and natural environments, including greater susceptibility to destructive wild fires, heightened safety risks for our residents, diminished water quality, and the loss of critical animal and plant habitat. This document is intended to help mi gate those potential impacts."
SMMNAP May 2020 Dra , P2

C68-1

Which I completely support. Following, I plead the case that a transition from "Dance Pavilions" (an undefined "permitted use" in the existing SMMNAP CSD – Since wisely and permanently abolished by unanimous vote of the Board of Supervisors in 2019) to "Event Facilities" is absolutely incompatible with the goals cited above. In other words, I firmly believe there is no place for wedding venues in Triunfo-Lobo, and based on the hard and graphic evidence below, ask that be taken into serious consideration

Should the DRP, Planning Commission and BOS decide otherwise, I urge a significantly modi ed approach as it pertains to the Triunfo-Lobo Community. Not because the residents of our modest community are "special" but because the realities of the topography, isolated access, wildlife and ecology **are** "special" and beg for a reevaluation in the spirit of the stated **"Guiding Principle of the Plan":**

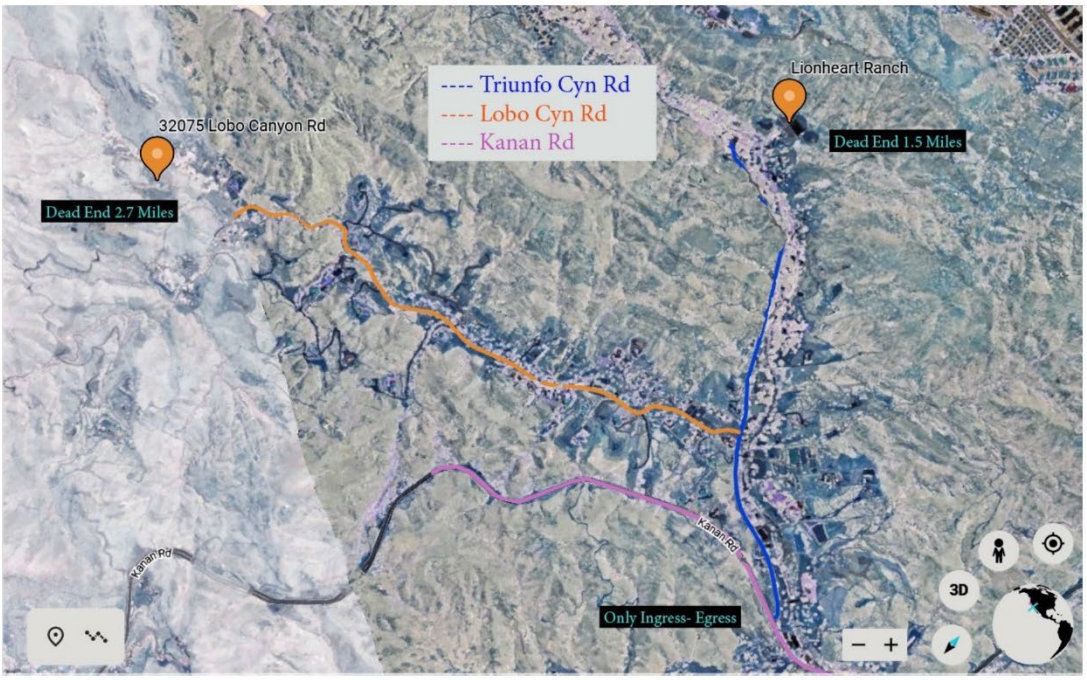
"Let the land dictate the type and intensity of use." SMMNAP May 2020 Dra , P2

I respectfully submit that Triunfo-Lobo should transition to an "Area Specific Development Standard," as the Topanga Canyon and Malibou Lake communities are currently regulated. This comes with the understanding and acknowledgement that one size does not t all; our land dictates more restrictive regulations, to be argued below. As such, I request the following amendments be applied to the Triunfo-Lobo Community:

- All event venues MUST have 2 means of access to the nearest highway.
- A reduction of permitted event facilities to be separated by a minimum of 4,000 feet instead of the suggested 2,000 feet.
- Complete elimination of considering the expansion of event facilities to A-1 and A-2 zones; Lobo Canyon.
- Permitting only 1 active event at any given me. In the past, we have had 4 events within 1.1 miles, operating simultaneously or with overlap, quintupling the resident population, a cumulative of hundreds of weekend days per year.
- Reducing total population, including staff, to 150 per event.
- No commercial amplified sound, indoor or out, between the hours of 6 pm and 8 am.
- Establish a hard cap of permitted dBA at all hours, of 2.5db above established ambient.
- Existing venues must apply for a CUP within one-year, not three. As 2020 attests, extreme unexpected events don't consult a human calendar, and they are rapidly increasing in volume, breadth and impact.
- Temporary, "special event permits" should be limited to four per year.
- Venues must respond to "ANY affected resident" within 30 minutes during events and proactively respond to ameliorate the nuisance.
- Venues must allow unfettered access to law enforcement and LA County agency enforcement officials to investigate complaints.
- Three or more verified complaints of separate events triggers a hearing to determine whether the CUP should be revoked.

C68-2

By narrative and visual documentation, the following is offered in support of these requests for modification:



RESIDENTIAL SAFETY

There is a single ingress/egress to the Triunfo-Lobo Community, the intersection of Kanan and Triunfo Canyon Roads., leading to the homes of an estimated 300-350 residents. Triunfo spiders north for 1.5 miles to a dead-end. At 0.6 mile in, Lobo "T's" o to the northwest, again leading to a dead-end, 2.7 miles deep.

Kanan Rd. is an extremely heavily travelled highway ferrying residents from the Western San Fernando Valley and Conejo Valley to Malibu's west end, Pt. Dume and Zuma Beach. It is common for northbound traffic to be stop-and- go for 2.5 miles attempting to reach the 101 freeway, backed-up nearly to our canyon. Access from a dead stop, into 55 mph traffic is harrowing in the quietest of times. And that from a one- me NYC cabbie.

C68-3

Entering Triunfo, the first "Event Venue" is situated 260' from the intersection. Within the next 1⁄2 mile are two more venues (surrounding Mike Erick Stables, a stellar neighbor,) meaning there are 3 venues in that short span. The first venue sits **between** every single residence in the community and the lone ingress/egress. The 3rd venue is between that intersection on and all but five residences.

This is a recipe for disaster, and on November 8-9, 2018, disaster struck. One neighbor perished and more than 20 homes and structures burned to cinders, many other structures were damaged in the Woolsey Fire. Each of those three venues reports having sustained damage, some substantial.

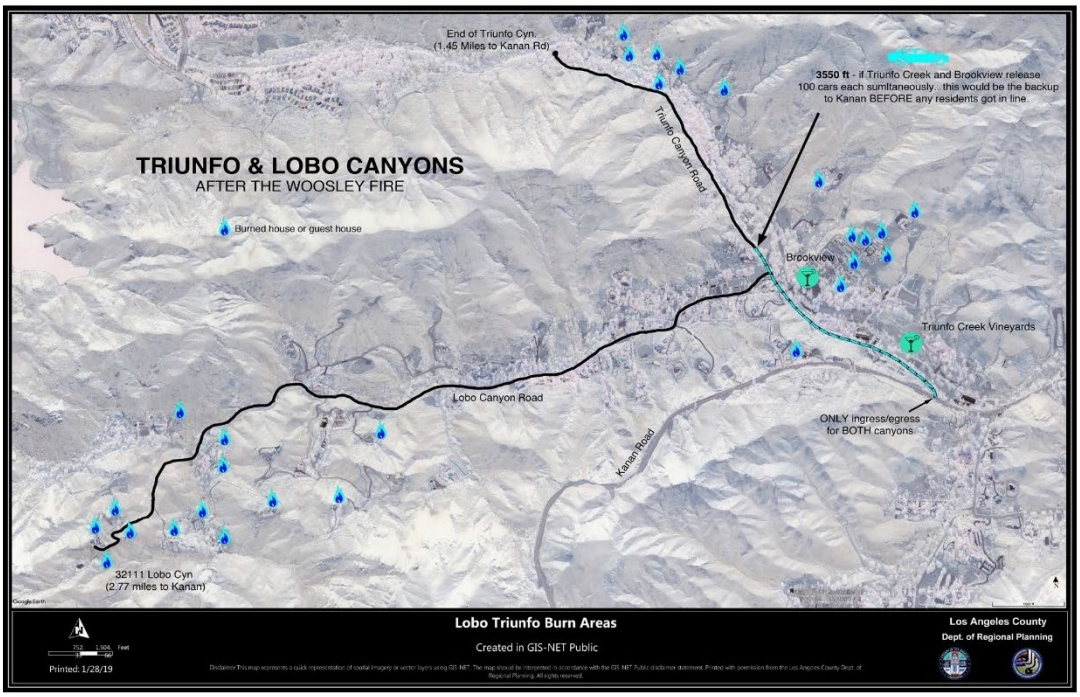
Thankfully, the community had 16 hours to evacuate from ignition to touchdown. When the 1978 Kanan Fire, roared through destroying homes in our far more sparsely populated community, (including the house that is now the first event venue) it accelerated from Cornell Rd., three miles to the north, through our canyons, southwest to the PCH in just 2 hours and 19 minutes.

C68-3, cont.

There but for the grace...

Brookview Ranch had a wedding scheduled the evening of Friday, November 9th and both it and Triunfo Creek Vineyards had weddings scheduled for Saturday, November 10th. Please mull this graphic and consider the havoc and tragedy that would have ensued had either timeframe been the Woolsey reality. How many times do we get this lucky? Will the next one be the 16-hour head-start of Woolsey, or the no head start of Kanan, 1978?





Unfortunate Zoning

Resort-Recrea on (R-R) is an archaic and seldom de ned zone, dating back to an era of two-lane country roads and limited access to these canyons and what were truly resorts and recreational activities. Lake Enchanto and the Seminole Hot Springs Resorts were replaced by a mobile home park and Peter Strauss Ranch many decades ago.

Cab Calloway and the Dorsey Brothers' descendants are not about to perform at a local "Dance Pavilion." Yet the seldom-applied R-R zone has somehow survived and weddings are now considered to be a form of recreation. Unbelievable.

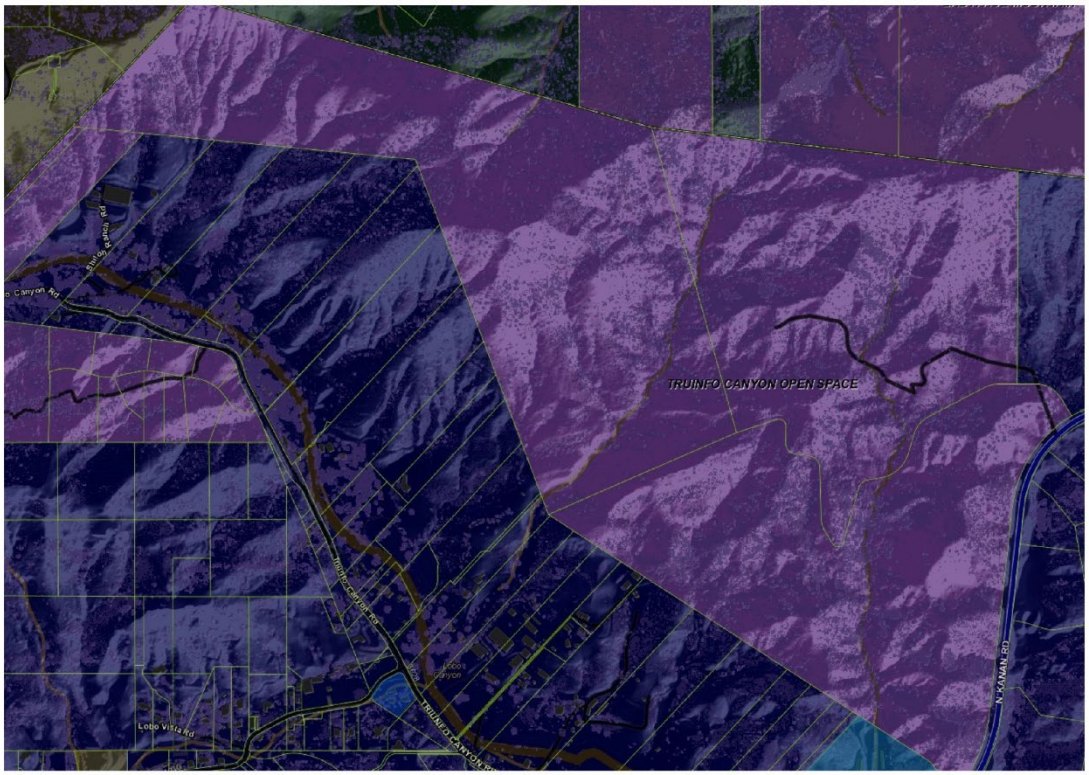
C68-4

On Triunfo Canyon Rd. the R-R Zone is wedged between some of the most pristine and ecologically sensitive environments in all of the Santa Monica Mountains, the dark green swath below.

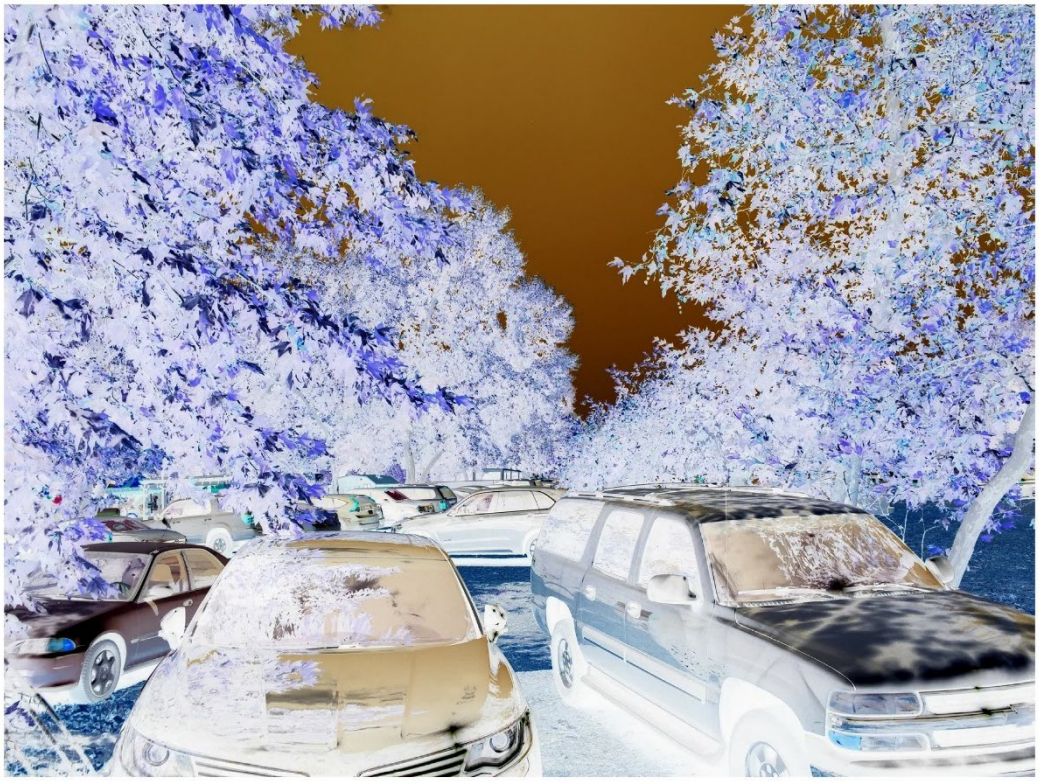
The R-R zone extends the length of Triunfo Canyon Rd. from Kanan Rd. on the southeast to the Westlake Village border to the northwest. The event venue parcels are perpendicular to Triunfo Canyon Rd. extending northeast, each and every one, bordering the Triunfo Open Space land now under the jurisdiction of the Conservancy.



The pristine and protected S1 Triunfo Creek bisects every parcel, wending its way just northeast of the road.







Each of the existing venues has an Arizona Crossing that, pre-pandemic, had hundreds of cars traversing ***each crossing***, o en every Friday through Sunday and parking beyond the banks.

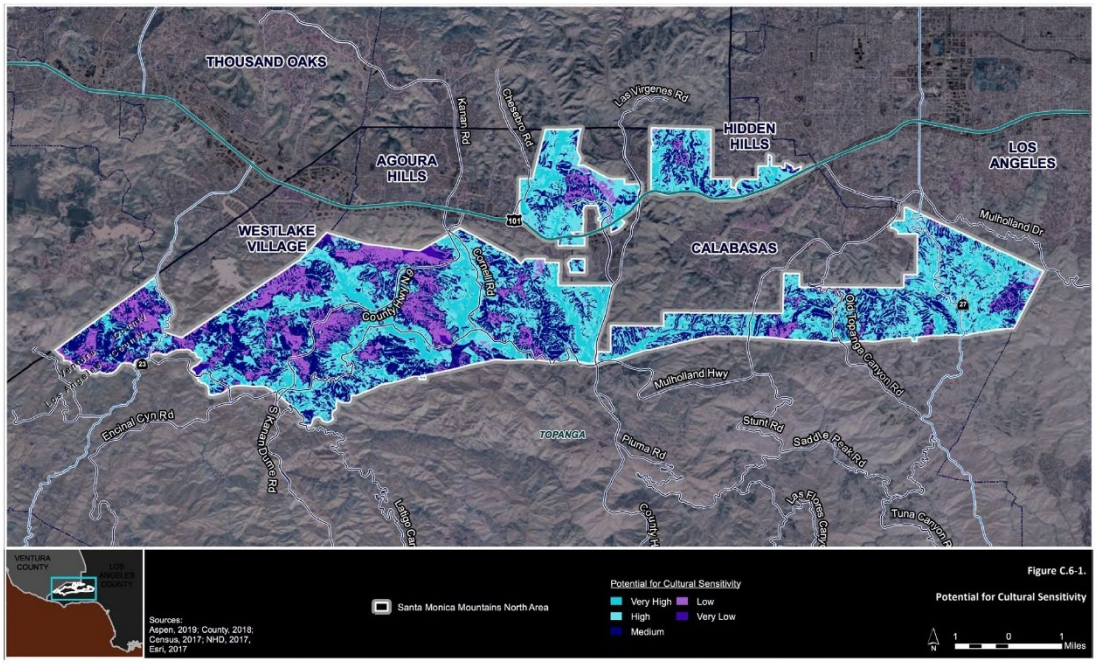
All impacting what is supposed to be the most protected habitats and waterways in the Santa Monica Mountains.

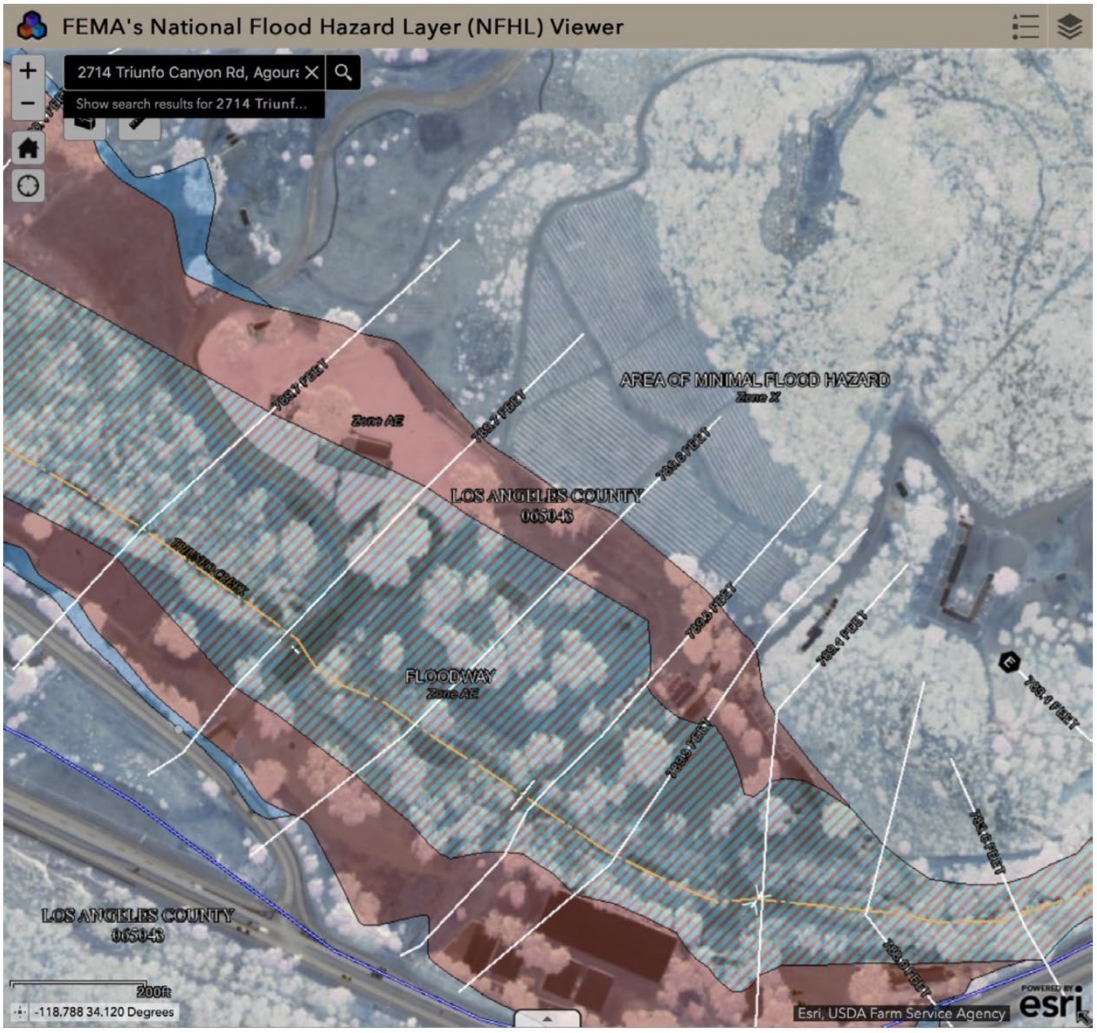
C68-4, cont.

TABLE 1: HABITAT CATEGORIES		
CATEGORY	**SIGNIFICANCE**	**DESCRIPTION**
S1	**Distribution** Limited, particular rarity, or important function.	S1 habitat consists of areas of the highest biological significance, rarity, or sensitivity. S1 habitat includes alluvial scrub, coastal bluff scrub, dune, native grassland and scrub with a strong component of native grasses or forbs, riparian, native oak, sycamore, walnut and bay woodlands, and rock outcrop habitat types. Wetlands[1], including creeks, streams, marshes, seeps and springs, are also S1 habitat. Coast live and valley oak, sycamore, walnut, and bay woodlands are all included in S1 habitat. S1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern, and/or (2) California Native Plant Society (CNPS)-listed 1B and 2 plant species[2], normally associated with S1 habitats, where they are found within S2 or S3 habitat areas.
	Function Lands that support the rarest and most sensitive resources or have important ecosystem function and is worthy of the highest-level conservation.	
	Development Highly restricted.	

Though an imprecise rendering, it seems clear that the area is also home to sacred indigenous cultural lands and artifacts.

"According to the National Park Service, there are thousands of known archaeological sites in the Santa Monica Mountains, one of the highest densi es of any mountain range in the world."
SMMNAP P 43

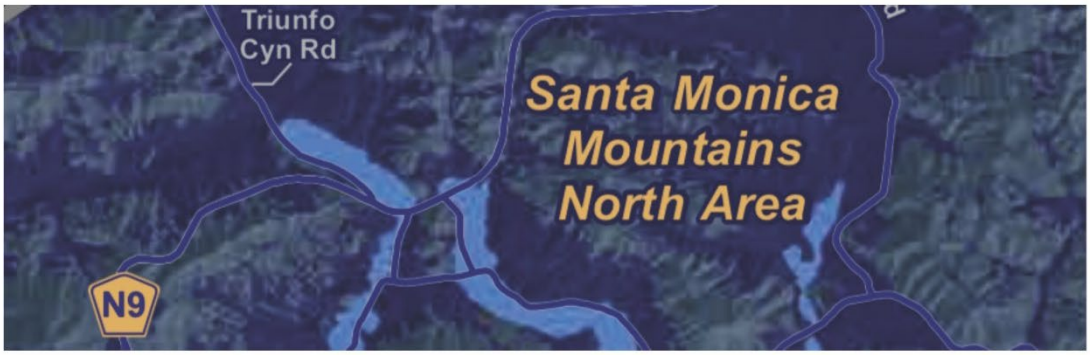




The creek bed is itself is in a FEMA 100-year Flood Plain.

And seismologically, the north side of Triunfo Creek, at the very spot of the current event venues, is a candidate for "liquefaction" in an earthquake, the very geologic phenomenon that crippled San Francisco's Mission District in 1989's Loma Prieta temblor. C68-6

Think of a small glass bottle with sand settled on the bottom. Shake it. The result is liquefaction.



And then add in the obvious, the entirety of the Santa Monica Mountains is a "Very High Fire Hazard Severity Zone."

C68-7



So, 3 venues within a 1⁄2 mile, between the lone ingress/egress to the community, between 95% of the residences and that lone escape route, each bisected by an S1 stream that is navigated by Arizona Crossings, which scores of belching cars cross twice with each event, in a flood zone subject to liquefaction on in an earthquake and culturally sensitive land, each bordering an Open Space habitat to the northeast and across the street

C68-8

from the community to the southwest. What could go wrong? What could be the problem?

