

# Appendix 2

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EIR Scoping

## **Appendix 2-1**

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### Summary of Comments Received During Scoping Period

## Summary of Comments Received During Scoping Period

Comment Period: August 1 through August 31, 2018

Environmental Analysis for Santa Monica Mountains North Area Plan  
and Community Standards District Update

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### Aesthetics

- Concern with events and wineries bringing additional light pollution.
- Concern with graffiti and vandalism in the area, and how this will affect the “rural” character.
- How is viewshed impact of vineyards calculated and what is the impact on EIR findings? (MCVGGA)<sup>1</sup>
- What process is used for quantifying complaints regarding vineyard viewshed? (MCVGGA)
- Commenter states see through fencing should be implemented in a “Scenic Area.” If adjacent to year-round creek, incorporate “pool security” safety features. (CPO)
- Commenter opposes solid fencing adjacent to “Blue Line Streams.” (CPO)
- Concern with ongoing violation of Dark Sky Ordinance; enforce ordinance and issue violations.
- Concern with lighting in Town of Agoura that violates Local Agoura Municipal Code Ordinances.

### Agricultural Resources

- Concern with environmental impact to nearby wineries.
- Provide analysis of different horticulture type effects on the environment. (RCDSMM)
- Concern grapevines are restricted in Santa Monica Mountains. (MCVGGA; public comments)
- Request analysis of environmental impact of grapevines, including comparison with other agricultural practices (Include documentation from agricultural specialist ensuring LA County Board of Supervisors has accurate information on vineyard water usage, water runoff and watershed pollution potential, brushfire prevention, and hillside erosion control). (MCVGGA; public comments)
- What is the environmental impact of vineyard tasting rooms in the Santa Monica Mountains Recreational Area? (MCVGGA; public comments)
- Commenter notes concern with accurate assessment of vineyard impact for Draft EIR and details importance of providing accurate impact information. (MCVGGA)
- Concern with potential loss of oxygen availability due to reduction on vineyard area, request oxygen-generating ability of grapevines versus native vegetation. (MCVGGA)
- How do the vineyards in the 3rd Supervisorial District compare to data collected from vineyards within the Coastal Zone but in other LA County districts? (MCVGGA; public comments)
- Commenter states the North Area is considered an American Viticulture Area, grape growing region.
- Commenter opposes conversion of habitat into agriculture area.
- Concern grapevines are not permitted in the Coastal Zone. Request for clearer grape policies.
- Request environmental analysis of grapevine agriculture.
- Commenter states Vineyard Ordinance protects 16,223 additional acres than Santa Monica Mountains National Recreation Area.
- Request grapes be a permitted agriculture practice in North Area. Grapes grown in North Area use drip irrigation with no excess run off or downstream pollution and water use is 1/10<sup>th</sup> to 1/15<sup>th</sup> the water use of other crops (e.g. avocados, citrus or nuts).

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<sup>1</sup> The following acronyms are used herein: **CDFW** = California Department of Fish and Wildlife; **CNPS** = California Native Plant Society; **CPO** = Cornell Preservation Organization; **IHHA** = Indian Hills Homeowners Association; **MCVGGA** = Malibu Coast Vintners and Grape Growers Alliance; **MLCA** = Malibu Lakeside Community Association; **NAHC** = California Native American Heritage Commission; **PRISMM** = Protectors and Residents in the Santa Monica Mountains; **RCDSMM** = Resource Conservation District of the Santa Monica Mountains; **SCAG** = Southern California Association of Governments; **SCAQMD** = Southern California Air Quality Management District; **VCAPCD** = Ventura County Air Pollution Control District; **VCWPD** = Ventura County Watershed Protection District; and **VPA** = Vasa Park Association.

## Air Quality

- Commenter recommends use of California Environmental Quality Act Air Quality Handbook in 1993 for guidance when preparing air quality analyses. (SCAQMD)
- Commenter encourages use of CalEEMod land use emissions software as it incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. (SCAQMD)
- Commenter recommends review of the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005 when making local planning and land use decisions. (SCAQMD)
- Compare the emission results in Draft EIR to the South Coast Air Quality Management District Air Quality Significant Thresholds. (SCAQMD)
- Request calculating localized air quality impacts and comparing results to localized significance thresholds (LST's). (SCAQMD)
- Identify potential adverse air quality impacts and sources of air pollution that could occur, including from construction, demolition, and indirect sources. (SCAQMD)
- Compare air quality impacts to SCAQMD's regional air quality CEQA thresholds to determine significance. (SCAQMD)
- Request mobile source health risk assessment (if increase in vehicular trips) including heavy-duty diesel-fuel vehicles. (SCAQMD)
- Commenter notes if SMMNAP creates significant air quality impacts, all mitigation measures must go beyond what is required by law to minimize/eliminate impacts. (SCAQMD).
- Include all feasible mitigation measures if there are significant impacts and describe design features that mitigate air quality impacts. (VCAPCD).
- Evaluate all regional local air quality impacts, including reactive compound and nitrogen oxide emissions. (VCAPCD)
- Include in air quality assessment: consistency with air quality plan, odors affecting substantial amount of people, public exposure to high pollutant concentrations, and potential increase of criteria pollutants. (VCAPCD)
- Concern with additional air pollution from vehicles and traffic associated with special events.