NOISE AND IT'S IMPACT ON PUBLIC HEALTH; PHYSICAL, MENTAL AND PSYCHOLOGICAL

"Excessive noise levels are not only a potential annoyance but may cause disrupt on to physical health, psychological well-being, social cohesion, and property values. Excessive noise levels can also negatively impact wildlife. Studies have shown that interference caused by noise can be injurious to an animal's energy budget, reproductive success, and long-term survival."

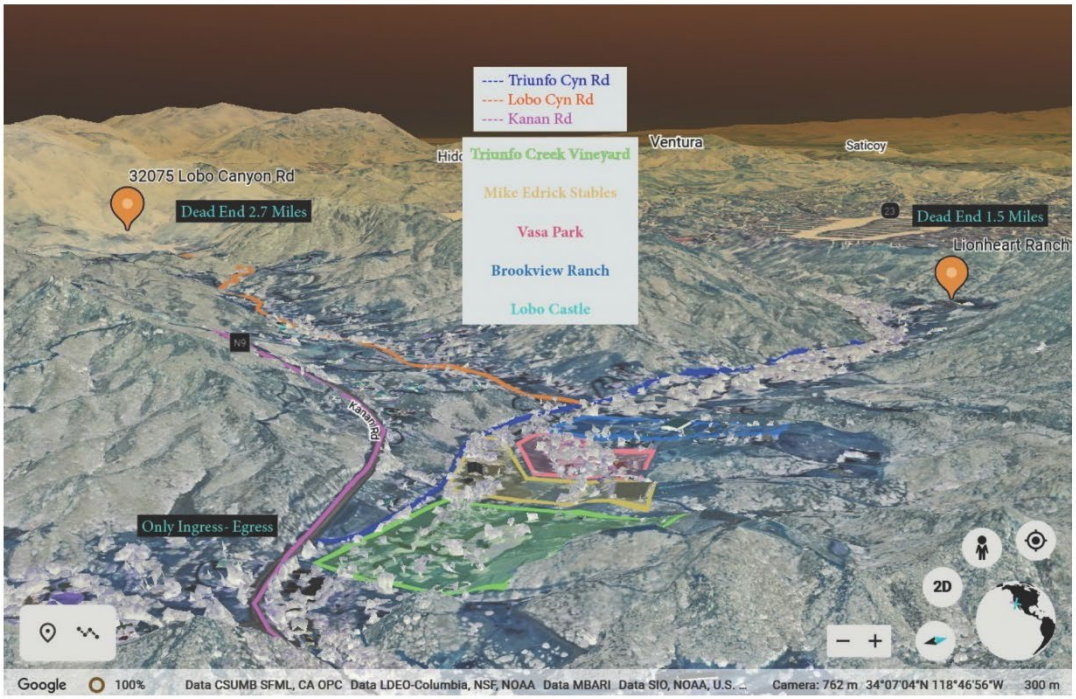
SMMNAP P 48

Both canyons are narrow, enveloped by steep, rocky slopes that reflect all sound, literally bouncing noise from conversations to laughter to amplified music in haphazard pinball-like directions, even more than a mile away. As the majority of residences are on hillsides, above grade from the canyon floor where the event venues operate, those sounds are literally elevated and amplified as sound obviously rises. Many a responding sheri has expressed great surprise at how much louder it is at receptor residences, than at the venues themselves.

C68-9

When the LA County Department of Public Health Industrial Hygienists monitored activities of two event venues in 2017,
they contemporaneously commented that they couldn't recall an area with a lower ambient reading. Prior to the amplified music commencing, they explained their monitors were primarily picking up the sound of "crickets and frogs," and noted the ambient was in the mid 30's dBA levels. Those levels elevated by 10 dBA and more, once the noise of guests and amplified music commenced, un l 11pm and later. Then compounded by many hundreds of buzzed, if not inebriated guests getting their last hoots in and entering en masse onto our small winding roads, and the speedway that is Kanan road at that hour.

As disclosed in the DEIR issued in May 2020, those readings were confirmed in 4 days and nights of testing from August 6 through August 9, 2018.



As noted above, the L90 ambient (average dBA level for 90% of an hour) in Triunfo Canyon, from 1-2 pm measured 33.7dBA and 32.4 dBA from 8-9 pm.

"This noise study provides a baseline for ambient noise standards and the results determined
that an L90 exterior noise level requirement would be the appropriate baseline metric for the North Area." Dra SMMNAP May 2020, P48

According to the SMM North Area Plan and CSD Update:

"When comparing sound levels from similar sources (for example changes in traffic c noise levels), an increase of 3 dBA is considered to be a just-perceivable difference, *5 dBA is clearly perceivable, and 10 dBA is considered a doubling in perceived loudness."*

The latest draft plan proposes an 8 am to 8 pm level of 45 dBA and 40 dBA from 8pm to 8am, with an 'allowance' of 5 dBA over.

This is neither practical nor acceptable for Triunfo-Lobo. The 45 level is 11.3 dBA in excess of the professionally and officially measured ambient dBA from 1-2 pm and the 40 dBA with an allowance of 45 dBA, is an increase of 7.6 to 12.6 dBA from 8-9 pm. In each case, proposed levels are MORE THAN double in perceived loudness.

C68-9, cont

As the proposed allowable levels of dBA in Topanga Canyon are higher due to its elevated ambient:

4. Due to the existing above-average ambient noise conditions in the Topanga Canyon area, the daytime exterior noise level shall not exceed 50 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. for the Topanga Canyon subarea. Noise levels are considered a nuisance when they exceed this ambient noise level when measured from the property line closest to the nearest residential receptor.

The same consideration, in reverse, should be given to Triunfo-Lobo. In other words, our allowable levels should be lower than the standard. I propose 2.5 above ambient, or rounded o , 36 dBA from 8 am to 8 pm and 35 dBA from 8 pm to 8 am, with absolutely NO ALLOWANCE acceptable.

C68-9, cont

WELL INTENTIONED, BUT NO WAY TO ACCOMPLISH

The draft CSD proposes two mandates that are well intentioned but would seem to be near impossible to accomplish. Title 22.336.070 (F iii) proposes:

iii. Layout for sound amplification systems shall ensure that all speakers are directed away from adjacent residences and any adjacent S1 habitat. The backside of all speakers shall be wrapped in sound attenuation blankets.

In tandem, Title 22.336.070 (Di) proposes:

i. Unless adequately screened, parking must be designed so that headlights of parked cars are facing inward toward the property and are not directed onto adjacent properties or sensitive habitat.

C68-10

And there is the rub. If the lights and amplification on are turned away from the residences to the S/SW then they
are aimed directly to the N/NE, which then point directly toward the adjacent Conservancy's Triunfo Open Space, which encompasses the totality of the south western facing wall of Ladyface Mountain, up to its designated "Scenic Peak."

This is in direct conflict of the stated DEIR "Open Space Goals."

Goal C/NR 1: *Open space areas that meet the diverse needs of Los Angeles County.*

Topic: Open Space Preservation and Conservation of Natural Areas

Policy C/NR 1.1: Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.

Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.

C68-11

What's more, there are several cases in which there are residences in between the event venues and the open spaces.

TRAFFIC & EVACUATION

As stated in the beginning, pre - Woolsey Fire and pandemic, our canyons have quintupled and more in population and occupancy on any given weekend, o en 3 days, Friday thru Sunday, 9 to 10 months per year. As the wedding venues, #1 and #3 had 150 to 400 guests each, arriving simultaneously in mid to late afternoons, guests at venue #2, which operates during the day me are o en leaving at the same me. This has clogged our residential

streets terribly and made it even more difficult for our access to Kanan Rd., already a nightmare on good weather weekends. While not the usual jam, these photos are illustrative of the issue. This situation lasted more than an hour-and-a-half as the venue hosts weekend gatherings, reportedly with attendance as high as 1,500 guests.

C68-12

Clearly shuttle busses are not a panacea. And as might be expected, the following photo underscores where frustration leads. The driver had evidentially mistakenly passed the wedding at venue #1, then made a U-turn
and became trapped in the exiting traffic of venue #2. The driver then proceeded to go into the oncoming lane, defying a tragedy, unknowing if other wedding goers would exit Kanan onto Triunfo, only 300 feet ahead at 55 mph. Thankfully, an horrific head-on collision didn't occur. This me.


TOURCOACH



Around the bend in the photo above is the lone ingress/egress as illustrated several times now. There was no emergency here, no evacuation. Yet it took more than 90 minutes to clear this mess. Now, please consider this same spot, multiple venues exiting in an emergency, as well as the 300-350 residents 1.5 to nearly 3 miles behind. Not to men on the livestock that are near equal inhabitants as the residents.

C68-12, cont.





This is a completely untenable situation, an absolute disaster in the making, and cannot be allowed to exist.

LOBO CANYON

As dangerous and potentially tragic these circumstances on Triunfo currently are, any expansion into the A-1 and A-2 Zoning would be disastrous. Lobo Canyon Road isn't wide enough to merit a center line, snakes nearly 3 miles into the canyon and houses the preponderance of the population. There is no argument that in any way merits commercial occupancy of any kind on Lobo Canyon Rd.

C68-13

CPAW

While it is not expected that the Community Planning Assistance for Wild re (CPAW) recommendations to reduce the risks of wild res, will be completed prior to consideration of the final draft of the SMMNAP CSD, I urge the DRP, Planning Commission and BOS to anticipate the thrust of the findings. I can perceive no way in which our community will emerge as a candidate for event venues.

And so, I bookend and return to the beginning. As stated in the SMMNAP,

The potential risk of death, injuries, property damage and social and economic dislocation resulting from the earthquakes, mass wasting events, floods, fires and other hazards must be minimized. Development should avoid environmental hazards rather than a empt to overcome them."

Supported by the narrative and visual documentation provided, I urge all parties to please consider the unique circumstances, ecological fragility and extreme safety considerations of

C68-14

Triunfo-Lobo Canyons. And I ask that be done with the **guiding light of the plan's "Guiding Principle":**

C68-14, cont.

"Let the land dictate the type and intensity of use."

Thank you for your consideration and Submitted respectfully,

Darcie Heyes

31455 Lobo Canyon Road

Triunfo-Lobo Canyons

Response to Comment Set C68: Darcie Heyes (Area Planning)

C68-1 While the proposed Plan and CSD Update allow for Event Facilities in the North Area, existing and future new facilities would need to comply with the new standards identified in the proposed update. These standards require a CUP, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other requirements. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards and specifically address protection of biological resources and reduction of impacts from noise, traffic, light, and other issues. In addition, in the A-1 zone the proposed CSD Update would limit number of events to 24 events per year, would require minimum lot size of 10 acres, and would require two means of access to a highway.

C68-2 Special event permits would be required under the County code (Chapter 22.188 of the County Municipal Code); the proposed Plan and CSD Update would allow for a maximum of six event days depending on the size of the facility, number of attendees, and means of access considerations. The number of event days would be lower depending on these factors. See Table 22.336-B Temporary Events in the proposed CSD Update.

The proposed CSD Update would require a minimum setback of no closer than 2,000 feet between event facilities, as measured between nearest respective parcel boundaries. This is a minimum setback and a greater distance could be required if determined necessary to reduce impacts.

Multiple event facilities may host events simultaneously, but each facility would be required to develop evacuation plans and comply with noise limit requirements under the proposed Plan and CSD Update to ensure that cumulative impacts are within thresholds.

According to Section 22.336.070 of the proposed CSD Update, the maximum occupancy of any given event would be limited to 200 persons, including, but not limited to, any event staff, caterers, photographers, and vendors. The maximum number of attendees may be increased or decreased at the discretion of the Hearing Officer or Regional Planning Commission depending on the conditions unique to the proposed location.

Section C.11 Noise of the EIR addresses daytime and nighttime exterior noise levels that are described in Section 22.336.070 of the proposed CSD Update. Rather than completely prohibiting noise, the standard provides noise level thresholds for daytime and nighttime based on an area-specific noise study (Appendix 5 of the EIR). Further, proposed standards would require selection of foot-traffic corridors between event location, food and beverage services areas, restrooms, and parking areas that maximize the distance from adjacent residents such that event guests would be located as far as away as possible from sensitive receptors. Additionally, contact information for event supervisors would be made available for residences within 2,000 feet of a facility for questions or noise concerns during event operations. The event facility would be responsible for documentation of noise complaints and resolutions and would be required to provide to DRP upon request.

Section 22.336.070 Community Wide Development Standards of the proposed CSD Update requires existing outdoor dance pavilions and event venues to obtain a Conditional Use Permit within three years of the effective date of this ordinance. According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a CUP is between 10 to 12 months, making the 3-year deadline a reasonable timeline to allow all current uses to reach compliance.

The requirement in the proposed standard states that facility contact information be made available to residents within 2,000 feet of the event venue. However, anyone has the right to submit a complaint regarding noise or other nuisance activities associated with an event facility. Each facility would be asked to document complaints and resolutions and make this information available to DRP upon request. Event facility supervisor(s) would be required to return calls within 30 minutes during the event and within 24 hours before and after the event to answer questions and handle complaints.

Title 22, Chapter 22.242 (Enforcement Procedures) of the County Municipal Code would be the first action taken to enforce conditions of approval for specific projects. The code specifies fines for different permit violations. The County Municipal Code, Chapter 22.238 (Modifications and Revocations) sets out the process for revoking or modifying approved permits. The County has the authority to initiate the revocation of a permit based on the conditions identified in this section (e.g. in public interest, initiated by the Director, Commission or Board).

Also, see Response to C68-9.

C68-3 Section 22.336.070 Community-Wide Development Standards would require a parking and transportation plan to address traffic impacts from Event Facilities. As noted in the standard, the plan would need to demonstrate that traffic flow would not adversely impact residents. Section C.14 Transportation and Traffic of the EIR evaluated this measure and the other measures (e.g. Conditional Use Permit, required buffers, limited number of persons) proposed in the Plan and CSD Update. Because no physical development is proposed with implementation of the Plan and CSD Update, the EIR found that adoption of the plan would not result in significant impacts. Future projects would be evaluated with regard to their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C68-4 The comment references the R-R zoning in the North Area and dance pavilions. Dance pavilions were prohibited as a use in the zone in the County's Outdoor Dance Pavilion prohibition in 2019. This update is not meant to remove and re-zone any properties except those that have been dedicated as open space since the year 2000. Re-zoning parcels to a zone that would replace the R-R zone would require an extensive study of possible uses allowed in that zone, which is beyond the scope of this update.

Section 22.336.060 Biological Resource Standards includes varying levels of protection for four habitat categories. Section C.4 Biological Resources describes that all future development that occurs in highly sensitive habitat would be reviewed by the County Biologist or the Significant Ecological Areas Technical Advisory Committee (SEATAC). SEATAC would advise DRP on the adequacy of project analyses and provide recommendations on mitigation measures to reduce a project's impact on sensitive habitat. All existing and future event facilities would be required to

complete a Conditional Use Permit to demonstrate compliance with the policies and standards of the proposed Plan and CSD Update.

C68-5 Section C.9 Hydrology and Water Quality of the EIR determined that implementation of the proposed Plan and CSD Update would have less-than-significant impacts on releasing pollutants into water bodies or altering drainage patterns that would cause flooding. Section C.6 Cultural and Tribal Cultural Resources describes that implementation of the proposed Plan and CSD Update would have less-than-significant impacts to cultural resources. All future projects in the North Area would be subject to separate environmental review processes that would evaluate potential impacts relating to hydrologic hazards and cultural resources, and standard mitigation measures would be developed to reduce any potentially significant impacts to a less-than-significant level.

C68-6 Section C.8 Geology, Soils, and Paleontological Resources of the EIR acknowledges that certain areas in the North Area may be susceptible for geologic hazards such has liquefaction. The EIR identifies Section 22.336.080 (W. Transfer of Development Credit Program) as a measure that would mitigate the cumulative effects of development in the North Area. This standard would prevent an increase in the net amount of development and would discourage development in geologically hazardous or unstable areas. Although areas have been mapped as having high liquefaction potential in the North Area, all future development would be evaluated individually for the potential to exacerbate liquefaction hazards.

C68-7 Section C.15 Wildland Fire and Hazards of the EIR addresses wildfire hazards, evacuation routes, and emergency access. The EIR also determined that implementation of the proposed Plan and CSD Update would not result in significant impacts because future development would be encouraged in higher density areas away from the urban-wildland interface. Furthermore, event facilities would be required to develop evacuation plans subject to the approval of the Los Angeles Fire Department and Sheriff to ensure that a safe, effective evacuation measure is in place in the event of an emergency.

C68-8 Section C.14 Transportation and Traffic of the EIR evaluates traffic effects with implementation of the proposed Plan and CSD Update. Because no physical development is proposed, the EIR found that adoption of the proposed Plan and CSD Update would not result in significant impacts. The policies and standards that are being proposed would manage growth while protecting the natural resources of the North Area. The proposed update would not increase development in the area and with the transfer of development credits, the Plan and CSD Update have the potential to result in no net increase in buildable lots. In addition, future projects would be evaluated for their potential to create traffic hazards and would be required to comply with proposed policies and standards.

C68-9 The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update.

When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts. Section 22.336.070 Community-Wide Development Standards (L. Noise) of the proposed CSD Update identifies a 43 dBA noise threshold at an L90 measurement from 8 am to 8 pm and a 38 dBA maximum nighttime noise level from 8 pm to 8 am (as modified in this Final EIR). These proposed noise levels/thresholds must not be exceeded at the property boundary of the special event location. Because noise levels further attenuate (reduce) as distance increases from the noise source, special event noise levels would be even lower at the nearest receptors. Therefore, it's unlikely average ambient noise levels at adjacent receptors would increase greater than 5 dBA during special events if the proposed development standards are adopted and complied with.

Please note, a decibel level of 43 dBA, which must be maintained at the special event property boundary 90 percent of the time between 8 am to 8 pm, roughly equates to the sound level of very quiet speech. Meanwhile a decibel level of 38 dBA, which must be maintained at the special event property boundary between 8 pm to 8 am 90 percent of the time, roughly equates to the sound level inside a quiet library. As mentioned, the CSD Update requires these levels be maintained at the special event property boundary. As these levels attenuate (reduce) even more before reaching the nearest sensitive receptors, the County considers the proposed noise level thresholds developed for the CSD Update applicable to ensuring a reasonable ambient noise level is maintained within the entire North Area (except the Topanga Canyon Boulevard area) during special events.

C68-10 This standard intends to reduce nuisance nighttime lighting and glare to both residences and sensitive habitat. Orientation of parked vehicles will vary among each event facility. Each event facility would be required to submit a parking and transportation plan that demonstrates that parking or transportation would not adversely impact the neighborhood. This plan would consider orientation of parked vehicles and the length of time that headlights are on in the event they are directed toward sensitive receptors

C68-11 As described in Section 22.336.070 (F. Event Facilities), the required parking and transportation plan would avoid adverse impacts to both residences and sensitive habitat by considering the orientation of parked vehicles. Additional measures would be implemented if adverse impacts are found.

C68-12 Please see Response C68-3.

C68-13 Please see Response C68-1.

C68-14 DRP will consider all recent and effective wildfire risk mitigation strategies. DRP works closely with agencies such as the Los Angeles County Fire Department, CAL FIRE, National Park Service, California Department of Parks and Recreation, and the Mountains Recreation and Conservation Authority.

Comment Set C69: Carrie L. Carrier

From: C LC <carrielcarrier2@gmail.com>
Sent: Wednesday, July 1, 2020 12:03 AM
To: Luis Duran <LDuran@planning.lacounty.gov>
Cc: Englund, Nicole <NEnglund@bos.lacounty.gov>; Lippman, Timothy <TLippman@bos.lacounty.gov>; Charnofsky, Tessa <TCharnofsky@bos.lacounty.gov>; Bill Carrier <billcarrier@gmail.com>; Kim Lamorie <kimlamorie1@gmail.com>
Subject: 5 requested modifications to the North Area Plan (please see attached PDF)

CAUTION: External Email. Proceed Responsibly.

Hello,
Thank you for being willing to incorporate public comments and suggestions into the North Area Plan. Here are the modifications that I believe need to be incorporated into the revised North Area Plan dated May2020. Please let me know if you have any questions or need additional information.

The requested changes are attached.

Kind regards,
Carrie L. Carrier

6/30/20 - North Area Plan Comments – Requested Modifications to Plan – Carrie L. Carrier, Topanga, North Area Resident.

Thank you for being willing to incorporate public comments and suggestions into the North Area Plan. Here are the modifications that I believe need to be incorporated into the revised North Area Plan dated May2020.

Note that I have an ADA-recognized disability of chemical sensitivity (triggered by ambient pesticide exposures arising from volatization and drift). To that end, I am specifically requesting language and a few additional Guiding Principles that will highlight the health and safety needs of certain vulnerable populations. **C69-1**

Please also note that, while localities are not allowed to regulate pesticide use in California, they ARE allowed to both prioritize nontoxic approaches as well as to disallow (*not as a ban per se but as an* ***operational policy choice***) the use of pesticides on property that the locality owns or manages.

TEXT MODIFICATIONS REQUESTED for the Section on Biological Resources – (pages 15-23)

Please add the following language to prioritize the use of least toxic land management policies.

1. The management of invasive species should be approached with the least toxic method (to both the environment and humans) available.

2. Pesticide use on county-owned or managed land should be avoided in the management of invasive species or other pests. Pesticide use *must* be avoided in places where residents are reasonably expected to spend time and could be exposed to drift or volatization.

3. Routine management of invasive species or other common pests should not be treated as an "emergency" requiring repeated applications of pesticides over a multi-year period. The management of most invasive species has proven to be an ongoing process whose method of treatment must respect the environment as well as the health concerns and needs of residents. **C69-2**

4. Humans are a biological resource as well. To that end, they must be taken into account in the development of any plans that could potentially imperil their health. It is not sufficient to claim that a chemical is not harmful to most people. A growing number of people are hypersensitive to the pesticides and others chemicals used by some land manager s in their approach to restoration and land management. Any highly sensitive, immune compromised, or disabled individuals who may be adversely impacted by the use of chemicals in public spaces within the North Area must be accommodated such that they will not experience harm.

TEXT MODIFICATIONS REQUESTED for the Section on Hazardous and Toxic Materials – (page 54)

(page 54, right-hand column, first paragraph) – Please **remove** the following problematic language that inadvertently normalizes pesticide use and condones their use by residents in an area where such products should be discouraged. If you remove this unnecessary sentence, the thrust of the policy towards any/all hazardous wastes remains intact.

C69-3

[delete] *"Residents may occasionally use pesticides, herbicides or rodenticides to protect crops and manage pests. Additionally, various types of herbicides may be used to remove non-native vegetation…."*

Response to Comment Set C69: Carrie L. Carrier

C69-1 The proposed Plan and CSD Update would encourage integrated pest management (IPM) techniques to prevent and control pests. The Environmental Protection Agency defines IPM as an effective and environmentally sensitive approach to pest management that minimizes health hazards to people and the environment. IPM includes a variety of pest control methods that includes the judicious use of pesticides.[18] Section 22.336.070 Community-Wide Development Standards (Y. Vineyards, 2i) of the proposed CSD Update describes a variety of techniques, which include biological, cultural, and mechanical controls to control pests that do not include the sole use of pesticides.

C69-2 In response to item 1 of the comment the following new policy has been added:

SN-46: Encourage the management of invasive species with the safest, least toxic method (to both the environment and humans) available.

In response to item 2 of the comment, the following new policy has been added:

SN-45: Pesticide, rodenticide, and herbicide use on county-owned or managed land should be avoided in the management of invasive species or other pests due to their impact on vulnerable residents, on predators through bioaccumulation, and on water quality.

Comments noted (items 3 and 4).

C69-3 The suggested revision to introductory text has been made as noted below (as well as change to remove extra space for Policy SN-33).

The creation, use, storage, and transport of hazardous materials and waste is widespread in business, industrial, and residential settings. Improperly managed hazardous materials and waste can pose a serious threat to community safety and are regulated through a combination of federal, State, and County laws. ~~Residents may occasionally use pesticides, herbicides or rodenticides to protect crops and manage pests.~~

[18] https://www.epa.gov/safepestcontrol/integrated-pest-management-ipm-principles

Comment Set C70: Gunlog Spaberg

SMMNAP att: THUY HUA

- Please consider the following comments in regards to Vasa Park.
- Vasa Park has operated for over 70 years as a non-profit organization. **I have been attending picnics at the park for nearly 50 years with my parents and siblings, and now with my own family.**
- Our park serves the cultural needs of our members and the family recreation needs of the public.-**Vasa Park hosts picnics to share the Scandinavian culture with the community and our families.**
- We are currently and historically a daytime operation.- **The picnics are not disruptive nor cause excessive traffic to the area. They are hosted in the daytime and finished before sundown.**
- Vasa Park is a safe-haven environment and access point for emergency measures and evacuations.
- The local Triunfo Lobo Homeowners Association supports <u>in writing</u> grandfathering our operation over the other larger, commercial event venues. Vasa Park has proven to be a good neighborAn Event Facility will require a Conditional Use Permit, the cost of which we cannot afford nor the proposed 3 year time limit to achieve. This will put Vasa Park out of business. **C70-1**
- Our park Dance Pavilion was legally built and permitted many years ago and was built for our needs as a specific cultural dance performance area. It is different from neighboring businesses which just have an "ad-hoc" designated dance area. The Vasa Park dance pavilion should be excluded from new regulations.- **I grew up Swedish Folkdancing at Vasa Park and have danced for the King and Queen of Sweden at Disneyland. I also went on two dance tours through Sweden in my teens.**
- Our business plan for the future is to continue to operate as we have down for over 70 years as a family picnic and recreational facility. - **I hope to be able to continue to bring my girls to Vasa Park in the future to help them experience their Scandinavian heritage.**

<u>Please consider</u> a permanent way to continue our current operations without the requirement of obtaining a CUP. We believe this can be achieved through multiple methodologies including:

- "Grandfathering" through vested entitlement, either tied to property <u>OR</u> current property owner;
- Adding another venue definition to the Community Standards District document, compatible with the North Area Plan document, which describes a legal conforming operation like Vasa Park (i.e, "Family Picnic Grounds and Recreation Facility") and does not require a CUP. **C70-2**

✳**In conclusion, the Vasa Park Association prides itself on sharing and celebrating the Scandinavian culture. We as a whole are respectful to the environment and to our neighbors in the canyon. We hope to reassure the decision makers that we are a positive organization and to allow us to continue our mission.**

Gunlog Spaberg
Member of Vasa Park Association since 1964

Response to Comment Set C70: Gunlog Spaberg

C70-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

According to the DRP website (http://planning.lacounty.gov/faq/cup), the average time to process a Conditional Use Permit is between 10 to 12 months, making the 3-year deadline a reasonable timeline.

C70-2 See Response C70-1.

Comment Set C71: Paula Johnson

PAULA L. JOHNSON
Creative Services

126 Ave. 64 • Pasadena, CA 91105 • 626.577.5593 • paulajohnson@mac.com

Wednesday, June 24, 2020

Attn: Thuy Hua
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Hello...

I am writing as a member of Vasa, a Scandinavian-American organization with chapters across the country. While the majority of members have Nordic ancestry, the organization is open to anyone who is interested in Nordic heritage and culture.

Nordic heritage is demonstrated by several annually events including Midsummer in the summer and Luciafest in December.

Vasa Park, owned by by Vasa Order of America for more than 70 years, has been a little slice of Scandinavia where members and friends can experience nature and enjoy family-friendly daytime events like Midsummer. We don't hold weddings or concerts, just events to celebrate Nordic food and customs. **C71-1**

The proposed SMMNA Plan and proposed CSD changes will require Vasa Park on Triunfo Canyon Road in Agoura Hills, to be closed and lost forever. This would be a tragedy.

The TriunfoLobo Homeowners Association supports our continued, respectful use because we have been a very good neighbor.

Please preserve our vested property rights by written exemption and allow our current legal and conforming uses to continue without the granting of a Conditional Use Permit.

SAVE VASA PARK!

Paula Johnson
(Grandfather born in Swedish and came to American at age 6)

Response to Comment Set C71: Paula Johnson

C71-1 Comments noted. The proposed Plan and CSD Update would require existing and new Event Facilities to have an approved Conditional Use Permit (CUP) to demonstrate that the use of the facility meets proposed standards and would remain consistent with surrounding land uses. The CUP was identified as a way to address concerns from residents regarding the noise, traffic, and other impacts experienced by residents during events.

D. Comments Received at the June 11, 2020 Meeting

Comment Set D1: Mark Osokow

My name is Mark Osokow, and today I'll be speaking on my own behalf. I only have a couple of brief comments. I'm not going to take three minutes. But just a couple of things occurred to me during the presentation, and I haven't had a chance to review the Draft EIR. So, I may have to modify these comments later on after I do that review. But I did notice during the presentation that there was something in there about not needing a permit for dead tree removal, and I thought was a serious mistake if that's what the Draft EIR is going to confirm. Dead trees form very important habitats for wildlife, especially birds that nest in tree cavities and other birds that build nests in these dead trees. So, I would hope that there would be something in the Draft EIR that would modify that idea that no permit is needed for dead tree removal, that removing a dead tree should be contingent upon its value for wildlife. **D1-1**

The other thing that struck me was about horses. I don't know if this is addressed in the EIR either, the Draft EIR, but horses are a very important for supporting mosquito populations that transmit various forms of encephalitis, including West Nile Virus. So, I would hope there would be something in the Draft EIR that would address that problem, perhaps requiring horses to be vaccinated and along those lines, if that is a requirement, I would recommend including some provision for providing assistance to horse owners to bring that about. So, those are my couple of thoughts I had. And after I review the Draft EIR I'm sure I'll have other thoughts on it. Thank you very much for the opportunity to comment. **D1-2**

Response to Comment Set D1

D1-1. Section C.4 Biological Resources of the EIR addresses the proposed project's (implementation of the Plan and CSD Update) potential for impacting trees in the North Area. The assessment evaluates the proposed expanded tree requirements that apply to Protected Trees in the Santa Monica Mountains. Only limited maintenance activities are allowed without a permit. The proposed protected tree requirements do not specify the health of the tree that is being removed and would apply to removal, relocation, or other actions on protected trees. In addition, the goals, policies and development standards included in the Plan and CSD Update work toward protection of trees and biological resources in the North Area. Section 22.336.060 Biological Resource Standards (B. Trees, 2) of the proposed CSD Update states: "*Any tree maintenance, encroachment or removal activities, or construction activities, near a tree suitable for nesting bird habitat shall follow all regulations located in Section 22.336.060.A.5*" (Nesting Bird requirements). The proposed CSD Update includes comprehensive protections for wildlife and nesting birds as required under State (Fish & Game Code section 3505) and federal law (Migratory Bird Treaty Act).

D1-2. The County of Los Angeles Public Health website includes information on the West Nile Virus (WNV). The WNV is transmitted by infected mosquitos and can affect animals and humans. Removing standing or pooled water will stop mosquitos from breeding and reduce spread of this disease. On its website, the public health department encourages vaccination of horses to prevent the disease and includes information and statistics regarding the WNV in Los Angeles County. The County's public health department tracks and monitors the spread of this disease.[19]

[19] County of Los Angeles, Department of Public Health. 2020. County website accessed July 16. http://publichealth.lacounty.gov/vet/WNV.htm

Section C-10 Land Use and Recreation addresses equestrian uses and evaluates the policies and standards that address best management practices for equestrian facilities. As stated in the North Area Plan Update, the proposed goals and policies promote equestrian culture while minimizing environmental impacts (Policies LU-54 through LU- 60; now Policies LU-47 through LU-53). Section 22.336.070 Community-Wide Development Standards (E. Equestrian Facilities) requires implementation of a series of best management practices to reduce environmental impacts from these facilities. As part of these measures, one of the standards addresses insect control: "*Any additional measures that may be necessary to further control fly and other insect populations*" (Section g. Best Management Practices, item iii (G)).

Comment Set D2: Kevin Foley, President, Triunfo/Lobo Community Association Board

I'm Kevin Foley. I'm the President of the Triunfo/Lobo Community Association. We're about 80 homes in Triunfo Canyon & Lobo Canyon just off of Kanan. I have a lot of our members that are wondering when you guys first designated the significant ecological areas zones and designated certain areas as S1 – S4. I was speaking with somebody at the meeting and asking them how did that get reviewed, and they basically said it was from a Google Earth image, and that they didn't evaluate each site independently, and that they, they sort of, you know, evaluated general areas. And so, I said, well I feel like my lot and several of our members feel like their lots are zoned incorrectly on the S1-S4 scale. And I'm wondering if there's a process for getting that reevaluated or changed. **D2-1**

Response to Comment Set D2:

D2-1. Section C.4 Biological Resources of the EIR summarizes the results of the Biological Assessment completed for the North Area and evaluates the potential of impacting sensitive biological resources with implementation of the proposed Plan and CSD Update. The Biological Assessment (October 2018; Appendix 3 of the EIR) included a map that identified the sensitivity of biological resources by four habitat categories (S1 through S4). The original Sensitivity Ranking map has been updated and is now superseded by Figure 2 Biological Resources in the proposed North Area Plan. The proposed habitat categories were presented at the community meetings on the proposed North Area Plan and CSD and have been available on the County website since the Biological Assessment was published in October 2018; the updated vegetation sensitivity maps, as they are now called, were updated through community input.

The habitat protection categories, originally developed in the October 2018 Biological Assessment, were developed using the best available information on the biological resources of the North Area, which includes agency planning documents and supporting studies for jurisdictions within the Santa Monica Mountains, database records, interviews with local experts, and field studies and habitat assessments conducted throughout the North Area. For more details on the comprehensive methodology on the development of habitat protection categories, please refer to Appendix 3, Biological Resources Assessment of the EIR.

Significant Ecological Areas (SEA) are also described in Section C.4, Biological Resources. The SEA ordinance was adopted by the County in January 2020. The SEA ordinance covers officially designated areas within the County identified as having irreplaceable biological resources. As noted in Section C.4, the Santa Monica Mountains North area is almost entirely

within the Santa Monica Mountains SEA. If the Plan and CSD Update is adopted by the County, then the S1 through S4 habitat categories and the process described in the proposed CSD standards would apply to future development in the North Area (it would replace the SEA evaluation process in the North Area). The proposed policies and standards address protection of biological resources and are tailored to the resources of the North Area. The vegetation sensitivity maps (Figure 2 Biological Resources of the proposed North Area Plan) would be used as a guide for identifying potential areas with sensitive biological resources during the County's review of specific and future project applications.

As described in Section 22.336.060 (A. Biological Resources, 2) of the proposed CSD Update, individuals who believe that their property is categorized incorrectly may request that the habitat status of the property be reviewed by the DRP. Materials which may be submitted include, but are not limited to, historical photographs, current photographs, and previous and current biological reports for the subject property. All materials will be reviewed by the County Biologist and may require a site visit before final approval. If approved, the Biological Resources Map maintained by the DRP will be revised and the property will be afforded the habitat protections to which it belongs.

Comment Set D3: Alicia Gonzalez, Board Member, Monte Nido Valley Community Association & Chair, Santa Monica Mountains Quiet Skies

My name is Alicia Gonzalez, and I live in Monte Nido, and I am on the board of the Monte Nido Valley Community Association. I'm also the chair of Santa Monica Mountains Quiet Skies. My comment has to do with the fire mitigation and fire prevention part of the, I'd have to look back at the documents. But, I would just like to emphasize that the best practices according to fire science need to be incorporated, not simply Cal Fire or Fire Department. There seems to be conflict in practices, and I would encourage that the fire science be included in the decisions too, and the policy making. So, thank you. **D3-1**

Response to Comment Set D3:

D3-1. Section C.15 Wildland Fire and Hazards of the EIR evaluates the proposed project's impacts and potential to increase wildland fire hazards. The EIR outlines pertinent federal, state, and local regulations on fire safety and response and describes the cooperation between several agencies that provide fire protection in the North Area. The California Department of Forestry and Fire Protection (CAL FIRE) and the Los Angeles Fire Department (LAFD) have developed fire safety standards and practices based on extensive data and science that considers factors such as fire behavior, weather, topography, and fuel load. CAL FIRE and LAFD maintain close interagency cooperation to ensure proper fire response and standard practices. These standards are included in the proposed CSD Update, some of which also require input and approval from LAFD, which has oversight of future projects in the North Area. These agencies have science-based expertise regarding fire management, and the standards and policies in the proposed Plan and CSD Update reflect their practices.

Comment Set D4: Steve Gilbard, Member, Triunfo/Lobo Community Association Board

Hi there. My name is Steve Gilbert. I'm also a member of the Triunfo/Lobo Community Association Board. Part of my question carries on to what Kevin was talking about which is that some of the SEA assignments do not seem to follow the actual current conditions, especially after the fire, and in fact because most of that work was done in 2018, I believe October 2018, it really needs to be **D4-1**

reviewed and addressed because there are a great number of things that will require mitigation regarding the change in both the environmental conditions that we have here and the situation with recovery and rebuilding for all of the home owners and property owners that were damaged here including many of us in the Triunfo/Lobo Canyon. So, the question really is will the EIR be updated to reflect the current situation which is very different from what was existing in October 2018, as we all know, and does not seem to have been addressed in any tangible way as we move into this very changed environment. Thank you very much. **D4-1 cont.**

Response to Comment Set D4:

D4-1. The Draft EIR describes the 2018 Woolsey Fire in the project description, Section B (Plan and CSD Update Description), and includes consideration of the fire in the environmental issue areas and Alternatives analysis. Consistent with CEQA requirements, the Draft EIR considers baseline conditions to be when the Notice of Preparation was released to the public in August 2018 (Section 15125 of the CEQA Guidelines). However, the Draft EIR acknowledges the changed condition of the North Area after the fire and addresses the devasting effects of the fire in the issue-specific evaluations. The analysis acknowledges that structures were lost and natural resources such as biological resources were significantly impacted. Because biological resources continue to recover to their pre-fire functional value, the pre-Woolsey Fire baseline is evaluated to consider the long-term and worse-case impacts of the proposed Plan and CSD Update.

Comment Set D5: Amir Mardani

Yes, I am a homeowner in the Triunfo/Lobo Canyon area. And I just wanted to know until when do we have to submit the comments after this meeting. (Thuy: It's June 30th.) Okay, thank you. **D5-1**

Response to Comment Set D5:

D5-1. The response to this comment was made during the public meeting on June 11. No further response is required.

Comment Set D6: Jacqui Lorenzen

I am Jackie Lorenzen. I am also in the Triunfo/Lobo area. I have similar concerns to some of the previous speakers about the SEA not being representative of what's truly out there. And there's just a lot of inaccuracies I agree with would take some time to clear up. So, I'm hoping for a closer look at that. **D6-1** My second concern is with the noise testing that was done like specifically in the Triunfo/Lobo area. The appendix shows, appendix 5, specifically shows that it was not tested adjacent to Kanan Road. And I think without testing near a major thoroughfare the ambient noise level for our venue in particular would be inaccurate and the decibel level in the report would be lower than is truly achievable at our space. And so I'm hoping for a second look and more consideration into what the true ambient is there. Also, regarding noise, I was noticing that Friday through Sunday were tested and the evening hours of 8 to 10PM. I know there's more beach traffic and more, you know, things happening on weekends, and I think that should be included in the ambient or looked into further. **D6-2** I also didn't notice the frogs and other wildlife noises mentioned in the Triunfo/Lobo area. I could have missed it, but it was just at first glance. So, I apologize if it is mentioned. I think the last point for me is that establishing fines for violators, it's on page 20 under additional measures. I fully support this idea. I think it's important that we all work to meet these new standards and work together with residents and local communities in **D6-3**

the county. I just would also hope that there is something that states valid noise violations should be fined, and how to determine whether they are valid or not so that everyone is on the same page, and there is a clear black and white way to read these situations. So, those are my comments. I fear if our decibel level is too low at our location, our other locations near major thoroughfares, that it could possibly shut down our venue by mistake and limit, you know, public access to this area. So, I would just want to take a second look at that noise standard and make sure that we have it all dialed in and accurate. And that is the end of my comments. I thank you for listening and considering what I've said. **D6-3, cont.**

Response to Comment Set D6:

D6-1. Refer to Responses D2-1 and D4-1.

D6-2. Page A-3 of Appendix 5 Noise Technical Report states that a noise measurement was not taken adjacent to Kanan Road because it was observed that traffic noise quickly dissipated. The existing topography acting as a noise barrier along the southern side of Triunfo Canyon Road that separates most residences from Kanan Road. Therefore, the baseline for noise would not be heavily influenced by traffic noise from Kanan Road.

The noise measurements taken at Triunfo Creek Vineyards included a continuous 24-hour measurement at one residential receptor location and several one-hour measurements taken at various locations near the Triunfo Creek Vineyard west property line on Triunfo Canyon Road. Ambient noise would have been accounted for in these noise measurements. As mentioned earlier, traffic noise from weekend beach traffic, regardless of time, would likely be obstructed by the existing hill that separates Kanan Road and Triunfo Canyon Road and would not substantially impact the ambient noise levels in the Triunfo Canyon area.

Wildlife calls are included in ambient noise levels, as noted on Page A-3 of the Noise Technical Report – Attachment A. Also, see Response D7-1.

D6-3. Comment noted regarding support of establishing fines for noise violations.

Comment Set D7: Jim Forbes

Hello. This is Jim Forbes. I am also a resident of Triunfo/Lobo, ironically who's going to speak to the very same issues Mrs. Lorenzen from the opposite point of view. I noticed that in Table C- 4 - 11- 4, where the ambient is noted for Triunfo Canyon area, it is quite low. In fact, it is below minimum 32.1. I don't need to go over it all, but it's in the mid-30s, 33.7, 37.5 for L50, 33.7 for L90. My concern is 33.7 for L90 is nearly 12 dB below, I'm sorry, yes, it's nearly 12dB below the proposed 45dB, allowing for the 5 percent, 5dB over the 40 for L90. Mrs. Lorenzen is correct about the crickets and frogs, and when those measurements were taken by the Department of Public Health, the County Department of Public Health, industrial hygienists, they noted on each occasion that they'd never been in an area where they tested where the ambient was so low, and in fact, they were getting readings again in the mid-30s. They also made note that the increase of 3dB, is what is considered annoying, which seems to be a pretty weak term, but I recognize that the Federal Department of Environmental Protection, State Department of County of Health, as well as the, I'm sorry, The State Department of Health and the County Department of Health, all acknowledge 3dB elevation is annoying and that's about as strong as that can be said. So, I would ask for 3dB increase over ambient not even a 5 going up to 45. And just a note to counter Ms. Lorenzen's point, the cars driving on Kanan returning from the beach, which they are not doing at **D7-1** **D7-2**

10 o'clock at night and beyond when her events have been going to 11 and beyond, they're not the ones who are hearing the noise. It is we residents, were in the county, or in the canyons, very high steep canyon walls, rocky that reverberate, and virtually all the residences in the canyon, both in Triunfo as well as Lobo, are elevated above Triunfo Creek Vineyards and Herb Facility, and as we all know sound rises. I'll make more complete comments further in writing. Thank you very much. **D7-2 cont.**

Response to Comment Set D7:

D7-1. The ambient noise levels presented in Table C.11-4 (Section C.11 Noise in EIR) represent only a brief sample of noise levels taken on one day, during two different short-term time periods (1-2 pm and 8-9 pm), at four general locations within the North Area boundary. The noise levels measured for Location 2 (Triunfo Canyon Area) should not be considered applicable or representative of the ambient noise conditions during all days and time periods, nor at all locations, within the Triunfo Canyon area. Instead, the ambient noise levels presented in Table C.11-4 are presented as only a small sampling and were only one data source used by the County when developing special event noise thresholds proposed in the CSD Update. When developing the proposed new thresholds, the County used the ambient noise levels presented in Table C.11-4, any previously recorded and available ambient levels taken within the North Area, noise investigations of special events within the North Area, any other noise conditions data available for the North Area, and the expertise of noise experts.

D7-2. The proposed policies and standards of the Plan and CSD Update include revised noise requirements (noise thresholds) and incorporate the vineyard ordinance. The proposed CSD would require all vineyards to obtain a Conditional Use Permit, which is a discretionary approval by the County and would require compliance with the adopted development standards. The intent of the updated policies and standards would be to reduce impacts such as noise from vineyards and other uses in the North Area.

Comment Set D8: Stacy Rosen, Board Member, Triunfo/Lobo Canyon Community Association Board

Hi there. I'm also in the Triunfo/Lobo Canyon, and a board member. And I'm just wondering if you could speak to what the two highway egress means for event venues in our canyons, and also speak to the 2000 foot restrictions between event venues with the exception of being able to obtain an additional CUP in terms of raising the number of occupants. Obviously, as you know, we've had these discussions many times. It's a real area of concern for our community given that we do have just a single egress/ingress and are in a very high fire zone. So just wondering how the current changes to the North Area Plan and the DEIR are going to make that a little bit more restrictive and safer for the community in terms of the noise impact, and fire hazards and safety for our residents versus the last draft. Thank you. **D8-1**

Response to Comment Set D8:

D8-1. These comments refer to the requirements in the CSD Update regarding Event Facilities. Section 22.336.070 (F. Event Facilities) includes development standards for establishing, maintaining, and operating event facilities in the North Area. These standards require a Conditional Use Permit and, as noted in the comment, require a minimum distance of 2,000 feet between facilities and limit facilities to no more 200 persons, among other require-

ments. The standards address operational standards, parking, transportation, lighting, noise, and other issues that were identified by residents during the community meetings and comment periods for the Plan and CSD Update. Establishing ingress/egress standards would have fewer impacts on traffic as it would prevent on-street queuing of vehicles that exacerbates traffic for all vehicles on a road. Improving traffic for event venues would also reduce safety hazards in the event of an evacuation, as movement would be facilitated. The minimum 2,000-foot setback between event venues would limit noise impacts to sensitive receptors from concurrent large outdoor events. The EIR has analyzed the proposed Plan and CSD Update's potential impacts relating to noise, fire hazards, and traffic. The proposed project would have less-than-significant impacts considering the proposed policies and standards are improvements to the original North Area Plan (adopted in 2000) and the original CSD (adopted in 2002 and last amended in 2015) standards.

C. Changes to the Draft EIR

Consistent with CEQA Guidelines Section 15132, this section identifies revisions made to the Draft EIR that resulted from comments submitted during the public comment period and associated responses. This section also identifies changes made to the proposed Plan and CSD Update based on review of these documents in light of the comments received during the public comment period. The changes include revisions to the EIR sections identified below and specific appendices included in the Draft EIR. Where revisions to the language of the Draft EIR have been made, the text in this section has been marked in strike-through (~~strike-through~~) for deletions and underline (underline) for additions. Each revision is identified by the Draft EIR page number, section number, and mitigation measure number as identified in the Draft EIR.

In evaluating the comments made on the Draft EIR and the subsequent changes to the proposed Plan and CSD Update (proposed project), the County considered whether changes made in the response to comments would warrant recirculation of the EIR. The need for recirculation hinges on the extent of new information presented in the Final EIR. Section 15088.5 of the CEQA Guidelines states:

"*information can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not significant unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of a project or a feasible way to mitigate or avoid such effect*…"

CEQA provides an opportunity for a lead agency to refine the environmental analysis and incorporate revisions that do not change the impact determinations of the EIR or that reduce impacts from the proposed project. CEQA also identifies what would be considered significant new information, which the County considered in its evaluation. The revisions introduced in this Final EIR do not present any new significant environmental impacts or increase the severity of environmental impacts. The changes identified herein clarify and amplify the information and analysis included in the Draft EIR. As such, recirculation is not necessary.

C.1 Changes Based on Comments Received

C.1.1 Revisions to the Executive Summary

Page ES-14, Row 5, Column 2, Line 5

The mitigation measures noted below were revised to make them current and more applicable to the proposed project. For example, the County adopted a historic preservation ordinance in 2015, which is being implemented countywide: http://planning.lacounty.gov/preservation/ordinance. Thus, Mitigation Measure CULT-2 was modified to acknowledge this adopted ordinance. Mitigation Measure CULT-3 was modified to be consistent with LU-7 in the General Plan Implementation Program.

CULT-2 Encourage the preservation of architectural and cultural resources through the ~~Draft a comprehensive~~ historic preservation ordinance for the unincorporated areas.

CULT-3 When ~~Prepare an~~ the Adaptive Reuse Ordinance is adopted, use the ordinance within the context of, and in compliance with, existing building codes that considers the following:

- The conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses.

- Incentives to expedite the rehabilitation and redevelopment of structures in older communities and reduce vacant space in commercial areas.

C.1.2 Revisions to Section B: Plan and CSD Update Description

Page B-4 Figure B-2a Unincorporated County Lands and Designations

Base map reference to Malibou Lake and Malibu Creek was revised. Only Malibou Lake is now identified on the map. This revision did not modify any of the data or analysis in the EIR. See Attachment C-1 at the end of this section for this revised figure.

Page B-7, Paragraph 1, Line 4

Several cities and communities within Los Angeles and Ventura counties were affected including Thousand Oaks, Oak Park, Westlake Village, Agoura Hills, West Hills, Simi Valley, Chatsworth, Bell Canyon, Hidden Hills, Calabasas, and Malibu as well as the western communities of Malibou Lake, Malibu Lakeside, Cornell, Triunfo Lobo Canyon, and Seminole Springs.

Page B-16, After Table B-1 Parcels to be Re-Designated
Section B.6 Proposed Land Use and Zone Changes

Commercial Land Use Designation

Similar to the residential land use designations (below), the proposed North Area Plan will bring the commercial land use designations in alignment with the General Plan land use legend. Table C-1 identifies parcels with existing commercial designations. The table shows the current and proposed land use designations for these parcels. The zoning would not change, only the land use designation (designations shown in the "Land Use" column on the table). The North Area includes two existing land use designations: CR (Commercial Recreation – FAR 0.3) and C (Commercial – FAR 0.5). Both land use designations would be changed to CR (Rural Commercial – FAR 0.5). This change in commercial designations would not change existing zoning. To maintain the equivalent FAR of 0.3 for the properties designated CR, development standards were modified in Section 22.336.080 (E. R-R zone, 5. [Rural Commercial]). Therefore, this change in designation is only evaluated in the land use section. No other issue areas would be affected by this change in designation.