## Biological Resources

- Analyze areas within SMMNAP that presently or with enhancement could safely facilitate wildlife movement across freeway to access available undeveloped habitat. (CDFW)
- Commenter opposes development on or conversion of wetlands to uplands, all wetlands should be retained and afforded substantial wetland setbacks to maintain wildlife populations. (CDFW)
- Include mitigation measures to compensate for impacts to mature riparian corridors and should compensate for loss of function or value or a wildlife corridor. Wetland delineation of a stream and associated riparian habitats should be included in Draft EIR. (CDFW)
- Must provide written notification to CDFW for activities occurring in streams and/or lakes that will obstruct the natural flow, or change the bed, channel, or bank, or use material from stream and/or lake. Fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the Lake and Streambed Alteration Agreement. (CDFW)
- Concern with adverse impacts to species protected by California Endangered Species Act (CESA), request taking appropriate measures to obtain a take permit from CDFW prior to beginning project. Early consultation with CDFW is encouraged. (CDFW; oral comments)
- Mitigation measures including relocation, salvage, and/or transplantation for rare, threatened, or endangered species is not supported. (CDFW)



- Restoration and revegetation plans should be completed by individuals with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should follow CDFW's outline. (CDFW)
- Concern with vineyards utilizing too much native habitat.
- Include information on the regional setting that is critical to an assessment of environmental impacts should place special emphasis on resources that are rare or unique to the region (CDFW).
- Include assessment of special status plants and natural communities following CDFW's updated protocol. (CDFW)
- Include current inventory of biological resources, rare, threatened and endangered species, and other sensitive species with each habitat type on site and within potential effect area. Acceptable species-specific survey procedures should be developed in consultation with CDFW and USFS. (CDFW)
- Include proximity of extraction activities near water table and include impacts to nearby habitat if supported by groundwater. Discuss mitigation measures proposed to lessen potential impacts. (CDFW)
- Provide discussion of indirect project impacts on biological resources, including evaluation of impacts on wildlife corridor/movement areas. (CDFW)
- Analyze general and specific plans for impact on similar plant communities and wildlife habitats. (CDFW)
- Include mitigation measures to protect Rare Natural Communities, of both regional and significance, from adverse impacts. (CDFW)
- Include mitigation measures to protect sensitive plants, animals, and habitats from impacts. Mitigation measures should encourage avoidance and reduction of impacts. For unavoidable biological impacts, on-site habitat restoration and enhancement should be discussed in detail. If not feasible, off-site mitigation should be addressed. (CDFW)
- Include mitigation measures to protect targeted habitat values from direct and indirect negative impacts. Address the following issues: restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, human intrusion, etc. (CDFW)
- CDFW will require nesting bird measures to protect birds during construction and vegetation clearing. Weekly bird surveys for nesting birds shall occur if construction is necessary during breeding season. (CDFW)
- Include detailed heritage and historic tree language when discussing non-native trees. (RCDSMM)
- Evaluate mitigation of native trees to allow for preservation of sublegal-size trees and other incentives for landowners to restore trees, sensitive species, and habitats. (RCDSMM)
- Request preservation of Oak and Sycamore trees. (MLCA)
- Request protection for Scrub Oaks. (MLCA)
- Request mitigation for oaks removed under an emergency permit. (MLCA)
- Request focus on protecting and preserving Significant Ecological Area, associated wildlife corridors, watersheds, and sub-watersheds. (CNPS)
- Request minimal native vegetation removal. (CNPS)
- Include native plant surveys/botanical studies from California Native Plant Biologists and require studies be completed during appropriate time of year (winter/spring). (CNPS; oral comments)
- Include weed management plan. (CNPS)
- Commenter opposes solid fencing, impedes wildlife corridors. (CPO)
- Include arborist recommendation when wrapping oak trees. (CPO)
- Include several agencies before a heritage oak or protected oak is removed. Request no native oaks or heritage oak trees shall be removed without certified arborist present. (CPO)
- Request emergency oak tree permit not be issued without approval from agencies. (CPO)
- Concern with illegal removal of oak trees, encourages education to public to prevent illegal removal of oak trees. (CPO)

- Establish native and heritage tree program, including documentation and mapping. Maximum protection afforded for native oaks, sycamores, black walnuts, and native shrubs. (CNPS)
- Provide discussion of potential conflicts and resolutions for zoning areas of projects near natural areas.
- Concern with impact to tree and plant species in the North Area, request to maintain the number of oak trees.
- Commenter states North Area is home to many endangered species, request consideration to wildlife movement connections, and request careful planning of area.
- Request replacement of plants in S1 if negatively impacted.
- Concern with seasonal evening migrations occurring in corridor. Coyote Pack would frequent area in the evenings, commenter states no longer present in area.
- Commenter states identification of species for basis of EIR include non-native, invasive species, and non-endangered species.
- Brush clearance for new development should not extend past property line to minimize habitat destruction.
- Development should not occur where it will block wildlife connectors.
- Commenter states support for protection of native, heritage, and historic trees and nesting birds and small horse boarding in A-1.
- Commenter list species witnessed on private property Agoura Hills: Coyotes, Raccoons, Deer, Rattlesnakes, Skunks, Scorpions, Squirrels, Tarantulas, Tarantula Hawks, Blue Belly Lizards, Possums, other types of Snakes, and many varieties of birds including, Blue Jays, Hawks, Vultures, Humming Birds, Crows, and the African Parrots, and many more.
- Concern with habitat disturbance and destruction in area.
- Request preservation of wild and wildlife areas, and limited building and development.
- Request for mitigation measures individuals could participate in, including native planting, habitat development, etc.
- Commenter states support for protection of native, heritage, and historic trees and nesting birds and small horse boarding in A-1.
- Concern with new FAA Los Angeles Airport Airline Metroplex routes and impact on noise and local wildlife in the North Area.
- For water infiltration systems, property owners should be allowed to hand-trench around oak trees as it protects trees from the effects of climate change by putting more water in the ground, controlling erosion, building soil, entices trees to grow deeper roots, and provides greater resilience against fires. Property owners should be allowed to dig under oak trees for this reason.
- Consider use of rodenticides on wildlife. Prohibit use of toxic pesticides and herbicides.

## **Climate Change and Greenhouse Gas**

- Analysis should consider combined impacts of climate change; i.e. destructive fires have occurred from climate change over development.