Table C-1. Commercial Parcels to Be Re-Designated

	Current		Proposed	
APN	**Land Use**	**Zoning**	**Land Use**	**Zoning**
2063-025-045	CR	R-R-1	CR	R-R-1
2058-017-026	CR	A-1-20	CR	A-1-20
4462-004-023	CR	R-R-1	CR	R-R-1
4462-004-032	CR	R-R-1	CR*	R-R-1
2064-002-900	C	MPD	CR	MPD
2049-043-006	C	CPD	CR	CPD
2049-022-032	C	M-2-DP	CR	M-2-DP
2049-019-061	C	M-1	CR	M-1
2049-022-031	C	C-R	CR	C-R

Table C-1. Commercial Parcels to Be Re-Designated

	Current		Proposed	
APN	**Land Use**	**Zoning**	**Land Use**	**Zoning**
2049-043-005	C	CPD	CR	CPD
2049-021-068	C	M-1	CR	M-1
2049-021-053	C	M-1	CR	M-1
2064-021-002	C	MPD	CR	MPD
2049-021-054	C	M-1	CR	M-1
2064-005-009	C	C-M-DP	CR	C-M-DP
2049-022-040	C	M-1	CR	M-1
2049-019-060	C	M-1	CR	M-1
2064-021-003	C	MPD	CR	MPD
2064-005-015	C	CPD	CR	CPD
2049-019-059	C	M-1	CR	M-1
2049-019-013	C	M-1	CR	M-1
2064-002-054	C	MPD	CR	MPD
2064-005-010	C	C-3-DP	CR	C-3-DP
2049-019-054	C	M-1	CR	M-1
2049-019-056	C	M-1	CR	M-1
2049-019-027	C	M-1	CR	M-1
2064-021-006	C	MPD	CR	MPD
2049-021-049	C	M-1	CR	M-1
2064-021-004	C	MPD	CR	MPD
2049-019-009	C	M-1	CR	M-1
2049-021-067	C	M-1	CR	M-1
2049-019-028	C	M-1	CR	M-1
2049-021-048	C	M-1	CR	M-1
2049-019-030	C	M-1	CR	M-1
2049-021-069	C	M-1	CR	M-1
2064-005-017	C	C-M-DP	CR	C-M-DP
2049-019-005	C	M-1	CR	M-1
2049-021-050	C	M-1	CR	M-1
2049-021-044	C	M-1	CR	M-1
2049-021-030	C	M-1	CR	M-1
2049-021-062	C	M-1	CR	M-1
2049-021-051	C	M-1	CR	M-1
2049-019-042	C	M-1	CR	M-1

Table C-1. Commercial Parcels to Be Re-Designated

	Current		Proposed	
APN	**Land Use**	**Zoning**	**Land Use**	**Zoning**
2049-019-015	C	M-1	CR	M-1
2049-021-066	C	M-1	CR	M-1
2049-019-041	C	M-1	CR	M-1
2064-002-043	C	MPD	CR	MPD
2064-002-056	C	MPD	CR	MPD
2049-019-014	C	M-1	CR	M-1
2049-019-004	C	M-1	CR	M-1
2049-019-024	C	M-1	CR	M-1
2049-021-061	C	M-1	CR	M-1
2049-019-044	C	M-1	CR	M-1
2049-019-010	C	M-1	CR	M-1
2049-019-034	C	M-1	CR	M-1
2049-019-006	C	M-1	CR	M-1
2049-019-007	C	M-1	CR	M-1
2049-019-033	C	M-1	CR	M-1
2049-019-058	C	M-1	CR	M-1
2049-021-057	C	M-1	CR	M-1
2049-021-064	C	M-1	CR	M-1
2049-021-038	C	M-1	CR	M-1
2049-021-060	C	M-1	CR	M-1
2049-021-003	C	M-1	CR	M-1
2049-019-057	C	M-1	CR	M-1
2049-021-900	C	M-1	CR	M-1
2049-021-055	C	M-1	CR	M-1

* Indicates re-designation of a portion of the parcel.

Notes: Current Land Use Designation - CR = Commercial Recreation (FAR 0.3)
Proposed Land Use Designation - CR = Rural Commercial (FAR 0.5); to maintain a FAR of 0.3 despite the new land use designation's corresponding FAR of 0.5, development standards found in Section 22.336.080.C would achieve a FAR of 0.3 through height and lot coverage requirements.

Residential Land Use Designation

To bring the proposed North Area Plan in alignment with the General Plan's land use legend pursuant to the General Plan LU Policy 2.12, the proposed North Area Plan would not include a residential designation of H8 – Residential 8 (8 dwelling units per acre [du/ac]) or U8. Areas noted as H8 in the draft plan (May 2020) would be re-designated H5 (5 du/ac) and areas noted as H4 (4 du/ac) in the draft plan would be re-designated as H2 (2 du/ac). This change would reduce the density of residential development in the North Area. To clarify the proposed change, Table C-2 presents the changes from the existing North Area Plan to the current version of the Plan.

Table C-2. Change in Residential Land Use Designation

Existing NA Plan	Draft EIR – May 2020 NA Plan	Final EIR
U4 – Residential 4 (4 Du/ac)	H4 – Residential 4 (4 Du/ac)	H2 – Residential 2 (2 du/ac)
U8 – Residential 8 (8 du/ac)	H8 – Residential 8 (8 du/ac)	H5 – Residential 5 (5 du/acre)

This revision is proposed to better align the North Area Plan with the General Plan and would reduce environmental impacts for all issue areas; therefore, this change is only discussed in the land use section.

C.1.3 Revisions to Section C: Environmental Setting, Analysis, and Mitigation Measures

Section C.2 Aesthetics

Page C.2-3, Figure C.2-1 Key Observation Points in the North Area Plan Boundary

The figure has been revised to change reference from "Sugarloaf" to "Sugarloaf Peak" in the legend. This revision did not modify any of the data or analysis in the EIR. See Attachment C-1 at the end of this section for this revised figure.

Page C.2-9, Figure C-2-5 North Area KOPs 5 and 6

Title under the KOP 6 photo has been revised to reflect the photo presents a view towards Triunfo Creek and not Malibu Creek. This revision did not modify any of the data or analysis in the EIR. See Attachment C-1 at the end of this section for this revised figure.

Page C.2-6, Figure North Area KOP 7

Title for first photo has been revised to change "adjacent rolling hills" to "Sugarloaf Peak." This revision did not modify any of the data or analysis in the EIR. See Attachment C-1 at the end of this section for this revised figure.

Page C.2-15. Paragraph 2, Line 6 (under Light and Glare)

Within the more rural southern portion of the North Area boundary, the primary sources of light are outdoor lights from surrounding residences, special events, visitor serving establishments (wineries), and other similar land uses.

Section C.4 Biological Resources

Page C.4-7, Paragraph 3, add after last bullet under Listed and Fully Protected Species

- Mountain lion (*Puma concolor*) State Candidate for listing as threatened

Page C.4-17, Paragraph 1, Line 4

Any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives would require a Significant Ecological Area Conditional Use Permit, ~~and in some cases a variance,~~ pursuant to Section 22.336.050 (Application and Review Procedures) ~~22.336.060 (Biological Resource Standards) and Section 22.336.070 (Community-Wide Development Standards)~~ and subject to payment of Habitat Impact Fees.

Page C.4-18, Paragraph 3, Line 3

The proposed standards would require avoidance of the most biologically-sensitive habitat, and any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives would require a Significant Ecological Area Conditional Use Permit, pursuant to Section 22.336.050 (Application and Review Procedures) ~~22.336.060 (Biological Resource Standards)~~ and would be subject to payment of Habitat Impact Fees.

Page C.4-19, Paragraph 5, Line 3

The proposed standards would require new development to be sited in a manner that avoids the most biologically-sensitive habitat, and any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives would require a Significant Ecological Area Conditional Use Permit, pursuant to Section 22.336.050 (Application and Review Procedures) ~~22.336.060 (Biological Resource Standards)~~ and subject to payment of Habitat Impact Fees.

Section C.6 Cultural and Tribal Cultural Resources

Page C.6-17, Figure C.6-1 Potential for Cultural Sensitivity

Figure C.6-1 has been revised to change the position of the label "Topanga" on the map. This revision did not modify any of the data or analysis in the EIR. See Attachment C-1 at the end of this section for this revised figure.

Page C.6-22, Mitigation Measures after Paragraph 3

Revised Mitigation Measures CULT-2 and CULT-3, as described in the Executive Summary above, have been incorporated in this section.

Section C.10 Land use and Recreation

Page C.10-24, after paragraph 1

Commercial Properties

Table C-1 (above in Section B revisions) shows the current and proposed commercial designations for specific parcels. The North Area includes two existing land use designations: CR (Commercial Recreation – FAR 0.3) and C (Commercial – FAR 0.5). Both land use designations would be changed to CR (Rural Commercial – FAR 0.5). Figure C.10-2 in the Draft EIR identifies the areas with commercial land use designations. As illustrated on this figure, the commercial designations are focused within five small areas in the North Area.

To ensure there is no increase in development intensity with this revision, the County has also made a corresponding change to the R-R zone to address Rural Commercial land use. Section 22.336.080 Zone-Specific Development Standards (E. Zone R-R, 5) has been revised to include the following standard for rural commercial land uses:

- Properties shall have a maximum lot coverage of 30% and be limited to one story, with the exception of properties with a lot coverage of up to 15%, which shall be permitted a maximum of two stories.

The change in land use designation and corresponding change to the CSD would have less than significant land use impacts. This change would not result in changing any existing land uses and would not change

zoning. Therefore, this revision would not increase the significance of land use or other issue-area impacts already identified in the Draft EIR.

Residential Land Use Designation

As noted in Section C.1.2 Revisions to Section B: Project Description (above), the proposed North Area Plan would no longer include a residential designation of H8 – Residential 8 (8 dwelling units per acre [du/ac]) or U8. As identified in Figure C.10-2 of the Draft EIR, this revision would affect a limited number of properties because the majority of the North Area includes land use designations of open space or rural land. This revision would reduce the potential for impacts from future residential development because it would reduce the allowable density of residential land uses and could have a corresponding reduction in other environmental areas such as traffic, noise, water use, and energy use, as examples. This revision would also bring the North Area Plan in alignment with the General Plan. Because this revision would reduce the density of residential development in the North Area, this change would not increase the significance of land use or other issue-area impacts already identified in the Draft EIR.

Section C.15 Wildland Fire and Hazards

Page C.15-19, Paragraph 4, Line 7

The proposed CSD Update includes Biological Resource Standards (22.336.060) and Community-Wide Development Standards (~~22.336.060~~ 22.336.070) that discourage development in areas with slopes of 25 percent or greater, encourage avoidance of certain habitats, limit development in streams, limit access roads, limit maximum building area, clustering of new development, minimize grading and limit vegetation clearance.

Section D. Alternatives

Page D-10, Revise Table D-1 Alternative 2 Reduced Density Alternative

The change to the land use designations identified in the project description (see Table C-2 above) would remove the H8 land use designation. Table D-1 in Section D Alternatives of the Draft EIR has been modified to address this change for the proposed project. This designation change reduces the number of maximum dwelling units for the proposed project (Plan and CSD Update) from 3,175 to 2,799 maximum dwelling units. This change would not result in different or new impacts or require revisions to the alternatives analysis. The Reduced Density Alternative would continue to provide a reduced number of maximum dwelling units in comparison to the proposed project and, therefore, would continue to be a feasible project alternative.

Table C-3. Alternative 2 Reduced Density (Revised Draft EIR Table D-1)

PROPOSED UPDATE			ALTERNATIVE 2		
Proposed Update Designations	**Acres**	**Maximum Dwelling Units (Proposed)**	**Alternative 2 Designations**	**Acres**	**Maximum Dwelling Units (Alternative 2)**
RL1= 1 du/1 acre	444	444	**RL2** = 1 du/2 acres	444	222
RL2 = 1 du/2 acres	662	331	**RL5** = 1 du/5 acres	662	132.4
RL5 = 1 du/5 acres	1,956	391.2	**RL10** = 1 du/10 acres	1,956	195.6
RL10 = 1 du /10 acres	4,273	427.3	**RL20** = 1 du/20 acres	4,273	213.7
RL20 = 1 du/ 20 acres	5,509	275.5	**RL40** = 1 du/40 acres	5,509	137.7
H2= 0 to 2 du/acre	~~251~~ 400	~~502~~ 800	**RL1** = 1 du/1 acre	251	251
~~**H4**= 0 to 4 du/acre~~	~~149~~	~~596~~	**H2** = 0 to 2 du/acre	149	298
~~**H8** = 0 to 8 du/acre~~ **H5 =** 0 to 5 du/acre	26	~~208~~ 130	**H5 =** 0 to 5 du/acre	26	130
Total	13,271	~~3,175~~ 2,799*	**Total**	13,271	1,580.4

Source: County of Los Angeles, 2020a (acreage)
*This estimate does not take into account the number of dwelling units that could be reduced through the proposed Transfer of Development Credit Program or the reduction in units from other development standards such as clustering development and restricting development on significant ridgelines.

C.1.4 Revisions to Appendices

Appendix 1 Updated North Area Plan and CSD

Santa Monica Mountains North Area Plan

Page 3, Second Column, Paragraph 3, line 12

"Over 6,100 acres of parks and open space within the North Area…"

Page 4, Second Column, Paragraph 2

The Santa Monica Mountains North Area ~~planning area~~ is comprised of the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary (Figure 1). The North Area ~~encompasses~~ is 32.3 square miles and consists of ~~a distinctive group of~~ communities that are surrounded by steep mountains, rolling hills, canyons, streams, and oak woodlands. Some of the unincorporated communities within the Planning Area include: Malibou Lake, Monte Nido, Malibu Vista, Old Topanga, and Topanga.

Page 8, First Column, Bullets 6 and 7

- ~~Grandfather Clause: With the exception of uses which this North Area Plan establishes a mortarium on, legally established uses in existence at the time of adoption of this North Area Plan are deemed to be consistent with this plan. Existing legal lots are not affected, and may be developed – following current development requirements – regardless of lot size. Applications requesting expansion of such~~

~~uses, however, which are not consistent with the goals and policies of the North Area Plan – once it is adopted – will be required to file for an amendment to the Plan to proceed.~~

- ~~Applicability: All applications pending and deemed complete as of [*adoption date of North Area Plan*] may choose whether the application will be reviewed for consistency with the 2000 North Area Plan or the current North Area Plan. All applications pending but not deemed complete as of [*adoption date of North Area Plan*], as well as applications filed on or after [*adoption date of North Area Plan*], must be found consistent with the current North Area Plan.~~

Page 9, First Column, Plan Title and Text

Santa Monica Mountains ~~National Recreation Area~~ Comprehensive Plan (1978)

"This federal plan was created by the…"

Page 9, First Column, Title 3, Paragraph 4

Santa Monica Mountains National Recreation Area General Management Plan (2003~~1982~~) and Foundation Document (2015)

The Santa Monica Mountains National Recreation Area was established by Congress in 1978 to protect and enhance the area's resources, air quality, and recreational and educational value. The 2003 general management plan (GMP~~)~~ ~~plan~~ was prepared by the National Park Service~~.~~ in cooperation with California State Parks and Santa Monica Mountains Conservancy. The more current Foundation Document builds on the GMP by summarizing park significance and fundamental resources and values. Overarching goals are to protect and enhance species, habitat diversity, and natural processes; provide a diversity of resource-based recreational opportunities; and concerning land use, work with local agencies and private landowners to promote and protect biological diversity through compatible development strategies. ~~Its overarching goal is for landowners and agencies to work together to create a system of land use, recreational opportunities, and resources conservation.~~

Page 9, First Column, Paragraph 5

This plan identified which land was needed to protect significant natural, cultural, and scenic resources, as well as to set priorities for protection. The plan also proposed a broad range of methods for protecting land, ranging from direct acquisition to cooperative planning areas within which local agencies and landowners would achieve compatible private development in the park setting. The National Park Service continues to acquire lands prioritized in the land protection plan ~~such as direct purchase or cooperative programs between landowners and local agencies for management of private open space~~.

Page 12, First Column, Paragraph 2

Efforts to manage and conserve the environment in the Santa Monica Mountains North Area focus on the relationship between the natural environment and ~~the~~ human activities ~~within it~~. The North Area is largely covered by the County's Significant Ecological Areas (SEAs) designation. SEAs are officially designated areas within Los Angeles County that contain irreplaceable biological resources and ability to support sustainable populations of its component species and include habitat that promote species movement. The designation represents places where the County deems it important to facilitate a balance between development and biological resource conservation. Where occurring within SEAs, development activities are carefully guided and reviewed with a key focus on site design as a means for conserving fragile

resources such as streams, woodlands, and threatened or endangered species and their habitats. A biological resource assessment was conducted to ~~accurately~~ assess the extent of biological resources within the Santa Monica Mountains, and to determine the relative sensitivity of these resources to human impacts (see Appendix A). This biological assessment analyzed special-status riparian and animal species, Significant Ecological Areas (SEAs), and habitat linkages, and recommended habitat categories to be used in the North Area. These habitat categories are S1, S2, S3, and S4; the most rare and sensitive habitat with the most restrictive development standards being S1; and the least sensitive, disturbed habitats with the least restrictive development standards being S4. This biological assessment serves as the basis for the goals and policies in this element. ~~The goals and policies in this section were driven by this biological assessment and its recommendations.~~

Page 13, First Column, Paragraph 2, Line 1

There are generally three types of open space, though not mutually exclusive, in the North Area:"

Page 14, First Column, Third Bullet (Policy)

Change from Policy CO-3 to Policy CO-94, move under Trails and Recreation, and revise text as follows:

Policy CO-94: Provide and improve access to dedicated open space and natural areas for all users, especially those in low-income and minority communities that have historically had less access to open space~~, that considers the protection of sensitive biological~~.

Page 29, Second Column, Paragraph 2, Line 3

This revision was made throughout the text of the North Area Plan.

"…Agoura Road at Kanan Road is Ladyface ~~Ridge~~ Mountain, identified as 'one of the most prominent…"

Page 38, Second Column, Paragraph 3

Public agencies are ~~currently~~ working to expand these facilities to accommodate ~~these needs in the~~ future needs. Many trails, established through years of use, traverse public and private property, and include designated bikeways along public roads. As of summer 2020, a comprehensive trail management plan is being formulated by NPS, State Parks, and SMMC/MRCA to provide a long-term vision for the public trail system in the Santa Monica Mountains National Recreation Area. The trail management plan will propose new trails and recommend adding selected non-system routes to the public trail system to address needed trail connections. ~~A formal, comprehensive public trail system for hikers, mountain bikers, and equestrians is being designed and managed by public agencies to address and incorporate these trails and roads, and to link them to various recreational facilities, and to be maintained. A recognized~~ The current public trail system ~~of trails~~ (Figure 4) and bikeways ~~(Figure 4)~~ in the Santa Monica Mountains ~~will~~ provide usable, safe access within and between park sites ~~recreation areas and parklands~~."

Page 39, Figure 4

Sources: *Santa Monica Mountains National Recreation Area Interagency Trails Management ~~Plan~~ Inventory"

Page 41, First Column, Paragraph 3, Line 1

The existing Santa Monica Mountains public trail system is composed of agency-managed regional and local trails and unpaved fire and utility roads authorized for public trail use. Trails that are not a part of the public trail system exist on both public lands and private lands. ~~comprised primarily of regional and~~

~~local trails operated by public and private agencies, as well as trails that extend onto private lands.~~ Maintenance and often basic construction of trails protected through public ownership, prescriptive use, or easements are primarily carried out by volunteers.

Page 41, First and Second Column, Paragraph 5

In response to the information developed by the SMMART Project and additional public comment during public scoping, the NPS, CDPR, and the SMMC ~~have composed~~ are preparing the Santa Monica Mountains National Recreation Area Interagency Trail Management Plan, which is an integrated trail system plan ~~for the Santa Monica Mountains National Recreation Area~~ that aims to balance recreational access with resource protection. The~~is~~ planned trail system is intended to link area recreation facilities, to connect other local and regional trail networks, and to provide trail access between the mountains, the coast, and other open space and parklands. The system will include trails of varying lengths and degrees of difficulty to accommodate people with a ~~variety~~ range of skills and abilities~~, including the physically challenged, senior citizens, and families~~. The 67-mile, long envisioned Backbone Trail~~, which~~ crosses the Santa Monica Mountains from Ventura County to the City of Los Angeles.~~,~~ This popular trail ~~has recently been~~ was completed in 2016, and in the same year, was designated a National Recreation Trail. A series of loop trails is planned for bicyclists, equestrians, and hikers. Overnight camps will be ~~encouraged and~~ established along longer trails to allow uninterrupted backpacking trips of several days' duration. The trail system ~~should~~ will eventually connect with other major trails in the greater region, such as the Rim of the Valley Trail and the Pacific Crest Trail.

Page 41, Second Column, Paragraph 6

The Rim of the Valley Trail is within the s~~S~~tate-designated Rim of the Valley Trail Corridor, stretching from Sierra Madre to Moorpark, and will link parklands and mountain open spaces encircling the San Fernando, La Crescenta, western San Gabriel, Simi, and Conejo Valleys. The Rim of the Valley Trail will link to two national designated trails: the Pacific Crest Trail and the ~~Santa Monica Mountains Backbone Trail~~ Juan Bautista de Anza National Historic Trail.

Page 41, Second Column, New Paragraph (7)

The Juan Bautista de Anza National Historic Trail commemorates the 1,800- mile journey from Nogales, Mexico, to the San Francisco Bay Area led by Juan Bautista de Anza. Approximately 14 miles of the trail cross through the Santa Monica Mountains National Recreation Area, including segments across Calabasas, the Simi Hills, and parks in eastern Ventura County.

Page 41, Second Column, Policy CO-92

Change Policy CO-92 to Policy CO-93 and revise text as follows:

Protect the public parkland and trail system, and where feasible, expand or enhance as a resource of regional, s~~S~~tate, and national importance ~~parklands and trails~~."

Page 52, Second Column, Policy SN-16

Work with agencies including ~~L.A. County~~ Fire Department and ~~L.A. County~~ Agricultural Commissioner to ensure ~~proper~~ effective fire buffers through brush clearance and fuel modification in new ~~and infill~~ development.

Page 52, Second Column, Policy SN-17

Require fuel management plans with appropriate defensible space for new development to be submitted during the planning application stage.

Page 52, Second Column, SN-18

Minimize vegetation removal for fuel management in the ~~Sensitive Environmental~~ Significant Ecological Area(s) and high-sensitivity habitats.

Page 53, First Column, SN-19

Design and site new development in a manner that minimizes the threat of loss from wildland fires while avoiding the need for excessive vegetation ~~clearance~~ removal.

Page 53, First Column, Policy SN-23

Promote construction of new structures with appropriate fire-resistant features and building materials, including but not limited to: fire-resistant exterior materials, windows and roofing; and~~,~~ eaves and vents that resist the intrusion of flames and burning embers.

Page 53, First Column, Policy SN-24

Limit fuel modification to the minimum area necessary and utilize ~~those programs that are most appropriate to the development site, including such~~ strategies appropriate for the site such as thinning, selective removal and spacing ~~as preserving fire-resistant locally-indigenous species~~ instead of complete~~ly removing~~ removal of native vegetation.

Page 53, First Column, Policy SN-25

Prohibit development in areas with insufficient access, water pressure, fire flows rates, or other accepted means for adequate fire protection.

Page 54, Second Column, Paragraph 4, Hazardous and Toxic Materials

The creation, use, storage, and transport of hazardous materials and waste is widespread in business, industrial, and residential settings. Improperly managed hazardous materials and waste can pose such a serious threat to community safety that they are regulated through a combination of federal, State, and County laws. ~~Residents may occasionally use pesticides, herbicides or rodenticides to protect crops and manage pests.~~

Page 55, Second Column, New Policy SN-45

Avoid pesticide, rodenticide, and herbicide use on county-owned or managed land in the management of invasive species or other pests due to their impact on vulnerable residents, on predators through bioaccumulation, and on water quality.

Page 55, Second Column, New Policy SN-46

Encourage the management of invasive species with the safest, least toxic method (to both the environment and humans) available.

Page 61, First Column, Policy LU-1

Direct and site new residential, commercial, or industrial projects to existing developed areas able to accommodate it, or ~~where such areas are not able to accommodate it,~~ if not then in other areas with adequate public services and where they ~~it~~ will not have significant adverse effects, either individually or cumulatively, on natural resources.

Page 66, Second Column, Policy LU-38 (now Policy LU-32)

Continue c~~C~~ollaboration~~e~~ with other County, s~~S~~tate and federal agencies ~~in the North Area~~ to develop the best ~~enclosure~~ practices for sheltering livestock and pets and protecting native predators such as mountain lions.

Page 69, Second Column, Paragraph 2, Line 1

OS-PR (Open Space – Parks and Recreation), which indicates open space recreational uses including passive and resource-dependent uses such as regional and local parks, hiking, bike and equestrian trails, campgrounds, and community gardens. Also, included in this category are active uses such as athletic fields and golf courses.

Santa Monica Mountains North Area Community Standards District

Page 1, Section 22.336.020 Definitions

Animal Living Quarters. Structures and confined areas that provide shelter through use of a roof, walls, and fencing in which animals regularly sleep overnight including, but not limited to, barns, stables, and stalls.

Page 2, Section 22.336.020 Definitions

Livestock. Any pig, pygmy pig, hog, cow, bull steer, sheep, goat, llama, alpaca, domestic fowl, or rabbit~~.~~, or similar animal(s).

Page 3, Section 22.336.020 Definitions

Already exists in Title 10 – Animals Section 10.08.250 of the County Municipal Code.

"~~**Wild Animal.** A nondomestic non-domestic, exotic, or dangerous animal, including, but not limited to, the following: wild/domestic animal hybrids, other mammals, wildfowl, fish, and reptiles~~."