## **Cultural, Paleontological, and Tribal Cultural Resources**

- Request preservation of Chumash history in the North Area.
- NAHC recommends consultation with all California Native American tribes as early as possible to avoid inadvertent discoveries and to protect tribal cultural resources. (NAHC)
- Recommend CHRIS archaeological records search for SMMNAP area. (NAHC)
- If archaeological inventory search is required, preparation of final report is also required. (NAHC)
- Request NAHC be contacted for a Sacred Lands File search and Native American Tribal Consultation List of appropriate tribes for consultation. (NAHC)
- NAHC requires provisions in the mitigation monitoring reporting program including for identification and evaluation of inadvertently discovered archaeological resources, disposition of recovered cultural

items that are not burial associated in consultation with culturally affiliated Native Americans, and treatment and disposition of inadvertently discovered Native American human remains. (NAHC)

- In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American should monitor all ground-disturbing activities. (NAHC)

## Cumulative Impacts/Projects

- Do not allow massive developments in the North Area such as *Cornerstone* and *Agoura Village*. The developers stated that these developments would bring in 20,000 car trips per day.
- City of Agoura Hills has a mixed-use development on Agoura Road and Kanan Road with over 225 housing units.
- Intersection of Agoura Road and Kanan Road is already a traffic problem. *Fitness Center* on Agoura Road will create more problems.
- The *FAA Metroplex project* must be considered in the analysis. It has substantially increased airplanes overhead, and increased noise, in the area.

## Geology and Soils

- Request analysis of environmental impact of grapevines, including comparison with other agricultural practices (Include documentation from LA County Board of Supervisors with information on vineyard water usage, water runoff and watershed pollution potential, brushfire prevention, and hillside erosion control). (MCVGGA)

## Hydrology and Water Quality

- Include impacts to drainage and water table. Applicable mitigation measures should be included. (CDFW)
- Impacts from increased impervious area required to be mitigated to less than significant (as imposed by the County of Los Angeles Public Work guidelines). (VCWPD)
- Request updated policies to CSD require runoff from proposed sites tributary to Ventura County be released at flow rate lower than undeveloped flow rate (to avoid adverse impact downstream in peak, velocity, or duration). Apply Los Angeles County or local standard (whichever is most restrictive). (VCWPD)
- Request drainage report, including VCWPD elements, for proposed development to ensure impacts of increased impervious area are mitigated to less than significant. (VCWPD)
- What data has been collected related to water runoff from vineyards located in the 3rd Supervisorial District? How does this data compare to other LA County Districts? (MCVGGA; public comments)
- Request analysis of environmental impact of grapevines, including comparison with other agricultural practices (Include documentation from LA County Board of Supervisors with information on vineyard water usage, water runoff and watershed pollution potential, brushfire prevention, and hillside erosion control). (MCVGGA)
- Request Los Angeles County devote resources to watershed management. (CNPS)
- Commenter states grape plants use less water than roses.
- Commenter requests consideration of facilitation of infrastructure corridors to ensure water security for owners, residents, and wildlife in Henry Ridge.
- Protect watershed; it cannot endure further damage from fertilizers and unchecked grading and soils.

## Land Use and Recreation

- Request building regulations similar to those the California Coastal Commission has on coastal side to preserve native vegetation. (CNPS)
- New development should only be allowed within existing small communities of Santa Monica Mountains, with permanent native vegetation boundary to preserve rural and agricultural history and include building codes to prevent urbanization. (CNPS)

- Include limits on additional vineyard planting, already 200+ established vineyards. (CNPS)
- Evaluate benefits of incentivizing development/upgrade of existing properties so existing property upgrades are encouraged through regulatory review. (RCDSMM)
- Will benefits of winery inspired tourism impact in the Santa Monica Mountains Recreation Area be compared with any attributable impact on environment? Commenter notes Santa Monica Mountains attracts many visitors. (MCVGGA)
- Include clear components of potential vineyard “ban,” put in context with regulations in other Supervisorial Districts in LA County. (MCVGGA)
- Impact of vineyards should be compared with impacts from event spaces and Airbnb rentals. (MCVGGA)
- How do the vineyards in the 3rd Supervisorial District compare to data collected from vineyards within the Coastal Zone but in other LA County districts? (MCVGGA; public comments)
- Evaluate benefits of County-organized market for Transfer of Development Credits so existing developed areas can benefit from purchase of undeveloped and non-conforming lots in certain areas. (RCDSMM)
- Commenter states new regulations should address Hillside development, population, noise and traffic. (IHHA)
- Commenter requests more information on how short-term rentals can be regulated and/or banned due to issues with parking, evacuation, and noise. (MLCA)
- The North Area Plan should consider limiting development. Homes are too large on top of Piuma road.
- Request consideration of overnight camping in Backbone Trail.
- Consider forbidding “illegal dance venues.”
- Request review of federal law when analyzing impacts to recreation and private facilities in the Santa Monica Mountains.
- Santa Monica Mountains are a recreation area with the National Park Service, California State Parks, and Santa Monica Mountains conservancy. Area includes equestrian uses - address in EIR.
- Request North Area not be permitted to hold large events.
- Concern with too many visitors in the North Area.
- Commenter encourages preservation of open lands.
- Commenter states objection to proposed policy prohibiting short-term rentals for less than 30 days. Homeowners have a right to rent a portion of their home or property.
- Concern with restriction on renting rooms in Malibou Lake Area.
- Concern with potential prohibition of short-term rentals.
- Consider guidelines on short-term rentals to a maximum of 30 days.
- Commenter states North Area does not need additional development.
- Commenter states North Area has an agricultural district which varies from coastal area.
- Concern with impact to “Rural” lifestyle.
- Concern with preventing future development in area and effect on North Area.
- Properties adjacent to public lands should not be permitted for brush clearance.
- Concern with reduction in open space in North Area.
- Concern proposed hotel will bring additional traffic and safety concerns (*Note: this project is in the City and not the County jurisdiction*).
- Concern grapevines are not permitted in the Coastal Zone.
- Request preservation of wild and wildlife areas, and limited building and development.
- Request grapes be a permitted agriculture practice in North Area.
- Request for mitigation measures individuals could participate in and observe supported through development process to build sustainable and ecologically sensitive buildings in place of grandfathered structures.