Page 13, Section 22.336.060.A.5 Nesting Birds

Nesting Birds. Where vegetation removal and/or construction is proposed in potentially suitable habitat areas for nesting birds during bird nesting season ~~(typically February through August)~~, a series of nesting bird surveys shall be conducted by a qualified biologist. The surveys shall start no more than 30 days prior to construction, and the final survey shall conclude no less than three (3) days prior to construction. Surveys shall detect any active bird nests in the ~~vegetation~~ nesting habitat to be removed and any other habitat within 500 feet of the construction area to avoid the take of a nesting bird, as required under State (Fish & Game Code section 3503) and federal law (Migratory Bird Treaty Act). The last survey shall be conducted within (3) three days prior to the initiation of clearance/construction. Bird nesting most commonly occurs in southern California from February through August; however, some species may breed outside this time, and prolonged unusual weather patterns may also influence the commencement and

cessation of the breeding season. Therefore, ~~D~~depending on the avian species present and on recent prevailing climatic conditions, a qualified biologist may determine that a change in the ~~breeding season~~ survey dates is warranted.

Page 16, Section 22.336.060.A.9.c Unpermitted Habitat Removal

Unpermitted Habitat Removal. Any vegetation removal or development which occurs in any habitat category, prior to receiving an approved permit, is prohibited. Where habitat has been removed or ~~continually~~ damaged without an approved required permit, a Restoration Permit, ~~and a~~ as well as mitigation as outlined in Subsection 8 above shall be required.

Page 18, Section 22.336.060.B.3 Tree Maintenance

Tree Maintenance. Tree maintenance that is limited to removal of dead wood, trimming or pruning of branches not to exceed two inches in diameter and 25 percent of live foliage within a two-year period, and which does not adversely affect the health of the tree, shall not require permitting pursuant to Subsection 6. All tree maintenance shall be performed in a manner that ensures the continued health of a protected tree, in accordance with guidelines published by the National Arborists Association. Should excessive maintenance, trimming or pruning adversely affect the health of the tree, a Protected Tree Permit or Conditional Use Permit ~~will~~ shall be required as prescribed in this Chapter.

Page 19, Section 22.336.060.B. Table 22.336-A: Protected Trees Mitigation Ratios

Pruning – Up to 25%; ≤ 2-inch branch diameter. Permit type clarified as "Exempt" and no mitigation required.
– More than 25%; > 2-inch branch diameter. Mitigation ratio clarified to "Monitoring – 7 years."

Encroachment – 11-30% encroachment into protected zone. Mitigation ratio changed from "2:1" to "Monitoring – 7 years" to allow for some level of encroachment into the protected zone of trees in order to encourage the protected trees be retained rather than removed. Through the Protected Tree Permit, a discretionary review, a condition can be placed to require the associated monitoring.

Removal – Removal of 1 protected tree (under heritage size), excluding oak trees. Mitigation ratio clarified to "None."

Page 26, Section 22.336.070.A.e Prohibited Uses

d. Waste disposal facilities, as defined in Title 22;
e. Menageries;
    i. Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals shall be prohibited;
f. Wild animals;
    i. The keeping of wild animals, either individually or collectively for private or commercial purposes shall be prohibited;

Page 26, Section 22.336.070.B Access Roads and Driveways

Access Roads and Driveways. These provisions apply to access roads that are ~~wholly~~ new, incorporate any portion of an existing access road, or require the widening, improvement or modification of an existing, lawfully constructed road to comply with Fire Department access development standards.

Page 27, Section 22.336.070.C Bed and Breakfast Establishments, Lines 1 and 2

"Bed and Breakfast Establishments. Bed and breakfast establishments shall have a minimum ~~on a~~ lot ~~having, as a condition of use, an area of not less than~~ size of one acre~~, provided the facility~~ and maintain~~s~~ a residential character…"

Page 29, Section 22.336.070.E.5.e Equestrian Facilities

Fencing for all animal containment facilities shall be no more than six feet in height, unless required to be ~~taller~~ greater in height by Los Angeles County Animal Control or California Department of Fish and Wildlife, and shall be consistent with Section 22.336.060.A.6. However, fencing for the direct control and safety of animals, such as exercise pens, that do not exceed a 60-foot diameter may be non-wildlife permeable only where it is demonstrated, pursuant to a site-specific evaluation, that the layout and extent of the fencing will not significantly impede wildlife movement through a property or through the surrounding area; Page 34, Section 22.336.070.F.4.f.iii.

Page 32, Section 22.336.070.F.3 Amortization for Existing Outdoor Dance Pavilions and Event Venues

Amortization for Existing Outdoor Dance Pavilions and Event Venues. All properties that currently operate as outdoor dance pavilions or other event venues that have not received a discretionary permit for an event facility shall be considered non-conforming as of the effective date of this ordinance and must obtain a ~~Conditional Use Permit~~ CUP to operate as an event facility. All outdoor dance pavilions are subject to the standards described in this Chapter and must reach compliance and obtain a ~~Conditional Use Permit~~ CUP within three (3) years of the effective date of this ordinance, or else all event operations must be discontinued or removed by that date.

Page 34, Section 22.336.070.F.4.f.iii Event Facilities – Noise

Layout for sound amplification systems shall ensure that all speakers are directed ~~away from adjacent residences~~ towards the middle of the property and away from any adjacent S1 habitat areas. The backside of all speakers shall be wrapped in sound attenuation blankets.

Page 36, Section 33.336.070.H. Farmers Markets

Farmers' Markets. No farmers' market or any portion thereof shall be ~~allowed within S1 habitat area. Farmers' markets shall be located at least~~ located in or within ~~25~~ 100 feet of ~~away from mapped~~ S1 ~~area~~ habitat.

Page 44, Section 22.336.070 N. Protective Enclosures for Outdoor Animals

N. Protective Enclosures for Outdoor Animals. Animal living quarters are required for all outdoor animals, such as animals kept as pets and livestock, except adult equines, that cannot adequately protect themselves against predators native to the Santa Monica Mountains. Structures and confined areas shall be fully enclosed on all sides and on the top of the structure and constructed in a manner which prevents predatory animals from preying on privately-raised animals.

Page 68, Section 22.336.070.V.2.c.ix Vineyards

The vineyard development shall not result in the damage, removal, and/or encroachment into the protected zone of ~~an oak~~ protected;

Page 70, Section 22.336.070.Z Trash Enclosures

Trash Enclosures. Commercial and industrial uses must provide locking trash bins~~~~ lids or secure ~~the~~ all bins within a locked enclosure.

Page 70, Section 33.336.070.AA Residential Uses Serving Seven Persons or More (New)

AA. Residential Uses Serving Seven or More Persons.

1. Where a lot or any portion thereof is located within a Very High Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code, and a Hillside Management Area, residential uses serving seven or more persons shall have two distinct means of vehicular access to a highway that meet the following requirements:
    a. The two distinct means of vehicular access, as measured from the lot frontage to the point of intersection with a highway, shall not overlap with each other;
    b. Each distinct means of vehicular access shall contain pavement of at least 24 feet in width, exclusive of sidewalks; and
    c. Each distinct means of access shall be built to public street standards approved by Public Works.
2. Where a lot or any portion thereof is located within a Very High Fire Hazard Severity Zone and is not located within a Hillside Management Area, residential uses serving seven or more persons shall have two distinct means of vehicular access from the lot to a highway that meets the requirements in the subsection (1.a through 1.c) above, except that the means of vehicular access may include an unpaved road of at least 24 feet in width maintained by Public Works.
3. Notwithstanding 1 and 2 above, residential uses serving seven or more persons shall be permitted on lots with a single means of vehicular access, if such lots front a highway and vehicles enter directly from the highway.

Appendix 3 Biological Resources Assessment

Page 76

Rosi ~~Dagget~~ Dagit, Resource Conservation District of the Santa Monica Mountains

C.2 Changes to Clarify Proposed Plan and CSD Update

This section identifies revisions made to both the Proposed Plan and CSD Update to streamline the documents and clarify information. Such revisions fall into one of the following categories:

- Background information originally located in the CSD, which is more suited to the North Area Plan. As such, the information was removed from the CSD and relocated to an appropriate corresponding location in the North Area Plan.
- Terms and information that may have been broad in nature were expanded or revised to improve clarity.

- Implementation information that had been inadvertently omitted during the drafting of the documents or needed revision to comply with current procedures.
- Elimination of information currently guided by the adopted General Plan. The North Area Plan is a component of and must be consistent with the County's General Plan. Policies that address the unique conditions of the North Area were retained in the proposed update. However, proposed policies that covered the same topic/area as the General Plan policies and did not provide specific guidance for the unique conditions in the North Area were removed; General Plan policies would be applied for these topics/areas.
- Elimination of development standards currently guided (required) by the Los Angeles County Municipal Code.

Additionally, editorial changes that do not affect the intent, purpose, or implementation of the Proposed Plan and CSD Update have also been made. Such changes include, but are not limited to, "which" to "that"; "may require" to "is subject to"; "SMMNA" to "North Area"; addition or deletion of the word "area" related to habitat and other similar revisions. These changes also included changes to the title of the elements such as changing Open Space to Natural Resources in the title. These minor revisions are not presented below as they do not change the intent or purpose of the proposed update.

C.2.1 Changes to Clarify Proposed North Area Plan Update

Page 2, First Column, Paragraph 1

The Santa Monica Mountains are one of Los Angeles County's most significant ecological and scenic resources. The ~~Los Angeles County~~ Department of Regional Planning worked ~~with alongside the LA County Board of Supervisors 3rd~~ the Third Supervisorial District, community groups, and local residents to shape a cohesive vision for the Santa Monica Mountains North Area (North Area). ~~and we are pleased to present the Santa Monica Mountains North Area Plan as a roadmap for that vision.~~ As a result of the destructive 2018 Woolsey Fire, the importance of responsible development, ecological health, and risk management has become paramount for local communities. ~~To help support the unique communities in the North Area, this document will serve to protect our most important ecological resources while managing development in one of our most sensitive natural environments.~~

Page 2, First Column and Second Column, Paragraph 2

~~As most residents are aware, portions of Los Angeles County are under increasing development pressure due to urbanization within the region, including rural areas such as the Santa Monica Mountains North Area.~~ Increased human activity associated with development may have negative impacts on ~~our~~ the communities and natural environments of the North Area, including greater susceptibility to destructive wildfires, heightened safety risks for ~~our~~ residents, diminished water quality, degradation of overall ecological quality, the loss of critical animal and plant habitats, and acceleration of climate change impacts. ~~This document is intended to help mitigate those potential impacts.~~

Largely located within the Santa Monica Mountains National Recreation Area, the North Area's abundant and diverse ecosystem greatly contributes to and forms the region's outdoor recreational opportunities. Many land uses and activities are dependent on the preservation of natural areas which provide public enjoyment through its scenery and interaction with the wildlands.

Page 2, Second Column, Paragraph 4

~~In the following pages you will find~~ The Santa Monica Mountains North Area Plan is comprised of a comprehensive set of principles and objectives that ~~will~~ helps to ~~us~~ achieve this vision. The document is intended ~~for the use of~~ to be used by residents, communities, and public agencies within the ~~SMMNA~~ North Area to guide decision-making and development. ~~With a set of guiding principles and objectives, we can work as a community to realize a long-term vision for the Santa Monica Mountains North Area that benefits all Los Angeles County residents for generations to come.~~

Page 3, First Column, Bullet 2

- Provide a summary of the ~~various~~ land uses in the North Area and the County's goals ~~for creating the greatest compatibility amongst such uses.~~ to ensure compatibility.

Page 3, First Column, Bullet 5

- ~~Work with local citizens and stakeholders to generate a long-term vision for their community, and provide a forum for residents to help define the planning and decision-making processes of local government.~~

Page 3, First Column, After Bullet 6

- Maximize preservation of the area's natural environment.
- Recognize the opportunities and constraints that the land imposes.
- Accommodate new uses that minimize impacts on the natural environment
- Ensure that new development is compatible with and e~~E~~nhances the quality of existing communities.
- Provide for a wide range of public and private recreational opportunities.

Page 3, Second Column, Paragraph 2

~~The overall goal of the North Area Plan is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land imposes, accommodate new uses that minimize impacts on the natural environment, ensure that new development is compatible with and enhances the quality of existing communities, and provide for a wide range of public and private recreational opportunities.~~

Page 4, First Column, Paragraph 1, Line 19

Classified by the Los Angeles County Fire Department and the California Department of Forestry & Fire Protection (Cal Fire) as a Very High Fire Hazard Severity Zone, ~~and as indicated by recent destructive wildfires,~~ the Santa Monica Mountains are an ecosystem in which fires are a natural occurrence. As indicated by recent destructive wildfires, ~~and~~ homes within wildland areas face a substantial risk due to the likelihood and severity of wind-driven wildland fires in the mountains.

Page 7, First Column, Paragraph 2

Development throughout the North Area is typically concentrated in residential subdivisions or sited~~dotted~~ along the hillside roads. Many of the subdivisions in the North Area are considered antiquated, which were created in the 1920s and often lack basic physical infrastructure required to meet current development standards. These antiquated subdivisions ~~or~~ were recorded prior to 1929 when the

Subdivision Map Act was amended to give~~afford~~ local governments more control over development. Areas such as Topanga Canyon and Malibou Lake contain antiquated subdivisions that need ~~careful~~ regulations to ensure that there ~~is a balance between~~are standards for new development that address issues such as density, infrastructure capacity, and access.~~and the availability of services and amenities.~~

Page 7, First Column, Paragraph 3

The North Area ~~is subject to considerable~~contains natural hazards that can affect people and property. Much of the terrain in the North Area is sloped, with a substantial portion of land having slopes greater than 25 percent. The area is subject to widespread slope instability and is entirely within the Very High Fire Hazard Severity Zone, the most urgent classification for wildfire safety purposes. ~~These and other factors have resulted in land use patterns remaining stable with limited growth and development throughout the North Area.~~ Park lands cover approximately 38 percent of the planning area, and include parts of the Santa Monica Mountains National Recreational Area, Topanga State Park, and Malibu Creek State Park.

Page 7, Second Column, List

- Conservation and Natural Resources~~Open Space~~ Element;
- Safety and Noise Element;
- Land Use Element;
- ~~Circulation~~ Mobility Element;
- Public Services and Facilities Element.

Page 7, Second Column, Paragraph 6

This Santa Monica Mountains North Area Plan is a component of the Los Angeles County General Plan. The goals, policies, and standards of the North Area Plan ~~must be consistent with the county-wide chapters and elements of the General Plan.~~ are to be used to guide development within the North Area. This North Area Plan should be used in conjunction with Title 22 and the Santa Monica Mountains North Area Community Standards District (CSD), a component of Los Angeles County Title 22, which implements specific development regulations for the various subareas within the North Area boundary.

Page 8, First Column, Bullet 1

- ~~Should any areas of conflicting interpretation arise, unless specifically noted, the provisions of this area plan shall prevail.~~ Where there are concurrent policies applicable, the policies that are most protective of environmental, biological, and open space resources shall prevail.

Page 8, First Column, Bullet 5

- ~~Staff Consultation:~~ While this North Area Plan is meant to be a guide for the public in determining allowable uses of private property, nothing in this plan provides an entitlement to any specific form of development~~, and the public is strongly encouraged to consult with County planning staff prior to making any substantial investment in reliance on the belief that any specific development is possible, including prior to investing in the preparation of development plans that might later prove to be inconsistent with the North Area Plan~~.

Page 8, Second Column, Paragraph 1

- ~~Other discretionary applications (such as zone changes, conditional use permits, oak tree permits) must be found consistent with the plan in effect at the time of final County approval.~~

Page 10, Second Column, Paragraph 1

The Santa Monica Mountains North Area Plan ~~will~~ and the LCP govern the Santa Monica Mountains Planning Area.

Page 12, Second Column, Paragraph 5

The North Area Plan~~'s jurisdiction~~ encompasses a complex and naturally dynamic landscape that is dominated by the Santa Monica Mountains. It ~~The scenic beauty and environmental diversity of the area, in close proximity to the second largest urban population in the United States,~~ requires effective policy and action programs to manage and protect these environmental resources.

Page 12, Second Column, Paragraph 8

~~Thus, the provisions of t~~This element provides detailed guidance ~~designed to locate~~for new development ~~so~~ to ensure that it conforms with ~~constraints of~~ the natural environment, ~~contributes to the open space character of the area~~conserves open space, and protects sensitive watersheds and~~,~~ downstream water quality~~, coastal resources,~~ that flow into the Los Angeles River , the Santa Monica Bay, ~~and the Los Angeles River~~ and directly affects coastal resources. The area's positive influence on the Los Angeles region, including scenic, recreational, and educational attributes, relies heavily upon sustaining the area's natural setting, the scenic beauty of varied landforms, and the area's spectacular geologic formations, which provide a substantial recreational resource.

Page 13, First Column, Paragraph 1, Line 8

Additional ~~committed~~ dedicated open space areas include permanent open space lands preserved as the result of ~~various~~ development approvals. Additionally, large ~~blocks~~ areas of privately-owned undeveloped lands that exist throughout the region function as ~~open space~~ contiguous wildlife habitat areas when not fenced.

Page 13, Second Column, Number 2, Line 11

~~Currently, m~~Many steeply sloping areas and areas subject to flooding have been ~~committed to long-term~~dedicated as permanent open space, primarily as part of ~~past~~ development approvals.

Page 14, First Column, Goal CO-1

Preserve open space areas ~~that meet the diverse needs of Los Angeles County.~~ for the benefit of human and natural communities across the region.

Page 14, First Column, Policy CO-3 (now Policy CO-94)

Provide and improve access to dedicated open space and natural areas for all users, especially those in low-income and minority communities that have historically had less access to open space~~, that considers the protection of sensitive biological resources~~.

Page 14, Second Column, Policy CO-12 (now Policy CO-11)

~~When accepting open space dedications, prioritize acquisitions to those lands that:~~ Preserve open spaces that contain unique ecological features; protect undeveloped streams, watersheds, woodlands, and grasslands; prevent vegetation clearance or grading of steep areas; help reduce development-induced runoff; and protect existing and approved recreation areas.

Page 15, Table 1, Description Column, Paragraph 1, Line 1

"S1 Habitat consists of areas of the highest biological significance, rarity, or sensitivity. S1 habitat includes alluvial scrub, ~~coastal bluff scrub, dune,~~ native grassland and scrub…"

Page 16, First Column, Paragraph 3, Line 1

This North Area Plan ~~contains a procedure~~ provides policies, such as ~~enumerated in~~ Policyies CO-1~~8~~6 and CO-17, to both confirm the habitat types and locations depicted on the map and on the basis of substantial evidence establish the appropriate habitat category. Any area not designated as a habitat category on the Biological Resources Map that meets the criteria of a habitat category shall be ~~accorded all the~~ protected under ~~ion provided for~~ that habitat category in the North Area Plan.

Page 17, First Column, Paragraph 1, Line 3

Where the County finds that the physical extent of habitats on a project site is different than that~~ose~~ indicated on the Biological Resources Map, the Biological Resources Map shall be ~~modified accordingly as part of a map~~ updated administratively.

Page 17, First Column, Policy CO-13 (now Policy CO-12)

Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance ~~between~~ land use, ~~sensitive ecological areas (SEAs)~~ biological resources and habitats, wildlife connectivity, and emergency responses.

Page 17, Second Column, Policy CO-16 (now Policy CO-15)

~~"Land uses in S1 and S2 habitats shall only be allowed where they are sited and designed to avoid significant disruption of habitats values, consistent with the policies of the North Area Plan.~~ All development shall be sited to avoid or minimize impacts to S1 and S2 habitat ~~to the maximum extent feasible~~. …."

Page 18, Second Column, Policy CO-20 (now Policy CO-19)

Encourage the permanent preservation of lands with greater than 50 percent slope as open space~~, preferably through open space dedications to a public agency or a public land conservation agency which has the authority to manage, preserve, or enhance park and open space lands, or, secondarily, through effective easements~~.

Page 23, Second Column, Policy CO-25 (now Policy CO-24)

When impacts to S1 and S2 habitat are unavoidable, mitigate habitat impacts through preservation mechanisms including permanent on-site deed restriction, dedication of land to a state or federal conservation agency, conservation easement, restrictive covenant, or ~~conservation in-lieu~~ Habitat Mitigation fees.

Page 24, First Column, Policy CO-29 (now Policy CO-28)

Promote infiltration of stormwater – onsite wherever possible and through the incorporation of best management practices (BMPs) – where infiltration ~~it~~ will not exacerbate geologic hazards~~ through the incorporation of BMPs~~.

Page 24, First Column, New Policy CO-30 and Policy CO-31

CO- 30: Light pollution such as glare and excessive nighttime lighting shall be minimized to protect nearby communities, wildlife, natural habitats, and to preserve dark skies.

CO-31: Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available dark skies technology to minimize sky glow and light trespass, thereby preserving the visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.

Page 24, Second Column, Paragraph 3, line 6

"However, human ~~anthropogenic~~ activities~~y~~ may have deleterious effects on water quality. A recent report by the California Water Resources Control Board ~~RWQCB~~ finds that beneficial uses of water in various locations and at different times of the year in the Santa Monica Mountains…"

Page 25, First Column, Policy CO-32, Line 2 (now Policy CO-33)

'Site, design, and manage new development and improvements, including ~~– but not limited to –~~ landscaping, to protect…"

Page 25, Second Column, Policy CO-38, Bullets 8 and 10 (now Policy CO-39)

- Las Virgenes ~~Canyon~~Creek
- ~~Lower~~ Topanga ~~Canyon~~Creek

Page 26, First Column, Policy CO-42 (Now Policy CO-43)

~~Revegetate prior to the rainy season areas disturbed by development activity. Use locally indigenous plant species outside of Fuel Modification Zone A and prohibit non-native invasive species, balancing long-term slope stability and habitat restoration with reduced fuel loads for fire protection.~~ Require all cut and fill slopes and other disturbed areas to be landscaped and revegetated prior to the beginning of the rainy season utilizing native, drought-tolerant plant species that blend with existing natural vegetation and natural habitats of the surrounding area.

Page 26, Second Column, Policy CO-44 (now Policy CO-45)

"Require confined animal facilities and agricultural activities to utilize BMPs to minimize erosion, manage animal waste, and avoid sediment and pollutant impacts. For all…"

Page 26, Second Column, add to end of Policy CO-45

~~The~~ U~~use of~~ reclaimed water for any approved agricultural use ~~is required~~ where feasible.

Page 26, Second Column, Policy CO-46

~~Ensure that animal containment facilities are sited and designed to manage, contain, and dispose of animal waste using the most effective BMPs to minimize waste introduced to surface runoff or groundwater.~~

Page 28, Second Column, Policy CO-53 (now Policy CO-52)

Use LID approaches in project design to preserve the natural hydrologic cycle, minimize stormwater runoff impacts to S1 and S2 habitats, reduce erosion on steep slopes, and minimize ~~increases in stormwater of~~ dry weather runoff from irrigation ~~flows~~.

Page 28, First Column, Policy CO-54

Use of hauled water for residential development is prohibited by state law under SB 1263.

~~Prohibit the use of hauled water as a source of potable water for new development.~~

Page 28, First Column, Policy CO-55 (now Policy CO-53)
Participate in the development and implementation of solutions to problems associated with onsite wastewater treatment systems (OWTS) and their impact on water quality.

Page 29, First Column, Policy CO-61 (now Policy CO-59)

Provide protections for trees that are native to the Santa Monica Mountains, including limiting removal of native trees when feasible. A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree species specified in a protected native tree list titled, "Protected Trees in the Santa Monica Mountains," maintained by the Department of Regional Planning.

Page 29, First Column, Policy CO-62 (now Policy CO-60)

When native trees must be removed, require the planting of new native trees ~~should be required as mitigation~~ as a condition of approval.

Page 29, First Column, Policy CO-63 (now Policy CO-61)

~~Work with agencies including County Fire and County Agricultural Commissioner to ensure proper fire buffers through brush clearance and fuel modification in new and infill development.~~ Ensure that brush

clearance and fuel modification required by County Fire does not result in impacts to protected native trees, or minimizes impacts when unavoidable.

Page 29, First Column, Policy CO-66 (now Policy CO-64)

Preserve mature native trees by siting and designing development in a manner that prevents removals or encroachment into the protected zone of native trees.

Page 29, Second Column, Paragraph 2, Line 1

Several significant topographical features are present within the region. To the south of Agoura Road at Kanan Road is ~~Ladyface Ridge~~Ladyface Mountain, identified as ~~'~~one of the most prominent land-forms in the area.~~'~~

Page 29, Second Column, Paragraph 2, Line 12

~~Saddle Rock and~~ Turtle Rock ~~are~~ is a prominent rock formation~~s~~, located near the National Park Service's Rocky Oaks site

Page 30, Second Column, Policy CO-70

~~Limit structure height to minimize impacts to scenic resources.~~

Page 31, First Column, Policy CO-77 (now Policy CO-73)

~~Require all cut and fill slopes and other disturbed areas to be landscaped and revegetated prior to the beginning of the rainy season utilizing native, drought-tolerant plant species that blend with existing natural vegetation and natural habitats of the surrounding area.~~ Revegetate all areas disturbed by development activity. Use locally indigenous plant species outside of Fuel Modification Zone A and prohibit non-native invasive species, balancing long-term slope stability and habitat restoration with reduced fuel loads for fire protection.

Page 31, First Column, Policy CO-78 (now Policy CO-74)

Grading that is associated with roads, bridges, retaining walls, and other necessary access ways should follow the natural terrain and contours ~~and avoid creating a significant visual scar~~.

Page 31, First and Second Column, Paragraph 2

Given the proximity of development to such abundant scenery, any form of physical alteration has immediate and noticeable effects. Activity in the area, whether it is residential development, recreation facilities, or agriculture, has greater visual impacts on the land than in many other parts of Los Angeles County. ~~The visual impact of building, grading, or even vegetation removal can be just as dramatic as the natural features themselves.~~ In some parts of the Santa Monica Mountains, natural features have been graded away or built upon, effectively obliterating any scenic qualities.

Page 31, Second Column, Paragraph 3, Line 7

Their intent is to ~~require and~~ achieve a sensitive balance between development and ~~protecting~~ the protection the visual qualities of the Santa Monica Mountains.

Page 32, First Column, Number 2 and 5

~~*2. Saddle Rock*: a prominent sandstone landform.~~

5. ~~*Ladyface Ridge*~~*Ladyface Mountain*:

Page 32, First Column, Paragraph 2

Significant Ridgelines are highly visible and dominate the landscape, and are important environmental sites for natural ecosystems, parks, and trail systems~~.~~

Page 32, Second Column, Number 5

Existing community boundaries and gateways: Ridges and surrounding terrain that separate communities and provide the first view of predominantly natural, undeveloped land ~~as a traveler emerges from the urban landscape~~; and

Page 32, Second Column, Paragraph 3

Scenic R~~r~~outes are selected for the unique natural aesthetic qualities that can be experienced as one drives along them. Scenic routes also include County Scenic Highways. The selected routes pass along wide swaths of undisturbed habitat, offer views of dramatic geologic or coastal formations, pass by rolling hills studded with oaks, and wind past areas rich with riparian vegetation. State-designated County Scenic Highways are recognized by the State as possessing aesthetic qualities of s~~S~~tatewide importance, and are marked with the familiar poppy signs. The following are identified scenic routes and routes with scenic qualities:

Page 37, First Column, Policy CO-76 moved from Land Use LU-21

Require that new development preserve views from public parks, trails, and designated Scenic Routes. This includes preserving and enhancing views from public roadways that are oriented toward existing or proposed natural community amenities such as parks, open space, or natural features.

Page 37, First Column, Policy CO-77 moved from Land Use LU-22

Require that new development preserve views of the ocean, Significant Ridgelines, and Scenic Elements from public parkland, trails, Scenic Routes, and the principal permitted use on adjoining parcels. If there is a conflict between protecting views from public view areas and from private view areas, the protection of public views shall take precedence.

Page 37, First Column, Policy CO-78 moved from Land Use LU-4

Prohibit development on Significant Ridgelines.

Page 37, First Column, New Policy CO-79

Preserve in their natural state, topographic features of high scenic value. 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.

Page 37, First Column, Policy CO-82

Preserve ~~otect public views of designated~~ Scenic Elements in their natural state ~~and Significant Ridgelines~~, including canyon walls, geological formations, creeks, ridgelines, and waterfalls. ~~Preserve and protect the viewshed and line-of-sight to these scenic resources.~~

Page 37, First Column, Policy CO-83 moved from Conservation and Natural Resources CO-70

Limit structure height to minimize impacts to scenic resources.

Page 38, First Column, Policy CO-84 (now Policy CO-85)

"Limit ~~the extent of~~ vegetation clearance ~~to~~ that is required for fire safety, and where possible…"

Page 38, First Column, Policy CO-85 (now Policy CO-86)

Limit and design interior and exterior lighting to preserve the visibility of the natural night sky and stars to the extent feasible and consistent with public safety.

Page 38, First Column, Policy CO-88 (now Policy CO-89)

Transition all overhead transmission lines and utility infrastructure underground to eliminate visual impacts along scenic routes and in scenic resource areas, while limiting ground disturbance and impacts to sensitive habitat.

Page 38, Second Column, Paragraph 1, Line 3

The Santa Monica Mountains are particularly well-suited for passive outdoor recreational experiences in a natural setting. ~~The value of recreation close to the urban complex is immense.~~

Page 38, Second Column, Paragraph 2,

The cornerstones of the area's recreation opportunities are the existing federal and s~~S~~tate parks, beaches, and trails. These areas and agencies' proposed acquisitions, linked by the scenic routes identified in this North Area Plan and a network of ~~multi-use~~ trails ~~(~~used for hiking, mountain biking, and ~~equestrian)~~ horseback-riding should be integrated and connect throughout the Santa Monica Mountains National Recreation Area.

Page 41, First Column, Paragraph 2, line 1

There are approximately 6,100 ~~vast~~ acres of public parkland within the North Area.

Page 41, Second Column, Policy CO-92 (now Policy CO-93)

~~Protect and where feasible expand or enhance as a resource of regional, s~~~~State and national importance parklands and trails.~~ Protect the public parkland and trail system, and where feasible, expand or enhance as a resource of regional, State, and national importance.

Page 42, First Column, Policy CO-93 (now Policy CO-95)

Encourage ~~a full range of~~ outdoor recreational experiences to serve local, regional, and national visitors with diverse backgrounds, interests, ages, and abilities, including those who are ~~e~~ transit-dependent and ~~the physically challenged~~ people who experience physical challenges. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area ~~so as~~ to mitigate ~~against~~ the impacts ~~, social and otherwise,~~ of overcrowding or overuse by the public of any single area.

Page 42, First Column, Policy CO-94 (now Policy MO-23)

This policy was moved to Mobility Element, now Policy MO-23, and revised as noted below. General Plan reference - Policy M 5.3: Maintain transportation right-of-way corridors for future transportation uses, including bikeways, or new passenger rail or bus services. Additionally, the Los Angeles County Bicycle Master Plan was adopted in March 2012.

Provide safe and accessible bikeways on existing roadways ~~(see Map 4 Recreation)~~ and support related facilities in the North Area.~~, where feasible, through the implementation of the adopted Bikeways Plan in the County General Plan~~.

Page 42, First Column, New Policy CO-98 (now Policy CO-97)

Support a diverse range of resource dependent passive and active recreational uses that are compatible with the rural and semi-rural character of the North Area such as horse rentals and boarding, horse riding staging areas, low-intensity campgrounds, birdwatching, and stargazing.

Page 42, First Column, Paragraph 1

Indigenous people~~s~~ have lived in the Santa Monica Mountains and surrounding area for over 9,000 years. Local tribes included the Chumash in the western portions of the Santa Monica Mountains, the Fernandeno Tataviam in the northern portions, and the ~~Gabrieliño-Tongva~~ Kizh Gabrieleño in the eastern portions toward the Los Angeles basin. Over time, these Native cultures, with distinct languages and histories, developed large villages in the Santa Monica Mountains with extensive maritime practices and inland trade routes ~~which~~ that extended up and down the coast, West to the Channel Islands, and inland to Arizona.

Page 42, First Column, Paragraph 2

Their legacies are visible in multiple historic sites in the North Area. ~~–~~There are more than 1000 archaeological sites within the Santa Monica Mountains National Recreation Area~~'s boundaries~~. Malibu Creek was a significant interface site between the Chumash and the ~~Gabrieliño-Tongva~~ Kizh Gabrieleño. Inside the park there is a Chumash village site, Humaliwo, as well as several historic structures. There is

also a former Chumash village and cultural/historical center, Satwiwa, located about 5 miles away from the North Area in Ventura County.

Page 42, Second Column, Bullet 2

- It is in the public interest to preserve cultural resources because they are irreplaceable and ~~offer~~ are a unique cultural, educational, and historical ~~, aesthetic, and inspirational benefits~~ record of people in this region.

Page 42, Second Column, Paragraph 4

County development review procedures include consideration and protection of cultural resources, tribal cultural resources, and paleontological resources~~–~~. Mitigation measures are required where it is determined development ~~is determined to~~ may adversely impact any such resource. Other groups are also concerned with the preservation of these resources. The National Park Service, for example, conducts ongoing research on the history and cultural heritage of the Santa Monica Mountains. While many of these resources are historic, they are also a part of an active cultural landscape and represent the histories and identities of local cultures, groups, and people.

Page 43, First Column, Paragraph 5

The indigenous Chumash and ~~Gabrieliño-Tongva~~ Kizh Gabrieleño peoples, two of the most populous local native cultures, have occupied land within the Santa Monica Mountains since prehistoric times. The Chumash people have inhabited the region for nearly 9,000 years, while the ~~Gabrieliño-Tongva~~ Kizh Gabrieleño people moved into the eastern Santa Monica Mountains approximately 2,000 years ago.

Page 44, First Column, Policy CO-96

Policy was deleted because addressed in the General Plan. Goal C/NR 14: Protected historic, cultural, and paleontological resources. Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

~~Protect and preserve cultural resources, tribal cultural resources, and paleontological resources from destruction, and avoid all impacts to such resources. where feasible. Where avoidance is not feasible, minimize impacts to resources to the maximum extent feasible.~~

Page 44, First Column, Policy CO-99, Line 1 (now Policy CO-100)

"Implement appropriate mitigation measures for development within archaeologically -sensitive areas, ~~shall,~~ designed in accord with guidelines established by…"

Page 44, First Column, Policy CO-100 (now Policy CO-101)

Preserve and protect cultural resources and traditions that are of importance to Native Americans, including the Chumash and ~~Gabrieliño-Tongva~~ Kizh Gabrieleño peoples.

Page 46, First Column, Paragraph 1

The Santa Monica Mountains are ~~subject to~~home to serious hazards that require special attention in order to protect public health and safety. Wildfires, earthquakes, ~~as well as~~ mass wasting events, flooding, and washed-out roads that often follow heavy winter rains have demonstrated how vulnerable the region is to natural and human~~man~~-made hazards. Wildfires are a natural phenomenon in the Santa Monica Mountains and on nature's timetable are an essential process of the regional ecosystem. In addition, ~~T~~the region's natural drainage systems are subject to very high volumes of stormwater runoff. The Safety and Noise Element addresses the following issues:

Page 46, Second Column, Paragraph 3

Natural seismic and non-seismic events (Figure 5) in the Santa Monica Mountains present significant hazards to public health, safety, and welfare, and also to development. Earthquakes and slope movement events ~~(commonly referred to as landslides)~~ can be particularly devastating in an area like the Santa Monica Mountains, with its many narrow, winding, and difficult to access roads ~~and often difficult access at the best of times~~.

Page 46, Second Column, Paragraph 5, Line 5

The San Andreas Fault, though over 40 miles northeast of the North Area, has the potential ~~as it does in any part of the region~~ to cause significant damage in the Santa Monica Mountains.

Page 46, First Column, Paragraph 2, Line 6

"Human ~~action~~ activities can contribute directly to slope instability, ~~through~~ such ~~activities~~ as grading, vegetation removal, increased soil saturation, and increased amounts of runoff from developed areas. Unusually high levels of water in the soil can trigger liquefaction and slumping. Human activities~~y~~ can increase the risk…"

Page 47, First Column, Policy SN-1

Ensure ~~Assure~~ stability, ~~and~~ structural integrity, and conservation of natural landforms along ridgelines, bluffs, and cliffs.

Page 47, First Column, Policy SN-1 (now Policy SN-2)

~~neither~~ Prohibit development that creates or~~nor~~ contributes significantly to erosion, geologic instability, ~~or~~ destruction, ~~of the site or surrounding area or in any way require the construction of protective devices or that would~~ substantially~~y~~ alteration of natural landforms along ridgelines, bluffs or cliffs.

Page 47, Second Column, Policy SN-3 (now Policy SN-4)

~~Permit~~ Prohibit new development on former landslide sites, unstable slopes, and other geologic hazard areas ~~only where~~ unless there is substantial evidence, provided by the applicant and confirmed by the ~~Los Angeles County Department of~~ Public Works, that the project ~~provides an adequate factor of safety~~ is safe.

Page 47, Second Column, Policy SN-4 (now Policy SN-5)

Prohibit new development in areas where ~~it presents an extraordinary risk to life and property due to~~ an existing or demonstrated potential public health and safety hazard presents a risk to life and property, such as naturally unstable geologic area or areas prone to wildfire.

Page 47, Second Column, Policy SN-5 (now Policy SN-6)

~~In the placement of new development, emphasize avoiding~~Avoid areas susceptible to seismic and non-seismic geologic hazards, even when engineering solutions are available.

Page 47, Second Column, Policy SN-9, Line 1 (now Policy SN-10)

"Prohibit land divisions~~, including~~ and lot line adjustments…"

Page 48, Table 2, Column 2, Noise Zone II-IV

~~Residential~~ Pproperties zoned for Residential uses ~~(zoned as such in the North Area Plan)~~

~~Commercial p~~Properties zoned for Commercial uses ~~(zoned as such in the North Area Plan)~~

~~Industrial~~ Pproperties zoned for Industrial uses ~~(zoned as such in the North Area Plan)~~

Page 48, Second Column, Paragraph 5

The County commissioned a noise study of the North Area in September 2018. The Santa Monica Mountains North Area Plan and Community Standards District Update Noise Technical Report was prepared by Aspen Environmental Group and issued in October 2018. This noise study provides a baseline for ambient noise standards and the results determined that an L90 exterior noise level requirement would be the appropriate baseline metric for the North Area.

Page 51, First Column, Policy SN-10 (now Policy SN-11)

Require ~~development~~ projects ~~to~~ demonstrate that: 1) no adverse noise effects on adjacent uses will occur from the project; 2) no adverse effects on the project will occur from adjacent influences; and 3) where differing land uses are adjacent to each other, provisions of the ~~County Noise Ordinance~~applicable noise standards can be met by the project~~. where. differing land uses are adjacent to each other.~~

Page 51, First Column, Policy SN-12

General Plan Reference- – Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.

~~Ensure noise compatibility between differing uses in noise sensitive areas.~~

Page 51, First Column, Policy SN-14

Require noise-emitting land uses to d~~D~~evelop a plan for monitoring and enforcing noise compliance ~~compliance. where event facilities are located near sensitive receptors.~~

Page 53, First Column, New Policy SN-26

High density residential uses should be discouraged in areas within the VHFHSZ and that lack sufficient emergency evacuation access routes.

Page 53, Second Column, Policy SN-29 (now Policy SN-30)

Discourage high density and high intensity development within Very High Fire Hazard Severity Zones (VHFHSZ). Direct such development to areas less at-risk for fire and climate change-related hazards.

Page 53, Second Column, Policy SN-30

General Plan reference – Policy S 3.2: Consider climate change implications in fire hazard reduction planning for FHSZs.

~~Consider climate change implications in fire hazard reduction planning for the wildland-urban interface and Fire Hazard Severity Zones (FHSZs).~~

Page 53, Second Column, Paragraph 1, Line 5

Policies throughout the North Area Plan in conjunction with other agency ~~as well as~~ standards and regulations ~~of other agencies that will~~ help minimize exposure to flood hazards. These are ~~those~~ related to slope modification, setbacks, on-site water retention and percolation, and runoff controls, as well as the amount and type of paving, grading, and fire clearance requirements. Potential flood hazards (Figure 6) within ~~the jurisdiction of~~ the North Area Plan are generally limited to canyon and valley bottoms.

Page 53, Second Column, Paragraph 2, Line 5

"…primarily in ~~those~~ areas between improved concrete channels and natural drainages. Such deficiencies can ~~, of course,~~ have impacts beyond jurisdictional boundaries. Future development will be required to ~~be designed~~ not ~~to~~ create flooding problems…"

Page 54, First Column, Policy SN-31

Prohibit construction ~~which~~ that could impede storm flows within floodways, and avoid development within potential flood hazard areas and the County's Flood Hazard Zones.

Page 54, Second Column, Paragraph 4

Hazardous materials and wastes are present in the uses throughout the Santa Monica Mountains, but vary widely in terms of both quantity and type. Light ~~industry~~industrial uses, dry cleaners, and automotive service shops routinely utilize solvents and other toxic substances, and generate hazardous wastes that must be properly disposed of in compliance with strict federal and s~~S~~tate regulations.

Page 55, Second Column, Policy SN-43

Protect the area's residents, workers, and visitors from the risks inherent in the transport, distribution, use, and storage of hazardous materials and hazardous wastes~~, recognizing that the use of these materials is necessary in many parts of society~~.

Page 55, Second Column, Policy SN-44

~~Undertake more~~Encourage community-level hazardous waste drop-off events ~~in the Santa Monica Mountains,~~ and ~~sponsor more~~ community recycling centers.

Page 60, First Column, Paragraph 2

New development in the North Area is constrained by topography, lack of and difficulty in providing infrastructure, and the presence of sensitive environmental resources, scenic resources, and natural hazards. This plan provides a framework ~~within which~~for new development ~~may be undertaken,~~ taking into consideration the protection of sensitive environmental, scenic, and other resources, public access, and the avoidance or mitigation of hazards.

Page 60, First Column, Bullets 3-4

- Wireless Communication Facilities
- ~~Livestock/~~Animals as Pets and Livestock

Page 60, Second Column, Paragraph 4

~~If there is a conflict between a provision of the North Area Plan and a provision of any other County-adopted plan, resolution, or ordinance, and it is not possible for the development to comply with both the North Area Plan and such other plan, resolution or ordinance, the North Area Plan shall take precedence and the development shall not be approved unless it complies with the North Area Plan policy.~~

Page 61, Second Column, Policy LU-4 moved to Scenic Resources CO-79

~~Prohibit development on Significant Ridgelines, following the CSD standards designed to protect ridgeline resources.~~

Page 62, First Column, Policy LU-7

~~Mitigate the impacts of permitted development on neighboring jurisdictions; impacts shall not be exported to other jurisdictions.~~

Page 62, First Column, Policy LU-9
~~Prohibit the use of hauled water as a source of potable water or irrigation for new development or agricultural uses.~~

Page 64, First Column, Policy LU-18

Combine text from previous Policy LU-18 with Policy LU-14.

Provide separate "suburban" and "rural" standards for infrastructure and public services. 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:~~.

~~o Retaining the natural terrain and vegetation in hillside areas, rather than creating large, flat pads with non-native landscaping;~~

~~o Protecting natural vegetation, natural environmental features, and streams through standards such as adequate development setbacks;~~

~~o Landscaping with locally-indigenous species outside of Fuel Modification Zone A;~~

~~o Maintaining rural road sections without curbs, gutters, streetlights, or sidewalks;~~

~~o Providing opportunities for keeping equines where adequate space and suitable topography are available, and where consistent with all other policies of the North Area Plan;~~

~~o Limiting the types and locations of commercial development;~~

~~o Maintaining a natural physical setting comprised of large areas of undisturbed hillsides, oak woodlands, canyons, and riparian areas, and a visual character dominated by natural environmental features;~~

~~o Preserving the openness and scenic beauty of the area's natural environment;~~

~~o Preserving significant environmental features, incorporating open spaces into the design of new development, and requiring the dedication of open space in new development;~~

~~o Restricting night lighting and preserving dark skies, enhancing the visibility of stars and minimizing disturbance of wildlife;~~

~~o Requiring hillside residential development designs that feature natural rather than manufactured forms and using custom foundations;~~

~~o Sizing houses and flat pad areas to be consistent with the natural setting; limiting features such as tennis courts and paved areas;~~

~~o Protecting hilltops and ridgelines by prohibiting structures and limiting grading in those areas, where feasible;~~

~~o Minimizing disturbance of landforms and biological resources by requiring buildings on hillsides to be constructed on multilevel pads where appropriate; and~~

~~o Providing greater protection to resources than the minimum required by this Plan by offering incentives for limited types of proposed development. To encourage the concentration of development and the retirement of buildable parcels for the permanent protection of their habitat and open space values, limit the maximum approvable building site area for development.~~

Page 64, Second Column, Policy LU-19 (now Policy LU-16)

~~In addition to considering the mass and scale of the entire development or structure, r~~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~~ that is compatible with the size of the parcel ~~upon which the structure is placed~~ to avoid a crowded appearance in the built environment.

Page 65, First Column, Policy LU-25, Line 3 (now Policy LU-20)

"Temporary roads approved for preliminary hydrologic or geologic testing shall ~~be~~ have their pre-construction vegetation and grading restored and not be considered an existing access road for subsequent development proposals.

Page 65, Second Column, Policy LU-28 (now Policy LU-23)

Require open space areas in individual developments to connect trails, other open space, and wildlife corridors wherever possible.

Page 65, Second Column, Policy LU-29

~~Limit exterior lighting, except when needed for safety. Require that new exterior lighting installations use best available dark skies technology to minimize sky glow and light trespass, thereby preserving the~~

~~visibility of a natural night sky and stars and minimizing disruption of wild animal behavior, to the extent consistent with public safety.~~

Page 66, First Column, Policy LU-31 (now Policy LU-25)

Concentrate commercial, office, and other higher-intensity uses ~~along areas where appropriate,~~ and ensure that each project has adequate access, can accommodate the traffic, is accessible to essential services, and contains appropriate site design features to enhance community character.

Page 66, First Column, Policy LU-33, Line 3 (now Policy LU-27)

"….adjacent properties though ~~careful use of~~ the arrangement of buildings…"

Page 66, Second Column, Policy LU-42 (now Policy LU-36)

~~Night~~ The lighting of facilities at night should be limited to necessary security lighting that is controlled by motion detectors and the l~~L~~uminosity should be compatible with dark skies standards.

Page 67, First Column, Goal LU-5

To create a balance between agricultural uses and conserving ~~California's~~ the County's natural resources in a changing climate.

Page 67, First Column, Policy LU-43

~~Ensure and identify the source of water supply, availability, and delivery for new development.~~

Page 67, First Column, Policy LU-45 (now Policy LU-38)

New agricultural crop uses ~~should~~ shall be sited in in S3 or S4 habitats, in already disturbed areas, in the approved building site area, and/or in Fuel Modification Zones A or B, and are not permitted on slopes greater than 3:1.

Page 67, First Column, Policy LU-47 (now Policy LU-40)

~~Encourage~~ Require the use of integrated pest management and use of least toxic methods of pest control.

Page 67, Second Column, Goal LU-6

~~To~~ A~~a~~llow the use of event facilities for enjoyment and recreation in the Santa Monica Mountains in ~~applicable zones~~ limited areas, while adhering to policies regarding public safety, dark skies, noise and surrounding land uses.

Page 67, Second Column, Policy LU-50 (now Policy LU-43)

~~Establish an event facility use in the North Area Plan which will r~~Regulate and ~~monitor~~ Eevent facility uses shall be regulated and monitored for potential impacts~~,~~ such as noise, traffic, parking, ~~wildlife movement,~~ and public safety issues~~,~~ associated with special events.

Page 67, Second Column, Policy LU-51 (now Policy LU-44)

Promote the collaboration of ~~business owners~~ stakeholders in the area to address noise, traffic safety, and the cumulative impacts of operations.

Page 67, Second Column, Policy LU-52 (now Policy LU-45)

Allow for ~~a variety of~~ special event uses ~~including wedding venues, wineries, tasting rooms, festivals, and other special events~~ while minimizing disruptions to neighboring properties and ~~-~~maintaining maximum accessibility and safety for residents of the North Area.

Page 67, Second Column, Policy LU-53 (now Policy LU-46)

Ensure the necessary evacuation routes are accessible at all times, and that special events do not block or impair evacuation routes or access ~~during emergencies can be accessed by~~ for residents and visitors~~, to the North Area~~ in the event of emergencies.

Page 68, Second Column, Policy LU-58 (now Policy LU-51)

Manage the collection and ~~/~~disposal of animal wastes to protect streams~~, /~~natural drainages~~, /~~water runoff~~, /~~ and groundwater.

Page 68, Second Column, Policy LU-60 (now Policy LU-53)

~~At the periphery of areas devoted to recreation, p~~Provide sufficient staging and parking areas at trail access points, including space to accommodate horse trailers where needed and appropriate: to ensure adequate access to the trails system, campgrounds, roadside rest, and picnic areas where suitable; to provide visitor information; and, to establish day-use facilities, where the facilities are developed and operated in a manner consistent with the policies of this p~~P~~lan and compatible with surrounding land uses.

Page 68, Second Column, Paragraph 4

~~It is important to recognize that the maximum number of units possible overall on any parcel is established by the Land Use Map, not by the zoning designation. Land use policy and zoning have related, but different functions:~~

Page 69, First Column, Paragraph 1

~~1. Land use policy establishes the basic category and intensity of use. Categories of use include Open Space, Agricultural~~Rural Land~~, Residential, Commercial, and Public and Semi-public Facilities. Intensity of use is defined in terms of lot coverage (or floor-area ratio) for commercial uses and density (units per acre) for residential uses. Residential density is the maximum number of dwelling units that can be created on any given parcel.~~

~~2. Zoning (Figure 8) sets the specific standards that must be observed in utilizing the land, including such factors as the minimum size of any lot created by a subdivision. Lots created by subdivision may be larger than the minimum size, and under certain circumstances they can be smaller~~

~~providing the resulting density is consistent with the overall land use plan density. Once again, the land use policy establishes the total number of lots or units that can be created.~~

~~While the Land Use Map establishes the maximum number of units possible on a parcel, neither land use policy nor zoning standards are the sole determinants of the number of dwelling units appropriate for, or which may be approved for, a given parcel. The application of all other North Area Plan policies, in addition to the requirements of other regulatory agencies with jurisdiction over the property, may significantly reduce the number of units.~~

Page 69, First Column, Paragraph 2, Line 6

".. ~~production of natural resources,~~ and the protection of the public health and safety may be considered appropriate subject to applicable North Area Plan policies and ordinance provisions. Typical uses include equestrian activities, parks, nature preserves and sanctuaries, deed restricted private open space, streams, rivers and open drainage easements, trails, rural campgrounds and historical building sites. The following Open Space categor~~y~~ies ~~is~~are used on the Land Use Map:"

Page 69, Second Column, Bullet 2

- Public parks, including federal, State, and County parks, and beaches acquired by public agencies for habitat preservation and public recreation. The principal permitted use is passive resource-dependent recreation.