- Concern with new planning standards and effect of “value” on the land.
- Commenter states “working to combat mass development.”
- What are the impacts to the Santa Monica Mountains National Recreation Area? (CNPS)
- Commenter opposes suggested policy limiting the number of events allowed and use of shuttles in area. (VPA)
- Don’t hurt the “little guy” by making regulations over restrictive; allow flexibility and ability to appeal restrictions. Add a people’s ombudsman to help cut through the red tape.
- Triunfo Creek Vineyards are a good neighbor, maintain the facility, and monitor noise; the vineyard provides recreational opportunities to the area. Triunfo Creek Vineyards has been issued Dance Pavilion Permits and has complied with these permits.
- We do not need new regulations we need enforcement and compliance.
- There are no standards for dance pavilions and there are no inspections to ensure compliance. Regulation of commercial outdoor wedding venues is needed such as limit number of facilities, number of guests, limit number that can operate simultaneously, and limit noise from these venues.
- Will revised changes to the SMMNAP-CSD replace existing ordinance such as will the tree provisions replace the Oak Tree Ordinance?
- Do not allow more residential uses in the RR zone.
- Allow single family homes to be expanded by 1,000 square feet or 25%, whichever is greater.

## Noise

- Commenter states new regulations should address Hillside development, population, noise and traffic. (IHHA)
- Concern with noise from events at vineyards including dance pavilions. Noise is heard from these venues every weekend and after 10 pm.
- Concern with additional noise pollution from nearby events and increased traffic.
- Concern with current noise regulations and baseline ambient noise, request updated standards and reduce permitted increase to “2 dba or 2 ½ above ambient.”
- Do not allow amplified sound from 8 pm to 8 am for special events (e.g. weddings). Establish an efficient mechanism for issuing violations and enforcement of requirements.
- Concern with new FAA Los Angeles Airport Airline Metroplex routes and impact on noise and local wildlife in the North Area.

## Population and Housing

- Review demographic and growth forecasts provided by Southern California Association of Governments Region Wide Forecast estimates. (SCAG)
- Concern with increased housing in Triunfo area, stating issue has gotten worse and County has not addressed.
- Commenter states new regulations should address Hillside development, population, noise and traffic. (IHHA)
- Describe effect of the SMMNAP update on housing stock and future development; describe number of homes that have been built in the North Area and signed-off for occupancy. Describe effect of EIR and Plan/CSD would have on number of homes built in the area.

## Public Services, Utilities, and Service Systems

- Request consideration of on-site wastewater treatment regulation to encourage existing systems over new systems. (RCDSMM)
- Request Los Angeles County create formula to apply to new development that determines the initial and long-term maintenance costs to infrastructure. (CNPS)
- What protections are being afforded Malibu Canyon? (CNPS)
- Concern with oversight/regulation of dance pavilions for safety reasons.

- Concern with safety and gang violence in the North Area.
- Concern with safety when fire lanes are blocked.
- Concern with law enforcement in area, how will it be enforced?
- Concern proposed hotel will bring additional safety concerns and pose danger to local homes.

## Transportation and Traffic

- Encourage the use of a side-by-side comparison of Southern California Association of Government's 2016 Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table. (SCAG)
- Commenter recommends review of final EIR for Southern California Association of Government's 2016 Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) for guidance. (SCAG)
- Commenter recommends North Area Plan update shall incorporate multi-modal and complete streets transportation elements to promote alternative car use. (Caltrans)
- Sound walls (or equivalent) shall be implemented in zoning and guidelines for residential development near large roadways. (Caltrans)
- Caltrans seeks to work with County to develop projects with safer connectivity for pedestrians and bicycles. (Caltrans)
- Recommend planning for improvement of alternative transportation such as transit stops, bus bays, etc. to accommodate traffic flow. (Caltrans)
- Request evaluation of future development for access problems, VMT and service needs. (Caltrans)
- Request for addition of scope or binding regulation for limiting traffic in area. (IHHA)
- Commenter states new regulations should address Hillside development, population, noise and traffic. (IHHA)
- Request consideration of new housing developments near Agoura Road and Kanan Road when completing traffic study. (PRISMM)
- Request protections of Kanan Road as a Scenic Highway in LCP are reflected in North Area Plan. (PRISMM)
- Concern with additional cars/traffic from events and nearby facilities, such as weddings, near Triunfo Canyon.
- Request for mitigation to address entry/exit points in North Area in case of an emergency.
- Concern with impacts to emergency vehicles during times with high traffic.
- Concern with effects to and current traffic and ingress/egress, including with new developments, in North Area.
- Commenter states vineyards contribute to additional traffic.
- Request traffic study be completed during the weekend due to additional traffic from event facilities.
- Concern with lack of adequate parking, request better enforcement or "No Parking" signs.
- Concern with excessive speeding near wildlife crossings and equestrians.
- Concern with retail vendors on Kanan Road, increase in safety and traffic concerns.
- Concern with safety and traffic of two lane Kanan Road.
- Concern increase in traffic will interfere with public access to beach through Topanga, Las Virgenes Road, and Kanan Road.
- Concern proposed hotel will bring additional traffic and interfere with access to the Santa Monica Mountains and ocean.
- Concern with collisions and traffic from Las Virgenes and Malibu Canyon, commenter suggests consideration of toll road.
- Concern with car crashes due to street racing on Piuma Road.