Page 71, Second Column

H4 (Residential 54)
Not to exceed a maximum residential density of five ~~four~~ dwelling units per acre
(54 du/ac)

~~**H8 (Residential 8)**~~
~~Not to exceed a maximum residential density of eight dwelling units per acre~~
~~(8 du//ac)~~

Page 72, First Column, Paragraph 1

The primary purpose of areas designated as Commercial Recreation - Limited Intensity is to provide appropriately located areas for the establishment of low-intensity uses and facilities adjacent to areas generally designated as ~~*Mountain Lands* or *Rural Residential*~~ Open Space or Rural Land.

Page 72, First Column, Paragraph 4

~~**Transportation Corridor**~~

~~**TC (Transportation Corridor)**~~
~~The primary purpose of areas designated as Transportation Corridor is to provide areas for major transportation facilities. Principal uses include freeways, transit stations, and commuter and freight rail lines. The Ventura Freeway is the only such use shown on the Land Use Policy Map.~~

Page 82, First Column, Title

MOBILITY ~~CIRCULATION~~ ELEMENT

Note: With this title change, all goal and policy numbers have changed from "CI-xx" to "MO-xx."

Page 82, First Column, Paragraph 2

Roads ~~are~~ remain the primary determinant of ~~an area's~~ access within the North Area, and represent a major dilemma for the North Area Plan. Traffic congestion from both periodic recreational visitors and weekday commuters often overloads sections of the Ventura Freeway and the area's roadway network, and creates potentially serious safety problems. Much of this congestion is due to through-traffic beginning and ending outside of the planning area. To address some of these issues, the North Area Plan focuses on mitigating the traffic and access impacts from existing uses within the North Area, and limiting development that would necessitate increasing the capacity of roadways or generate a significant increase in vehicle miles traveled. ~~Significant additional carrying capacity is needed on area roadways and highways to move traffic at desirable levels of service; however, to provide all such additional capacity in the North Area Plan would be environmentally destructive and disruptive to existing residential neighborhoods and rural communities~~. ~~Transportation planning within the planning area cannot be expected to entirely resolve the problems that exist.~~

Page 82, First Column, Paragraph 3, Line 13

Recognizing ~~the need to accommodate~~ this pattern of travel is central to developing an effective circulation policy for the Santa Monica Mountains.

Page 82, Second Column, Guiding Principle

The area's roadway and transportation system is an integral part of community character. Facilities and programs to ~~improve traffic flow and access~~ reduce vehicle miles traveled must be implemented within a framework of preserving the natural environment and protecting the unique character of the individual communities within the North Area.

Page 83, First Column, Paragraph 1

~~It is clear that r~~Road construction and maintenance can significantly impact the environment. The development and improvement of roads often involve major landform modifications, which in the rugged terrain of the Santa Monica Mountains can result in erosion, siltation, and rockfall, impacting downstream waters and degrading scenic and other ~~coastal~~ sensitive resources.

Page 83, First Column, Goal CI-1 (now Goal MO-1)

Goal MO~~CI~~-1: A transportation system consistent with the area's rural and scenic quality, biological resources ~~environmental threshold carrying capacities~~, and planned future growth.

Page 83, First Column, Policy CI-7

~~Emphasize other transportation system management solutions, including improved public transit and non-motorized transportation, such as bicycles.~~

Page 84, First Column, Policy CI-9 (Now Policy MO-8)

Maintain appropriate rural and mountain road standards, consistent with public safety requirements, for the rural portions of the Santa Monica Mountains. Require the use of the rural road cross section as the default standard in the North Area.

Page 84, First Column, Policy CI-11 (now Policy MO-10)

Analyze and require mitigation of the traffic impacts from projects that generate substantial amounts of ~~"off-peak" traffic~~ vehicle miles traveled~~, in addition to the traditional roadway capacity analysis~~.

Page 84, Second Column, Paragraph 2, Line 5

Through the use of transportation demand management ~~techniques~~, the County must en~~a~~ssure that additional development will not significantly impact, and ~~indeed~~ may improve, the existing circulation system in the plan area.

Page 84, Second Column, Goal CI-2 (now Goal MO-2)

Goal MO~~CI~~-2: A safe and efficient roadway network ~~that can accommodate projected traffic growth in a manner consistent with~~ that protects~~ing~~ environmental resources and existing neighborhoods.

Page 84, Second Column, Policy CI-15 (now Policy MO-14)

~~Maintain, and potentially enhance, the concentration of business and commercial uses in existing locations that continue to serve the local communities and~~ Encourage community services uses that reduce the length and number of vehicle trips.

Page 84, Second Column, Policy CI-17

~~Provide opportunities, such as centralized learning centers with computer access, to reduce the need to commute long distances to colleges and universities.~~

Page 84, Second Column, Policy CI-18 (now Policy MO-16)

Improve roadways as appropriate to accommodate any new ~~planned~~ development and anticipated increases in recreational activities. Curbs, gutters, and sidewalks should only be used where deemed necessary for the safety of pedestrian and vehicular traffic by ~~the Department of~~ Public Works.

Page 85, First Column, Policy CI-19 (now Policy MO-17)

Limit the density and intensity of development in rural and mountainous areas to a level that can be accommodated by existing road capacity and without creating significant adverse impacts. ~~Avoid any development in rural and mountainous areas that would require roadway widening to increase capacity. Road widening shall be allowed to protect public safety.~~

Page 85, Second Column, Paragraph 1

Alternatives to the private automobile - including ~~carpooling,~~ public transit, bicycles, and walking~~, and telecommuting~~ - are opportunities to lessen traffic impacts on the region's roadways, and are a higher priority than expanding the existing roadway system. The provision of transit alternatives by the various public and private transportation agencies in the region will also help to improve ~~the~~ accessibility ~~of~~ to recreational opportunities and resources in the Santa Monica Mountains.

Page 86, First Column, Policy CI-24 (now Policy MO-22)

Encourage ~~T~~the extension of public transit facilities and services, including shuttle programs, to maximize public access and recreation opportunities ~~shall be encouraged, where feasible.~~.

Page 86, First Column, Policy CI-25

~~Encourage the use of locally based contractors, service providers, and laborers rather than those that need to travel long distances to work sites in the North Area Plan area.~~

Page 86, First Column, Policy CI-25 (now Policy MO-24)

~~Assist~~ Encourage local employers in ~~transporting employees~~ to implement vanpools and carpools from homes and worksites in the Santa Monica Mountains~~, thereby reducing the need for additional vehicle trips.~~.

Page 86, First Column, Policy CI-28 (now Policy MO-26)

Require new development to provide for ~~public~~ alternative transportation needs on existing roadways, such as bike or transit facilities, where appropriate, when acquisition and improvement activities occur. Coordinate ~~Cooperate~~ with adjacent jurisdictions to develop and incorporate ~~this and other~~ public transit-friendly design features into new projects and other discretionary project applications.

Page 86, First Column, Policy CI-31

~~Support the region-wide expansion of alternative transportation methods, including rail lines, transit ways, bike paths, and rapid bus systems, where consistent with the policies of this North Area Plan.~~

Page 88, First Column, Paragraph 1, Line 7

Unlike urbanized areas where a higher density population can share costs, providing infrastructure and public services in rural ~~and suburban~~ areas can be ~~is~~ more expensive per household because costs must be distributed among fewer residents.

Page 88, First Column, Bullet 4

- ~~Police~~ Law enforcement services; and

Page 88, First Column, Paragraph 2

Additional services and facilities include parks and recreation (Conservation and ~~Open Space~~ Natural Resources Element) and transportation (~~Circulation~~ Mobility Element). Furthermore, private onsite wastewater treatment systems are addressed in the Water Quality section of the Conservation and ~~Open Space~~ Natural Resources Element.

Page 88, First Column, Paragraph 3

The ~~Public Facilities Element~~ Public Services and Facilities Element establishes policies that support the siting of new housing and other development in areas with adequate public services and facilities ~~to avoid wasteful urban sprawl and leapfrog development.~~.

Page 88, Second Column, Paragraph 4, Line 7

Because public facilities are now largely constructed on a project-by-project basis, predicting the timing and location of new development ~~as part of agency master planning efforts~~ is more difficult. The absence of public facilities presents a constraint on new development.

Page 88, Second Column, Paragraph 7

Although development in the area can be found in varied topography, such as valleys and steep hillsides, the LVMWD has few problems and constraints in ~~with~~ delivering adequate water supply and water pressure to these areas. In ~~some of the~~ more remote areas and areas with high elevations, the extension of water facilities is possible, but ~~would be~~ is extremely costly and could result in significant environmental impacts.

Page 88, Second Column, Paragraph 8

Water supply allocations to the LVMWD are received from the water wholesaler, the Metropolitan Water District. Supplies may vary, due largely to cyclical drought conditions. In approving new development, consideration should be given to the long~~-range assurance~~ term availability of water supply.

Page 89, First Column, Paragraph 1

The LVMWD is also responsible for wastewater treatment and disposal services within the North Area Plan's boundaries. Local feeders are maintained by the LA Consolidated Sewer Maintenance District ~~County's Sanitation Districts~~, and are connected to the LVMWD's main trunk lines. Wastewater is conveyed through LVMWD trunk lines to the Tapia Water Reclamation Facility where the sewage receives tertiary treatment.

Page 89, First and Second Column, Paragraph 3

Although a majority of the study area is connected to sewers, onsite wastewater treatment systems (OWTS) ~~septic systems~~ serve most of the rural hillside areas. Previous development within the hillside areas have~~s~~ been largely scattered, ~~thus~~ requiring the use of ~~onsite wastewater treatment systems (~~OWTS~~s~~). ~~as a practical matter. However, a~~ Although many OWTS employ state-of-the-art technologies, numerous septic tank failures have been reported in older systems within the mountain areas, ~~often causing~~ which have caused environmental damage to surrounding and downstream riparian areas. ~~For~~

~~some areas not served by sewers, assessment districts have been established and fees are being assessed to residents on OWTS for ultimate connection into the LVMWD trunk lines.~~

Page 90, First Column, Policy PF-1

Coordinate the land development review process with the LVMWD or Los Angeles County Water Works District 29 to ensure that adequate water supplies and adequate water and sewer infrastructure are available to support existing and planned development.

Page 90, First Column, New Policy PF-2

If new development cannot be connected to municipal services, ensure and identify the source of water supply, availability, and delivery for new development.

Page 90, First Column, Policy PF-2 (now Policy PF-3)

Minimize the need for the consumption of new water supplies through active water conservation programs and the use of reclaimed water – on site, wherever possible.

Page 90, First Column, Policy PF-4 (now Policy PF-5)

~~Maximize the uses of reclaimed water and thereby r~~Reduce the need for exploiting domestic water supplies for purposes where potable water is not required.

Page 90, First Column, Policy PF-5

~~Require proposed development projects to gain approval of design and financial arrangements from the LVMWD (or Los Angeles County Water Works District 29) for the construction of water and sewer facilities prior to recordation of tract maps (or issuance of grading or building permits, if a tract map is not involved). Strictly enforce these conditions of approval.~~

Page 90, Second Column, Policy PF-8

Prohibit the construction of small "package" wastewater treatment plants, except in ~~those specific~~ areas where this is the desired long-term wastewater management solution to the satisfaction of Public Works and Public Health.

Page 90, Second Column, Policy PF-9

~~In rural areas, a~~Avoid the build-out of clustered subdivisions where the cumulative effect of OWTS will negatively impact the environment, either by stream pollution or by contributing to the potential failure of unstable soils.

Page 90, Second Column, Paragraph 1, Line 6

A small area in the eastern portion of the North Area is within LAUSD boundaries. The ~~Santa Monica-Malibu Unified School District~~ SMMUSD includes a small ~~portion~~ area of the western portion of the North Area.

Page 90, Second Column, Paragraph 2

Schools ~~in the Santa Monica Mountains area have a reputation for offering education of exceptional quality, helping to~~ make the North Area a desirable place ~~in which~~ to live. Not only is the quality of schools high in the area, but their location, nestled in the Santa Monica Mountains, provides an ~~excellent~~ opportunity to incorporate outdoor environmental education into the school curriculum.

Page 90, Second Column, Paragraph 3

As the area population grows or demographics change, school facilities ~~will~~ may need to expand or change. ~~The ability of~~ Coordination between the County and the school districts ~~to coordinate land development with the need for additional schools is an~~ is important ~~component of~~ in order to protect~~ing~~ the quality of life for both existing and future area residents.

Page 90, Second Column, Goal PF-2

Adequate public school facilities to meet ~~projected growth~~ the needs of communities in the North Area.

Page 91, First Column, Policy PF-10

~~Require development projects to pay the maximum school impact fees permitted by law.~~

Page 91, First Column, Policy PF-11

~~Maintain a flexible policy toward school impact mitigation, accepting land dedication, facilities construction, and payment of fees, with appropriate mitigation as determined by the applicable school district.~~

Page 91, First Column, Policy PF-12

Cooperate with school districts to identify the impacts of population and demographic changes, which may affect the need for new schools, may lead to school closures, may require the re-opening of closed schools or may lead to the decision that existing school sites be preserved for meeting future needs.~~:~~

- ~~Encourage the State legislature to maintain and amend as necessary, legislation that supports the financing of new school construction as needed for a growing population;~~
- ~~Identify the impacts of population and demographic changes, which may affect the need for new schools, may lead to school closures, may require the re-opening of closed schools or may lead to the decision that existing school sites be preserved for meeting future needs.; and~~
- ~~Provide all State-required cooperative educational services to residents.~~

Page 91, First Column, Policy PF-13

General Plan reference – Policy P/R 2.5: Support the development of multi-benefit parks and open spaces through collaborative efforts among entities such as cities, the County, state, and federal agencies, private groups, schools, private landowners, and other organizations.

~~Cooperate with the school districts to reduce new school construction costs through cooperative agreements for the development of joint use school/park sites, joint school/community facilities, and joint school/library facilities.~~

Page 91, First Column, Policy PF-14

General Plan reference – Policy PS/F 7.1: Encourage the joint-use of school sites for community activities and other appropriate uses.

~~Support the joint use of school/park sites and, where the law permits, use a portion of local park funds to purchase and construct the recreational portions of these joint sites.~~

Page 91, Second Column, Paragraph 4, Line 6

Because the Ventura Freeway and Mulholland Highway are the only major east-west corridors in the area, these streets become congested, which impacts ~~with associated effects on~~ response time.

Page 91, Second Column, Paragraph 5, Line 3

"The most challenging response involves isolated locations ~~in areas~~ where streets are…"

Page 91, Second Column, Paragraph 6, Line 7

In addition, Malibou Lake and Old Topanga do not have fire stations within their communities. ~~The CFPD is planning to build a fire station between Calabasas Highlands and Old Topanga in the future.~~

Page 92, First Column, Policy PF-15 (now Policy PF-11)

Continue to consult and coordinate with the Fire Department as part of the project and environmental (CEQA) review process.

Page 92, First Column, Policy PF-16 (now Policy PF-12)

Review new development for adequate water supply and pressure, fire hydrants, and access to structures ~~by firefighting equipment and personnel.~~.

Page 92, Second Column, Paragraph 1

The Los Angeles County Sheriff's Department is the main provider of ~~police~~ law enforcement services in the Santa Monica Mountains area. Specifically, the Sheriff's Lost Hills Station is the primary facility serving the unincorporated communities as well as the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village. The California Highway Patrol (CHP) is responsible for providing traffic safety and service to ~~the motoring public as they use~~ users of highways in the unincorporated areas and freeways. The CHP also provides law enforcement assistance to the Sheriff's Department when situations exceed the limits of local resources.

Page 92, Second Column, Paragraph 2

The Sheriff's average response time to emergency incidents in the area ranges from five to seven minutes. Response times to certain parklands could be longer given their remoteness. A challenge in providing

effective law enforcement service in the area relates to the ~~often-confusing~~ street layouts and the lack of accessibility by patrol car over narrow, unimproved roads.

Page 92, Second Column, Paragraph 2

Future development would be required to examine the potential increase in demand for police services, in conjunction with subsequent environmental review. There is ~~may be some~~ potential to aggravate the existing emergency access constraints should roadway conditions (e.g., traffic congestion) deteriorate.

Page 92, Second Column, Policy PF-23

~~Continue to c~~ Consult and coordinate with the Sheriff's Department and CHP as part of the environmental review process (CEQA) for projects~~. subject to CEQA~~.

Page 93, First Column, Policy PF-22

Design all new buildings with proper facilities for solid waste storage, handling, and collection pickup to control direct impacts of solid waste pollution as well as indirect impacts through wildlife scavenging.

Page 93, First Column, Policy PF-29

General Plan reference – Policy PS/F 5.5: Reduce the County's waste stream by minimizing waste generation and enhancing diversion.

~~Support measures for recycling of materials and financing mechanisms for solid waste reduction programs.~~

C.2.2 Changes to Clarify Proposed North Area CSD Update

Page 1, Section 22.336.010 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 ("Area Plan", or "NAP") in a manner that protects the health, safety, and welfare of the community, ~~especially~~ as well as the surrounding natural environment. Together, the two planning documents direct what development may occur, where development may occur, and how development must be designed in the Santa Monica Mountains North Area.

Page 3, Section 22.336.020 Definitions

Use and definition is not specific or unique to the North Area and is currently governed by Subdivision and Zoning Ordinance Policy No. 01-2010 – Wireless Telecommunications Facilities: http://planning.lacounty.gov/assets/upl/data/ip_2010-01_sub-zon-ord.pdf.

~~**Wireless Communication Facility.** A ground-mounted or structure-mounted antenna, with any necessary appurtenance, such as an equipment box, cabinet, pedestal or vault. The facility is used to send or receive radio frequency transmissions for mobile or fixed telephone or data transmission service to provide wireless telecommunication services to the public; as may be described in the Communications Act of~~

~~1934, as amended by the Telecommunications Act of 1996, or as otherwise authorized by the Federal Communications Commission.~~

Page 3-4, Section 22.336.040.B Prior Legal Grading

Prior Legal Grading. Any ~~amount of~~ legal grading that has occurred on a lot or in connection with a project, prior to January 6, 2005 (the effective date of the ordinance adding Sections 22.336.070.I.1 and I.5) shall not be counted toward the grading thresholds set forth in Sections 22.336.070.I.1 and I.5. Proof that such grading was legal shall be demonstrated to the Director at time of application for any ~~relevant~~ applicable construction activity. Any grading on a lot, or in connection with a project or any subsequent project, which is undertaken at any time after January 6, 2005, other than grading completed for a project described in Subsection A~~, above,~~ shall be counted cumulatively toward the grading thresholds set forth in Sections 22.336.070.I.1 and I.5.

Page 7-8, Section 22.336.060.A.1 Habitat Categories

Habitat Categories. The Biological Resources Map of the Santa Monica Mountains North Area Plan prioritizes habitat into four categories that are applicable community-wide: S1, S2, S3, and S4. The Biological Resources Map depicts the general distribution of habitat categories; however, the precise boundaries of the various habitat categories on properties shall be determined by substantial evidence and a site-specific biological inventory and/or assessment required by Subsection 22.336.050.B. At no point shall the Biological Resources Map be considered a complete representation of ~~which~~ the habitat category ~~exists on~~ for a parcel. ~~A general summary of the habitat categories is as follows:~~

a. ~~S1 Habitat: Habitat of limited distribution, particular rarity, or important habitat function. Habitat that supports the rarest and most sensitive resources often play essential roles in ecosystem function and is worthy of the highest-level conservation. Development shall be avoided unless no feasible alternatives exist.~~
b. ~~S2 Habitat: Intact, but broadly distributed habitat. Habitat that supports intact native vegetation communities, and which may include some rare species, but is otherwise adequately conserved in the North Area. Development may occur in areas with S2 habitat provided avoidance and minimization measures are implemented.~~
c. ~~S3 Habitat: Disturbed, non-native, and cleared habitat. Habitat that supports non-native and ruderal vegetation, disturbed, or cleared habitat that is expected to have lower habitat function than other natural habitats. Development will be less restricted in areas with S3 habitat.~~
d. ~~S4 Habitat: Developed and agricultural lands. Land that supports existing residential or commercial development, other facilities, or agricultural practices. Development is least restricted in areas with S4 habitat.~~

Page 9, Section 22.336.060.A.3.c Permitting Requirements

Notwithstanding Subsection A.3 above, development of single- family residences located within S2 Habitat shall require a ~~Minor~~ Conditional Use Permit.

Page 14, Section 22.336.060.A.6 Fencing and Walls

ii. Horizontal and vertical elements of the fencing shall allow for at least one opening of at least 18 inches in both axes at regular intervals. The bottom edge of the lowest horizontal ~~rail~~ element shall be either flush with the ground or ~~board shall be~~ else no closer than 18 inches from the ground;

Page 16, Section 22.336.060.A.10 Habitat Impact Fees

Habitat Impact Fees. ~~The Department shall, at a future time, prepare a habitat impact fee study to determine appropriate fees to adequately compensate for adverse impacts to S1 or S2 habitat. After the habitat impact fee is implemented, project applicants may provide this fee amount to a mitigation sponsor, such as another government/public agency, as approved by the Department, in lieu of providing the required mitigation listed above. At such time that the Department conducts the habitat impact fee study, mitigation fees will be set for impacts within each habitat category.~~ Reserved.

Page 20, Section 22.336.060.B.7.b Exemptions – Public Utility Projects

Public Utility Projects. A Zoning Conformance Review ~~will first need to be obtained from the Department~~ is required before the removal of any protected tree for emergency actions as defined in Subsection 7.a.i by a public utility necessary to protect or maintain essential components of an existing utility or transmission system.

Page 25, Section 22.336.060.B.12 Noticing

Noticing. Noticing for the removal of any protected tree shall be required for all review types. Noticing shall be required for all parcels within a ~~1,000~~ 700-foot radius of the project site. If the ~~1,000~~ 700-foot radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included. Oak trees will be subject to the noticing requirements of Chapter 22.174 – "Oak Tree Permits."

Page 42, Section 33.336.070.L Noise

1. The daytime exterior noise level shall not exceed ~~45~~ 43 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. The nighttime exterior noise level shall not exceed ~~40~~ 38 dBA at a L90 measurement in any hour from 8:00 p.m. until 8:00 a.m. Noise levels are considered a nuisance when they exceed these ambient noise levels when measured from the property line closest to the nearest residential receptor.
4. Due to the existing above-average ambient noise conditions in the Topanga Canyon area, the daytime exterior noise level shall not exceed ~~50~~ 48 dBA at a L90 measurement in any hour from 8:00 a.m. until 8:00 p.m. for the Topanga Canyon subarea. Noise levels are considered a nuisance when they exceed this ambient noise level when measured from the property line closest to the nearest residential receptor.

Page 46, Section 22.336.070.O.1. Rebuilding after Disaster – Temporary Housing

b. ~~Within Significant Ecological Areas, t~~Temporary housing units shall be exempt from the permitting requirements listed in Section 22.102;
c. Any structure used as temporary housing may not exceed a maximum floor area of ~~1,000~~ 2,200 square feet;

Page 46, Section 22.336.070.O.2. Rebuilding after Disaster – Rebuilding Damaged or Destroyed Structures

b. Structures irreparably damaged or destroyed by the disaster will be reconstructed as a like-for-like replacement and shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent and where there are no new impacts to S1 or S2 habitat;

g. Minor relocations of replacement structures may be authorized due to changes in topography or alteration of drainage features (e.g., creeks, streams, waterways, etc.) resulting from mudslides and other forms of debris flows and consistent with other applicable standards and regulations ~~in this urgency ordinance~~; ~~and~~

h. After completion of like-for-like reconstruction of structures destroyed in the disaster, all future development on-site will be subject to all applicable requirements within Title 22 of the County Code~~.~~; and

i. Any sensitive biological resources shall be avoided and protected during construction activities.

Page 47, Section 22.336.070.O.4 Rebuilding after Disaster – Significant Ecological Areas

~~Significant Ecological Areas. Notwithstanding Section 22.102 of the County Code, activities related to demolition and reconstruction of structures eligible under this Subsection are not subject to the Section 22.102, subject to and except for, the following:~~

~~i. Waiver of applicability of Section 22.102 applies only to legally established structures located within a significant ecological area on the day the structure was destroyed by disaster;~~

~~ii. Structures to be reconstructed within a significant ecological area will be a "like-for-like replacement" of legally established structures irreparably damaged or destroyed by disaster; however, relocation of structures may be approved by the Director where no new impacts to the Significant Ecological Area will occur;~~

~~iii. Reconstruction does not result in new impacts to the significant ecological area; and~~

~~iv. Any sensitive biological resources shall be avoided and protected during construction activities.~~

The Significant Ecological Areas Ordinance does not apply to the North Area.

Page 48, Section 33.336.070.Q Rural Inns

Rural Inns. ~~Rural inns shall replace the use "guest ranch" as otherwise allowed in Title 22 subject to the following requirements:~~

a. The lot or parcel of land containing the facility has, as a condition of use, an area of at least five ~~net~~ acres;

Page 49, Section 33.336.070.R Scenic Resource Areas

Scenic Resource Areas. Scenic resource areas include the scenic features identified in the Conservation and ~~Open Space~~ Natural Resources Element of the North Area Plan, and consist of the following:

Page 49-50, Section 33.336.070.R.1.a Significant Ridgeline Protection

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 CSD, 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 by~~

~~the Department, which is adopted by reference as part of the ordinance establishing this CSD, and~~ on Figure 22.336-B: Significant Ridgelines.