## Wildland Fire and Hazards

- Concern with land management planning documents governing wildfire risk reduction practices by various entities may lack adequate impact analysis, and avoidance or mitigation measure for biological resources. Sensitive species can be adversely impacted by wildfire risk reduction activities. (CDFW)
- Request fully describe if the County will authorize the fire department, private residences or their agents to conduct brush clearing in the SMMNAP area, and if brush clearing activities may disturb special status species and vegetative communities. (CDFW)
- Request to include preconstruction surveys, avoidance, and mitigation measure for brush clearing activities within SMMNAP area. (CDFW)
- Request to include evaluation of alternatives to reduce impacts from brush clearing, including targeted thinning, placement of walls, and structural/building features. (CDFW)
- Request mandating fire safe California native horticultural practices for new development. (CNPS)
- Request analysis of environmental impact of grapevines, including comparison with other agricultural practices (Include documentation from LA County Board of Supervisors with information on vineyard water usage, water runoff and watershed pollution potential, brushfire prevention, and hillside erosion control). (MCVGGA)
- Request native habitat protection from invasive species due to increased fire risk.
- Concern with fire danger in the area, request additional brush management policies.
- Commenter notes lack of brush management plan to control fires.
- Commenter states vineyards act as fire breaks, request analysis of vineyards as natural fire breaks.
- Request defensible fuel breaks in the North Area for fire safety.
- Concern with vineyard “1000-foot wells” and their effect on neighboring wells and fires.
- Concern with preventing future development, due to poor weed abatement there is increase in wildfire danger.
- Require new development to provide own fire defense and site area for fire susceptibility.
- Concern with private property owners’ ability to defend against wildfires in Santa Monica Mountains.
- Concern with smoking in area and uneducated visitors in “High Fire Danger Zone.”
- Concern with potential impacts for forest fires from street racing on Piuma Road.
- How will the proposed Plan/CSD updates affect the current Fuel Modification Regulations?
- Will proposed regulations require an increase in fire insurance rates?

## General EIR Comments

- Draft EIR should include discussion of purpose and need for, and description of proposed project, including all staging areas and access routes for construction. (CDFW)
  - Include discussion of impacts from lighting, noise, human activity, exotic species, and drainage. (CDFW)
  - Request to develop cumulative effects analysis. (CDFW)
  - If permit is required from South Coast Air Quality Management District (SCAQMD), SCAQMD shall be identified as a responsible agency. (SCAQMD)
  - Provide analysis of successful LCP elements. (RCDSMM)
- Commenter states concern with environmental consulting firm’s ability to correctly address impacts of vineyards. (MCVGGA)
- Concern with necessity of further protections in North Area.
- Request additional effort from City and County in implementing North Area Guidelines.
- The draft North Area Plan and CSD should have been issued along with the Notice of Preparation (NOP). Also, the NOP did not disclose the probable environmental effects and there is no indication that an Initial Study was prepared for the project.

- The scoping meeting was not conducted properly as it was divided into two sessions as the room could not accommodate all attendees at one time.

## Alternatives

- Include a range of feasible alternatives to ensure that alternatives to the project are fully considered and evaluated. (CDFW)
- Alternatives should avoid or minimize impacts to sensitive biological resources, including wetlands. Alternative locations should be evaluated in areas with lower resource sensitivity when appropriate. (CDFW).
- Commenter notes if SMMNAP creates significant air quality impacts, adequate discussion and consideration of alternatives that lessen impacts shall occur. (SCAQMD)

## Issues Not Related to EIR

- Incentivize “good environmental stewardship.” (RCDSMM)
- Commenter requested tax write off and community education to prevent illegal removal of oak trees. (CPO)
- Commenter provides fire evacuation information regarding Vasa Park Association and surrounding community. (VPA)
- Request for certified arborist to provide Sycamore Tree trimming on Vasa Park property. (VPA)
- Commenter states area needs protection from social and economic supporters of development. (IHHA)
- Commenter provides information regarding EIR process and expresses discontent with public use of funds to address the EIR scope if there are no improvements to traffic, noise and population increase. (IHHA)
- Request for community level assessment to be an added tax. (CNPS)
- Commenter states the public benefits from winery tourism. (MCVGGA)
- Request for review of additional possible agriculture practices in North Area.
- Commenter states wineries are major asset to area.
- Commenter states need for Native American history museum in Los Angeles.
- Commenter requests exemption from brush clearing requirement on personal property.
- Commenter states rental space is good use for elders and raising children.
- Commenter states North Area should be consistent with Sacramento regarding housing crisis.
- Request for more convenient scoping meeting location.
- Request for appellate process to address violations on property.
- Commenter states County adds restraints for residents attempting to build private roads.
- Request for protection of private property owners from excessive visitor use.
- Concern updating North Area Plan will reduce property values by half.
- Commenter states unable to receive insurance on private property.
- Request for renewable energy be added to older buildings.
- Commenter states comments requested for North Area Plan updates should not occur before proposed update is released.
- Request appeals process for LCP habitat categories on property.
- Request review of vineyard applications County has received for the North Area versus those that have been implemented.
- Concern decision making by Department of Regional Planning is based on outdated studies.
- Airline traffic (FAA Metroplex Project) has increased in the North Area, which brings added noise to the area.



## **Appendix 2-2**

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### Notice of Preparation



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**DATE:** August 1, 2018

**PROJECT TITLE:** Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District Update

**PROJECT LOCATION:** The Santa Monica Mountains North Area includes 33 square miles of unincorporated Los Angeles County lands from the US 101 freeway corridor south to the coastal zone boundary. The North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service, California State Park lands, and other protected areas.

The County of Los Angeles, Department of Regional Planning ("County"), as the lead agency pursuant to the California Environmental Quality Act ("CEQA"), intends to prepare a Program Environmental Impact Report ("EIR") for updates to the Santa Monica Mountains North Area Plan and North Area Community Standards District. The County has prepared this Notice of Preparation ("NOP") to provide responsible agencies, trustee agencies, and other interested parties with information describing these updates (project), provide notice that an EIR will be prepared, identify the project's potential environmental effects, and **to solicit your input on the scope and content of the EIR.**

### **PROJECT LOCATION AND ENVIRONMENTAL SETTING**

The Santa Monica Mountains (SMM) North Area is in the western portion of Los Angeles County and includes privately-owned and publicly-owned lands. The project area encompasses 30-square miles of unincorporated lands generally bounded by Ventura County and the City of Westlake Village to the west, Ventura County and local cities in Los Angeles County to the north, the City of Los Angeles to the east, and the coastal zone portion of the Santa Monica Mountains to the south (see figure). The US 101 Freeway is the major transportation corridor that provides regional access to the North Area.

The SMM North Area generally consists of five varying land types: urbanized areas, rural residential, ranches, vineyards, and open space. This planning area supports large blocks of undisturbed open space separating urban development along the US 101 Freeway from protected open space in the Santa Monica Mountains. Approximately 35 percent of the North Area consists of conservation and park lands.

The mountainous topography and limited road system has shaped development in the North Area. Many of the residential communities occur in or near park lands or natural areas supporting biological resources. The project area supports a wide variety of sensitive plants and wildlife, unique geologic features, important wildlife linkages, and aquatic features. Several state and federally listed species, as well as numerous California Species of Special Concern and rare plants, are in the North Area.

### **PROJECT SUMMARY**

The County is proposing comprehensive updates to the policies of the SMM North Area Plan ("SMMNAP") and to development standards in the SMM North Area Community Standards District ("CSD"). The SMMNAP 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 SMMNAP and includes development standards that

are specific to the North Area. The updates are proposed to address concerns that have developed since the adoption of the SMMNAP in 2000, to strengthen existing environmental resources policies, and to identify policies and standards that continue to support the community's rural and semirural lifestyle. In addition, the County is updating the SMMNAP and CSD to be in alignment on many of the environmental protection policies in the recently certified Santa Monica Mountains Local Coastal Program ("LCP"). Land use regulations and environmental protections in the coastal zone and in the SMM North Area should be consistent for these two areas within the Santa Monica Mountains. Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the North Area CSD, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

### **Proposed Policies and Development Standards**

The County conducted public meetings with community members and met with the equestrian community to receive input on issues to be addressed in the SMMNAP-CSD Update. Based on the input received, the County identified the following key areas that will be addressed in the update.

#### ***Habitat Protection***

- Adopt habitat protection categories and policies/development standards to protect sensitive biological resources, but allow for continued development within the North Area. The County conducted a biological assessment of the SMM North Area to document the key biological resources and establish habitat categories for resource protection. These categories are summarized below:
  - **S1** = rare/very sensitive habitat, development limited to resource dependent development only
  - **S2** = sensitive habitat, development must avoid and minimize impacts to habitat
  - **S3** = disturbed habitat, development less restricted
  - **S4** = previously developed land, development permitted

#### ***Equestrian Standards***

- Allow small horse boarding by right in A-1 zones
- Require best management practices (BMPs) such as runoff diversion, waste management and wrapping oak tree trunks
- Require vested legally-established equestrian facilities to comply with BMPs

#### ***Expanded Tree Protections***

- Require a Protected Tree Permit to remove or encroach on a native tree species
- Establish Heritage Tree Protections that allow species that add value to the landscape or ecosystem to be registered and afforded the same protections as smaller native trees (trunk size more than 36 inches in diameter)
- Establish a Historic Tree policy/standard to address trees that are culturally or historically significant to the area or on a list of Historic Places
- Add policy/standard for protection of nesting birds that covers tree removal and/or construction near trees during bird nesting season, also add requirements during non-bird nesting season

#### ***Special Events (including dance pavilions)***

- Add regulations that address noise, traffic, lighting, emergency evacuation, and breakdown and setup times
- Define and add Special events as a use allowed in specific zones as either a primary or accessory use
- Explore need for new ambient noise level for the North Area in coordination with County Public Health Department

### ***Short-Term Rentals***

- Establish policy/standard for prohibiting rental of rooms for less than 30-day stays to discourage home-sharing and “Airbnb”-type uses

### ***Other Policies and Standards***

- Add application review procedures including need for biological studies if development is in an area with sensitive biological resources
- Add policies/development standards for scenic resource areas, scenic routes, visual resources, significant ridgelines, outdoor lighting and grading, as examples.

## **POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The County has determined that an EIR will be required to satisfy environmental review for the proposed project. Therefore, as allowed under CEQA Guidelines Section 15060(d), the County has not prepared an Initial Study and will instead begin work directly on the EIR. The EIR will focus on the potentially significant effects of the project, discuss any effects found not to be significant (CEQA Guidelines Section 15128) and will assess the direct, indirect, and cumulative impacts, as well as growth-inducing effects. The EIR will include an evaluation of the following environmental issues:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ■ Aesthetics                      | ■ Noise                         |
| ■ Air Quality                     | ■ Population and Housing        |
| ■ Cultural Resources              | ■ Public Services               |
| ■ Geology and Soils               | ■ Recreation                    |
| ■ Greenhouse Gas Emissions        | ■ Transportation and Traffic    |
| ■ Hazards and Hazardous Materials | ■ Tribal Cultural Resources     |
| ■ Hydrology/Water Quality         | ■ Utilities and Service Systems |
| ■ Land Use and Planning           |                                 |

## **PUBLIC REVIEW PERIOD**

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**Please send by mail to the following address:**

**Anita D. Gutierrez, MPL, AICP | Supervising Regional Planner**  
Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

**For email submittal of your comment letter, send to:** [smnortharea@planning.lacounty.gov](mailto:smnortharea@planning.lacounty.gov)

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR. ***All written comment letters/emails will be included in an appendix in the Draft EIR and the contents considered in the preparation of the EIR.***

## **PUBLIC SCOPING MEETING**

The County will conduct a public scoping meeting to solicit oral and written comments from interested parties on the scope and content of the EIR. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR.