Page 54, Section 33.336.070.R.2.h Visual Resource Protection

i. Proposed structures shall be accurately indicated as to footprint, height and rooflines by story poles ~~to delineate the height, bulk, and footprint of the proposed development~~ as described in subsection (i) below;
iii. ~~Both poles and stakes shall remain in place for the duration of the approval process.~~ The applicant may ~~also~~ be required to provide other visual aids such as photographs with superimposed structures;

Page 57, Section 33.336.070.W.1 Transfer of Development Credit Program

Establishment and Purpose. ~~The Santa Monica Mountains contain thousands of undeveloped private parcels. Many of these parcels are undersized, have development constraints, and are located in sensitive environmental areas. Urban services in the Santa Monica Mountains, such as roads, water lines, and sewers, are limited and are not expected to expand. Continued development in the region will adversely impact the existing infrastructure and the environment; full build-out of all legal parcels would place unsustainable demands on these systems. The transfer of development credit program is established to mitigate the adverse cumulative effects of development in the Santa Monica Mountains by preventing an increase in the net amount of development that could occur, and by encouraging development in areas less constrained by small lot sizes, steep slopes, hazards, and sensitive resources.~~ For each new lot created or legalized, an existing qualifying lot(s) sufficient to provide one transfer of development credit must be retired. Lots proposed for retirement in satisfaction of the transfer of development credit requirement must meet the criteria detailed below and all development potential must be retired by one of the processes described below, as determined by the Director, for the credit to be secured.

Page 70, Section 33.336.080.B.1 Zone A-2 – Permitted Uses

Permitted Uses. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone A-2 may be used for the following uses with a Ministerial Site Plan Review, subject to the standards for equestrian facilities outlined in Section 22.336.070.E.

- ~~Large horse~~ Horse-boarding, large ~~subject to the standards for equestrian facilities outlined in 22.336.070.E~~.
- ~~Small horse~~ Horse-boarding, small ~~subject to the standards for equestrian facilitates outlined in 22.336.070.E~~.
- Riding academies~~, subject to the standards for equestrian facilitates outlined in 22.336.070.E~~.

Page 71, Section 33.336.080.B.2 Zone A-2 – Uses Subject to Permits

Uses Subject to Permits. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone A-2 may be used for the following uses ~~provided~~ subject to a Conditional Use Permit (Chapter 22.158) ~~has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit~~:

Page 72, Section 33.336.080.C.4 Commercial and Industrial Zones – Maximum Allowable Floor Area Ratio

~~Maximum Allowable Floor Area Ratio. The floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.~~

Page 72, Section 33.336.080.D.1 Zone O-S – Uses Subject to Minor Conditional Use Permit

Uses Subject to Minor Conditional Use Permit. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone O-S may be used for the following uses ~~provided~~ subject to a Minor Conditional Use Permit (Chapter 22.160) ~~has first been approved, while such permit is in full force and effect in conformity with the conditions of such permit,~~ and in compliance with Section 22.16.060.C.1 and C.3 (Additional Regulations for Zone O-S):

Page 72, Section 33.336.080.E.1 Zone R-R – Permitted Uses

Permitted Uses. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses with a Ministerial Site Plan Review, subject to the standards for equestrian facilities outlined in Section 22.336.070.E.

- ~~Large horse~~ Horse-boarding, large ~~subject to the standards for equestrian facilities outlined in 22.336.070.E~~.
- ~~Small horse~~ Horse-boarding, small ~~subject to the standards for equestrian facilitates outlined in 22.336.070.E~~.
- Riding academies~~, subject to the standards for equestrian facilitates outlined in 22.336.070.E~~.

Page 73, Section 33.336.080.E.2 Zone R-R – Uses Subject to Minor Conditional Use Permit

Uses Subject to Minor Conditional Use Permit. In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses ~~provided~~ subject to a Minor Conditional Use Permit (Chapter 22.160) ~~has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit~~:

Page 73, Section 33.336.080.E.3.a Zone R-R – Uses Subject to Permits

In addition to the uses specified in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), property in Zone R-R may be used for the following uses ~~provided~~ subject to a Conditional Use Permit (Chapter 22.158) ~~has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit~~.

Page 73, Section 33.336.080.E.4 Zone R-R

A building or structure in Zone R-R shall not exceed a height of ~~35~~ 25 feet above grade, excluding signs that are permitted by Chapter 22.114 (Signs), chimneys, and rooftop antennas.

Page 73, Section 33.336.080.E.5 Zone R-R

~~For p~~Properties in Zone R-R located within the Rural Commercial ~~Recreation Limited Intensity~~ land use category ~~of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a lot of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio~~ shall have a maximum lot coverage of 30% and be limited to one story, with the exception of properties with a lot coverage of up to 15%, which shall be permitted a maximum of two stories.

Page 74, Section 33.336.090.A.2 Topanga Canyon Area – Area Boundary

Area Boundary. The boundaries of the Area are as shown on Figure 22.336-~~E~~C: Topanga Canyon Area~~, at the end of this Chapter~~.

Page 77, Section 33.336.090.B.2 Malibou Lake Area – Area Boundary

Area Boundary. The boundaries of the Area are as shown on Figure 22.336-~~C~~D: Topanga Canyon Area~~, at the end of this Chapter~~.

Page 89 Appendix I Criteria for Significant Ridgelines

Appendix was deleted from CSD Update.

ATTACHMENT C-1
Figures with Editorial Changes

See Text for Description of Changes

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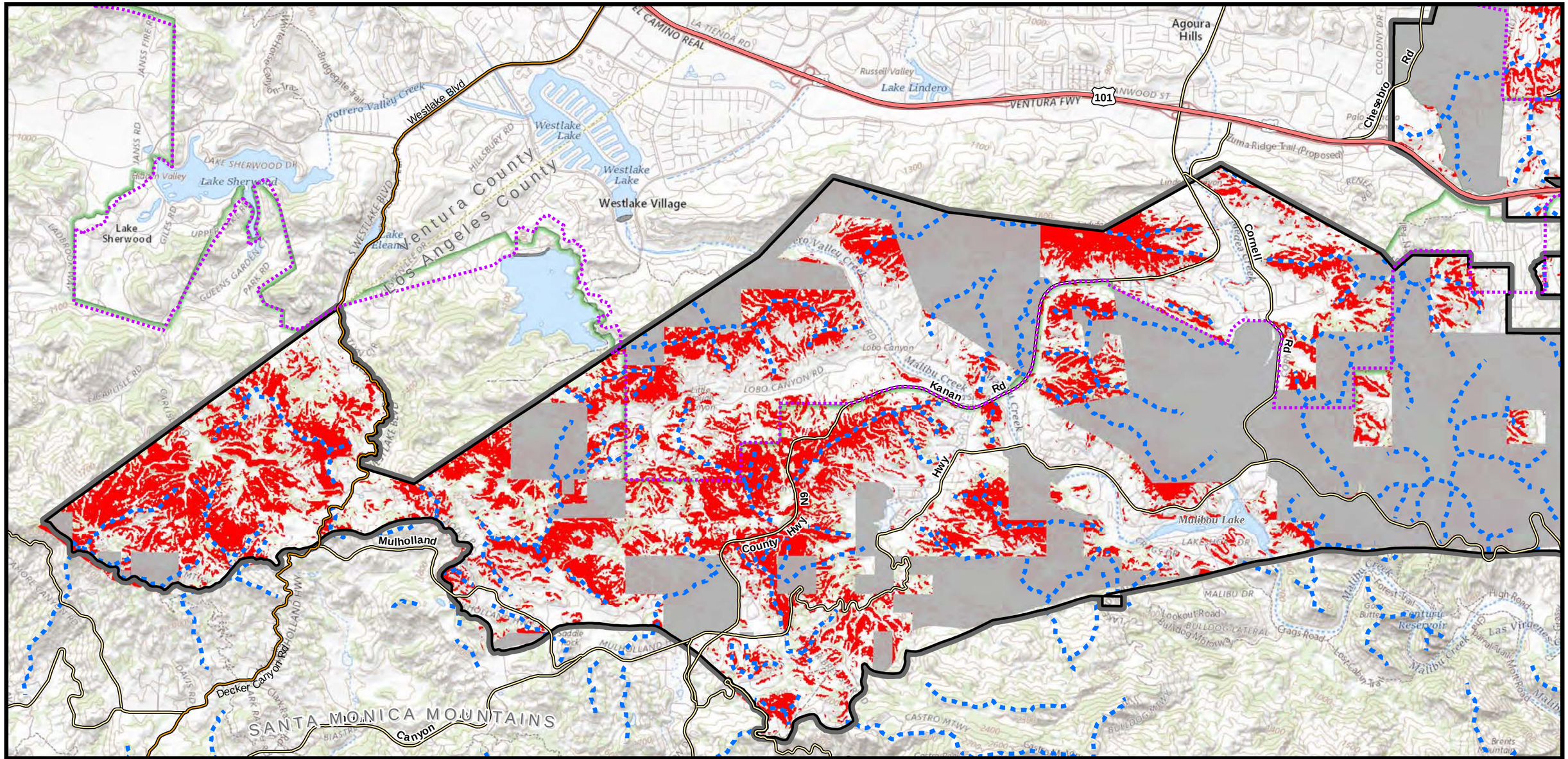

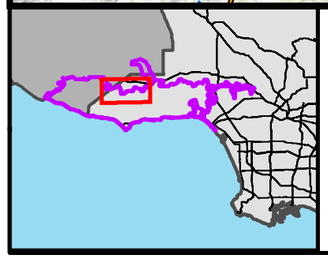

N

Santa Monica Mountains National Recreation Area

Santa Monica Mountains North Area

Non-Los Angeles County Protected Lands

Significant Ridgeline Ordinance

Hillside Ordinance Areas

Slope >25%

Sources: CDFW, CA State, LA County, NRCS, CalTrans, DataBasin, BIOS, NOAA, USGS

Figure B-2a
Unincorporated County Lands and Designations

0 0.5 1 Miles

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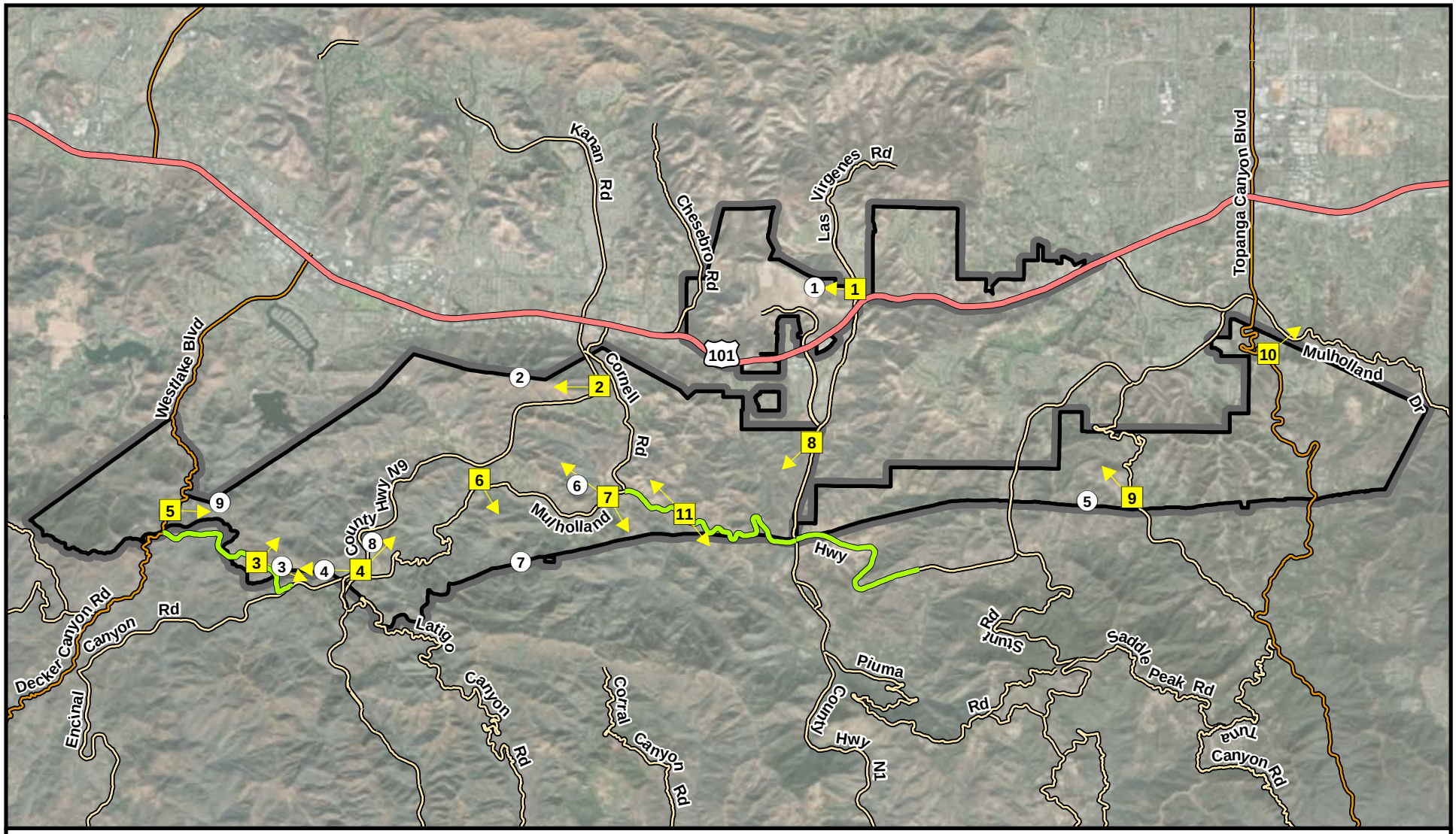

General Plan - Designated Scenic Resources

- Santa Monica Mountains North Area
- Photograph Locations/Directions
- Scenic Highway
- (1) Palo Comado
- (2) Lady Face Ridge
- (3) Saddle Rock
- (4) Turtle Rock
- (5) Old Topanga Sandstone
- (6) Sugarloaf Peak
- (7) Cornell Sandstone Peaks
- (8) Upper La Sierra Canyon
- (9) West Mulholland Highway Sandstone

Figure C.2-1
Key Observation Points in the North Area Plan Boundary

0 1 2 Miles

N

Sources: Aspen, 2019; County, 2018; Census, 2017; Esri, 2017



KOP 5: View from Westlake Boulevard (State Route 23) looking east toward sandstone peaks.



KOP 6: View from Mulholland Highway looking toward Triunfo Creek and open space.

Figure C.2-5
North Area KOPs 5 and 6



KOP 7 Northwest: View from Mulholland Highway looking toward Sugarloaf Peak.



KOP 7 Southeast: View from Mulholland Highway looking toward adjacent mountain peaks.

Figure C.2-6.
North Area KOP 7

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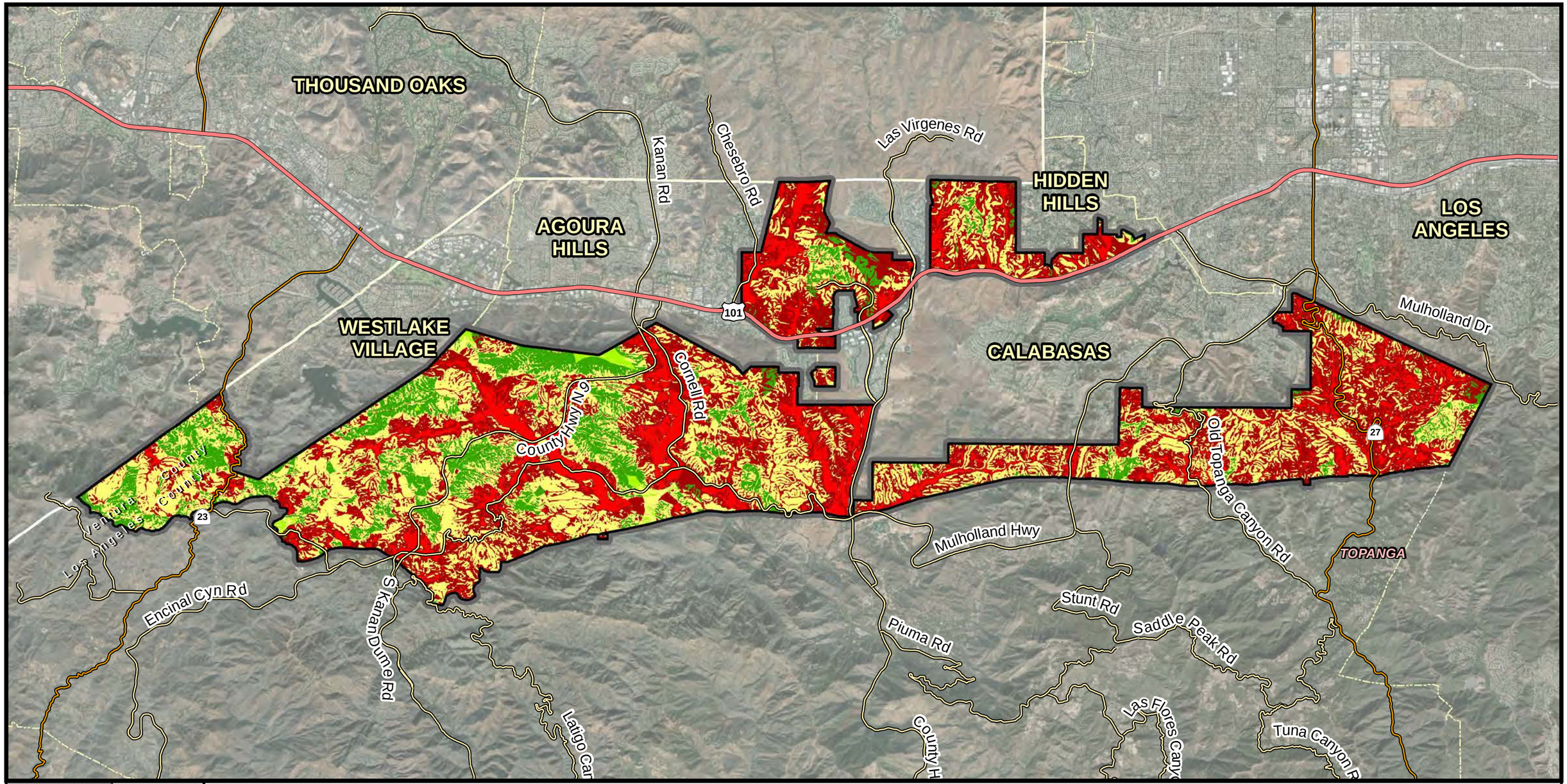

Sources:
Aspen, 2019; County, 2018; Census, 2017; NHD, 2017, Esri, 2017

Figure C.6-1.

Potential for Cultural Sensitivity

D. Mitigation Implementation and Monitoring Plan

The Mitigation Implementation and Monitoring Plan identifies mitigation measures that were identified in the Environmental Impact Report (EIR) for the North Area Plan and CSD Update to reduce potential environmental impacts from future projects. As noted in the EIR, the adoption of the Plan and CSD Update would not include any physical development. The EIR evaluated the potential for environmental impacts from the implementation of proposed land use policies and development standards and addressed potential impacts from future projects with implementation of these policies and standards. The Plan and CSD Update consists of long-range planning documents that will direct the future development of the North Area. The policies and standards are protective of the environment and limit development in areas with sensitive biological resources, steep slopes or incompatible land uses. While the Plan and CSD Update addresses most environmental issues, it does not include specific policies and standards for air quality, cultural resources or paleontology. For these issues, the EIR relied on the mitigation measures identified and adopted in the County's General Plan, as allowed by the California Environmental Quality Act (CEQA). This Plan identifies the measures that were identified to reduce impacts from future projects and that will be applied, as applicable, to future projects.

D.1 Purpose of the Mitigation Implementation and Monitoring Plan

Consistent with Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, the County of Los Angeles Department of Regional Planning (DRP) has prepared a Mitigation Implementation and Monitoring Plan. Section 21081.6 (a)(1) states:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead of responsible agency, prepare and submit a proposed reporting or monitoring program.*

As noted above, the proposed Plan and CSD Update (proposed project under CEQA) is programmatic in nature and does not directly result in development. Therefore, the mitigation measures described in Section D.3 would apply to future projects. These mitigation measures were adopted by the County and, as allowed in CEQA Guidelines Section 15152, applied in the Plan and CSD Update EIR:

(a) "*Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*

(b) *Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions on the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration*.

D.2 Summary of Proposed Project

Project Location

The Santa Monica Mountains North Area encompasses 32.3 square miles of unincorporated lands in western Los Angeles County. The North Area extends from the 101-freeway corridor south to the Coastal Zone boundary. The project area is bounded by Agoura Hills, Calabasas, Hidden Hills, and Woodland Hills to the north, the City of Los Angeles to the east, Ventura County and the City of Westlake to the west, and the Santa Monica Mountains Coastal Zone and City of Malibu to the south.

North Area Plan and CSD Update

The County completed comprehensive updates to the policies of the Santa Monica Mountains (SMM) North Area Plan and to development standards in the SMM North Area Community Standards District (Plan and CSD Update). The North Area Plan is a component of the County's General Plan with focused objectives and policies for the SMM North Area. The CSD implements the policies of the SMM North Area Plan and includes development standards that are specific to the North Area. The proposed Plan and CSD Update addresses several concerns that have developed since adoption in 2000. The existing North Area Plan and CSD were revised to address the following:

- Strengthen existing environmental resource policies;
- Identify policies and standards that will support the surrounding communities, current rural and semirural lifestyle;
- Align with the policies and development standards in the 2014 Santa Monica Mountains Local Coastal Program (LCP), which was subsequently amended in 2018, to ensure reasonable consistency in land use regulations and environmental policies between the coastal zone and Santa Monica Mountains North Area; and
- Include development standards for signs, vegetation management, and water resources protections, which were addressed in the existing North Area Plan policies adopted in 2000 but had not been implemented in the North Area CSD.

D.3 Mitigation Monitoring

The County of Los Angeles Department of Regional Planning (DRP) is the designated lead agency for this Plan. DRP will be responsible for monitoring the implementation of the mitigation measures for future projects in the North Area. These measures were identified in the Environmental Impact Report for the proposed Plan and CSD Update. For specific future projects, the County will consider whether project-specific mitigation measures are needed to reduce environmental impacts through a separate environmental review process. This Plan identifies mitigation measures to reduce impacts to Air Quality, Cultural Resources, and Paleontological resources, areas not specifically addressed in the North Area Plan and CSD Update but considered and addressed in the County's General Plan and the EIR for the Plan and CSD Update. Other mitigation measures may be identified during the application and environmental review process depending on the type of project and its location.

Table D-1 (Mitigation Implementation and Monitoring Plan) identifies the mitigation measures by resource area. The table also provides mitigation monitoring requirements, including the responsible implementation party, the responsible monitoring party, and timing.

Table D-1 Mitigation Implementation and Monitoring Plan

MM No.	Mitigation Measures	Implementation Responsibility	Monitoring Responsibility	Timing
AQ-1	If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, the County Department of Regional Planning shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.	Future Project Applicants	Department of Regional Planning (DRP); AQMD	Prior to issuance of grading permits.

Table D-1 Mitigation Implementation and Monitoring Plan				
MM No.	**Mitigation Measures**	**Implementation Responsibility**	**Monitoring Responsibility**	**Timing**
	• Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)			
AQ-2	New industrial or warehousing land uses that: (1) have the potential to generate 40 or more diesel trucks per day and (2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the County Department of Regional Planning prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (I0E-06), particulate matter concentrations would exceed 2.5 µg/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project.	Future Project Applicants for new industrial or warehousing land uses as specified in Mitigation Measure AQ-2	DRP; AQMD	Prior to future discretionary project approval.
AQ-3	Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities: • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet Applicants shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies	Future Project Applicants for sensitive land uses as specified in Mitigation Measure AQ-3	DRP	Prior to future discretionary project approval.

Table D-1 Mitigation Implementation and Monitoring Plan				
MM No.	**Mitigation Measures**	**Implementation Responsibility**	**Monitoring Responsibility**	**Timing**
	and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning			
AQ-4	If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to County's regulations. Facilities that have the potential to generate nuisance odors include but are not limited to: • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities If an odor management plan is determined to be required through CEQA review, the County shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best	Future Project Applicants	County Department of Public Health; AQMD	During project-level environmental review and prior to future discretionary project approval. May require continuous revisions and monitoring of report during operations.

Table D-1 Mitigation Implementation and Monitoring Plan				
MM No.	**Mitigation Measures**	**Implementation Responsibility**	**Monitoring Responsibility**	**Timing**
	Available Control Technologies for Toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.			
CULT-1	Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.	DRP	DRP	Ongoing
CULT-2	Encourage the preservation of architectural and cultural resources through the use of the historic preservation ordinance for the unincorporated areas.	DRP	DRP	Ongoing
CULT-3	When the Adaptive Reuse Ordinance is adopted, use the ordinance within the context of, and in compliance with, existing building codes that considers the following: • The conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses. • Incentives to expedite the rehabilitation and redevelopment of structures in older communities and reduce vacant space in commercial areas.	Future Project Applicants	DRP	Prior to issuance of grading permit.
CULT-4	Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an	Future Project Applicants	DRP	Prior to issuance of grading permit.

Table D-1 Mitigation Implementation and Monitoring Plan				
MM No.	**Mitigation Measures**	**Implementation Responsibility**	**Monitoring Responsibility**	**Timing**
	applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).			
CULT-5	Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County. Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as	Future Project Applicants	DRP	Prior to issuance of grading permit.

Table D-1 Mitigation Implementation and Monitoring Plan				
MM No.	**Mitigation Measures**	**Implementation Responsibility**	**Monitoring Responsibility**	**Timing**
	applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.			