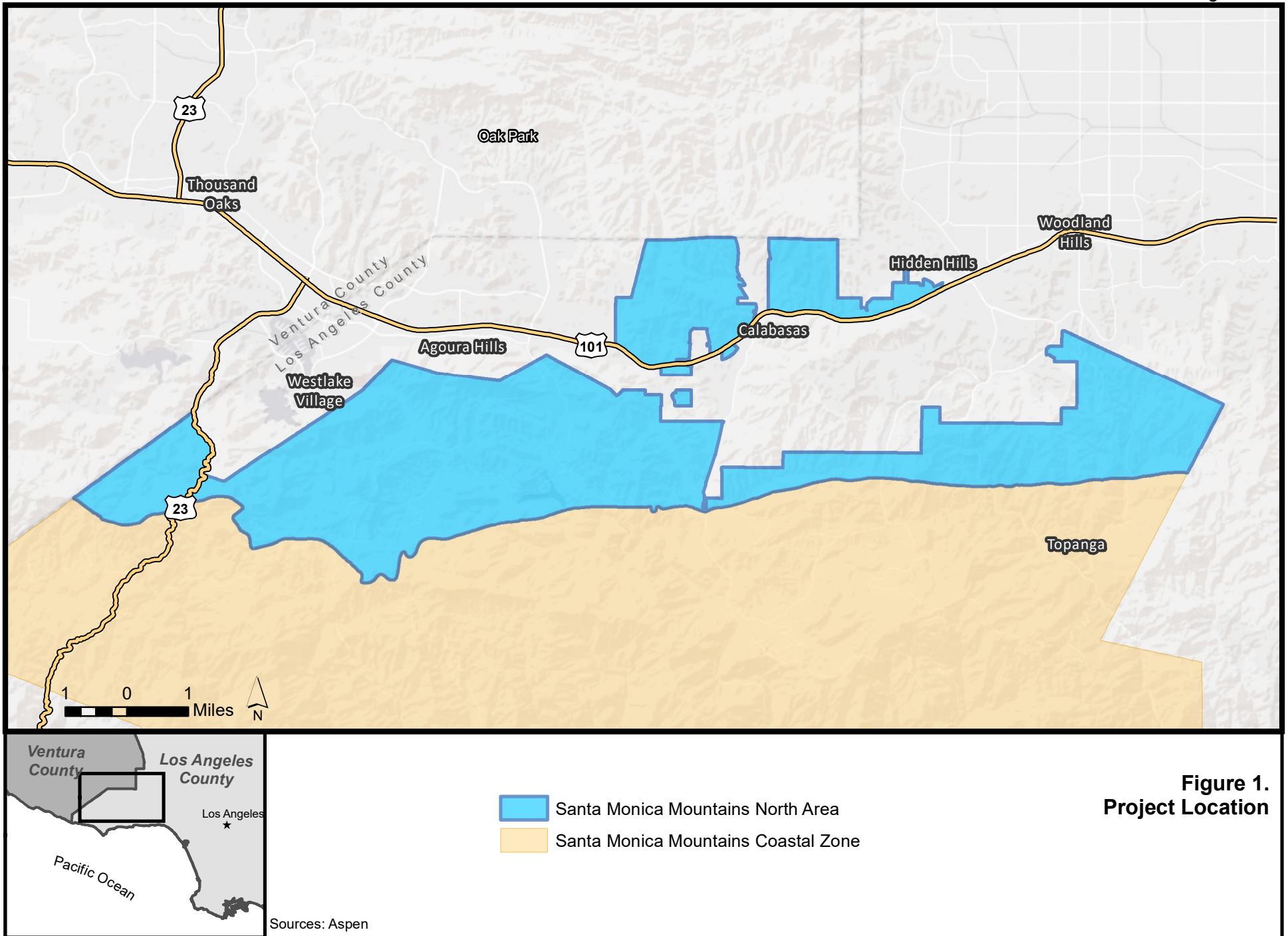
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from 6:00 p.m. to 7:30 p.m. For the convenience of property owners and residents in the North Area, the scoping meeting will be held at:

Los Angeles County Field Office - Calabasas  
26600 Agoura Road  
Calabasas, California, 91302  
(213) 974-6465

**PROJECT WEBSITE**

For more information and to stay informed on the progress of the EIR and updates to the SMMNAP and CSD, please visit the project website at: <http://planning.lacounty.gov/smmnap>



## **Appendix 2-3**

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### Public Notices

**Jerry Brown, Governor**



STATE CLEARINGHOUSE

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SUMMARY

OF

POSTINGS

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**July 16 – 31, 2018**



## CEQA Daily Log

Documents Received during the Period: 07/16/2018 - 07/31/2018

SCH Number	Title / Lead Agency / City--County / Description	Document Type	Ending Date
<b><u>Documents Received on Friday, July 27, 2018</u></b>			
2018071065	Santa Monica Mountains North Area Plan and CSD update Los Angeles County Calabasas, Agoura Hills, Los Angeles, City of--Los Angeles The County is proposing comprehensive updates to the policies of the SMM North Area Plan ("SMMNAP") and to development standards in the SMM North Area Community Standards District ("CSD").	<b>NOP</b>	08/27/2018
2018072065	10th and O Street Office Building Project General Services, Department of Sacramento--Sacramento The project would demolish the existing surface parking and construct a new office building with approx. 488,000 gsf of office space, max. height of 150-feet, occupancy of approx. 2,000 staff, plus limited parking. Project purpose is to consolidate/upgrade regional State office space. It is anticipated that staff occupying the new office building would be legislative staff, staff from other leased space in the region, and/or from one or more other State-owned buildings slated for eventual renovation/upgrade. The project may also include ground-level commercial space and would be connected to the State's Central Plant for heating/cooling. IN accordance with State policy, the building would be zero net energy (ZNE) facility.	<b>NOP</b>	08/27/2018
2018072068	3005 Democracy Way Mixed-Use Development Project Santa Clara, City of Santa Clara--Santa Clara The project would demolish the existing office buildings and establish a new mixed-use neighborhood that provides a transit-oriented "live, work, play, and shop" environment. The project would include up to 6.15 M gsf of residential uses, 3.65 M gsf of office buildings, 400,000 gsf of retail/community amenities, 300,000 gsf of hotel facilities, and 110,000 gsf of educational facilities. In total, the project would include up to 10.61 M gsf of uses. Parking would be provided in subsurface and structured parking facilities. Up to 8 acres of publicly-accessible and 8 acres of private parks/open spaces would be provided. The project would also provide new pedestrian/vehicular entrances and roadway networks, upgraded/expanded infrastructure, a new electrical substation, and improvements to the Hetch Hetchy ROW.	<b>NOP</b>	08/27/2018
2018071066	Kings Canyon Expressway, Segment 1 - Excess Lands Caltrans #6 Sanger--Fresno Caltrans proposes to sell parcel DD 82947-01-02 (APN 313-082-48T) and to disclose information on parcel DD 83441-01-01 (APN 314-043-07T). While both parcels are on the Cortese List, Fresno County determined the leaks at each site were remediated and closed each case. Caltrans has determined the parcels were unlikely to have hazardous waste contamination or residual contamination and were approved for disposal/relinquishment. Although parcel DD 83441-01-01 was sold to the current property owner in Nov 2017, upon re-evaluation of the CE prepared for the parcel, Caltrans determined that an IS should be prepared to adequately satisfy the requirements of the CEQA.	<b>Neg</b>	08/27/2018



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

August 1, 2018

**TO:** Registrar-Recorder/County Clerk

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

**NOTICE OF PREPARATION (NOP) – DRAFT ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR SANTA MONICA MOUNTAINS NORTH AREA PLAN UPDATE AND  
COMMUNITY STANDARDS DISTRICT (CSD) UPDATE**

**SANTA MONICA MOUNTAINS NORTH AREA PLAN UPDATE**  
PLAN NUMBER: RPPL2017-005966

**SANTA MONICA MOUNTAINS CSD UPDATE**  
PROJECT NUMBER: 2017-005967

**POSTING INSTRUCTIONS**

Please post the provided Notice of Preparation of a Draft EIR for the time period listed below:

**START DATE:** Wednesday August 1, 2018  
**END DATE:** Friday August 31, 2018

**PAYMENT OF FILING FEES**

Please process payment of posting/filing fees for the Notice of Availability of a Draft EIR for the above-referenced project via Journal Voucher to the Department of Regional Planning.

The billing code is as follows: Customer Code: 5023

**\$75.00** Registrar-Recorder processing fee

**Total Billing Fee: \$ 75.00**

Any billing questions can be directed to **Karen Chin** at (213) 974-6489 and for questions regarding the attachments, please contact **Luis Duran** at (213) 974-6465 or via email at [LDuran@planning.lacounty.gov](mailto:LDuran@planning.lacounty.gov), Monday through Thursday from 7:30 AM to 5:30 PM. Our offices are closed on Fridays.

AJB:KC:AG:LD





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

LOS ANGELES COUNTY CLERK

JUL 30 2018

ORIGINAL FILED

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**DATE:** August 1, 2018

**PROJECT TITLE:** Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District Update

**PROJECT LOCATION:** The Santa Monica Mountains North Area includes 33 square miles of unincorporated Los Angeles County lands from the US 101 freeway corridor south to the coastal zone boundary. The North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service, California State Park lands, and other protected areas.

The County of Los Angeles, Department of Regional Planning ("County"), as the lead agency pursuant to the California Environmental Quality Act ("CEQA"), intends to prepare a Program Environmental Impact Report ("EIR") for updates to the Santa Monica Mountains North Area Plan and North Area Community Standards District. The County has prepared this Notice of Preparation ("NOP") to provide responsible agencies, trustee agencies, and other interested parties with information describing these updates (project), provide notice that an EIR will be prepared, identify the project's potential environmental effects, and **to solicit your input on the scope and content of the EIR.**

### **PROJECT LOCATION AND ENVIRONMENTAL SETTING**

The Santa Monica Mountains (SMM) North Area is in the western portion of Los Angeles County and includes privately-owned and publicly-owned lands. The project area encompasses 30-square miles of unincorporated lands generally bounded by Ventura County and the City of Westlake Village to the west, Ventura County and local cities in Los Angeles County to the north, the City of Los Angeles to the east, and the coastal zone portion of the Santa Monica Mountains to the south (see figure). The US 101 Freeway is the major transportation corridor that provides regional access to the North Area.

The SMM North Area generally consists of five varying land types: urbanized areas, rural residential, ranches, vineyards, and open space. This planning area supports large blocks of undisturbed open space separating urban development along the US 101 Freeway from protected open space in the Santa Monica Mountains. Approximately 35 percent of the North Area consists of conservation and park lands.

The mountainous topography and limited road system has shaped development in the North Area. Many of the residential communities occur in or near park lands or natural areas supporting biological resources. The project area supports a wide variety of sensitive plants and wildlife, unique geologic features, important wildlife linkages, and aquatic features. Several state and federally listed species, as well as numerous California Species of Special Concern and rare plants, are in the North Area.

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are specific to the North Area. The updates are proposed to address concerns that have developed since the adoption of the SMMNAP in 2000, to strengthen existing environmental resources policies, and to identify policies and standards that continue to support the community's rural and semirural lifestyle. In addition, the County is updating the SMMNAP and CSD to be in alignment on many of the environmental protection policies in the recently certified Santa Monica Mountains Local Coastal Program ("LCP"). Land use regulations and environmental protections in the coastal zone and in the SMM North Area should be consistent for these two areas within the Santa Monica Mountains. Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the North Area CSD, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

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Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

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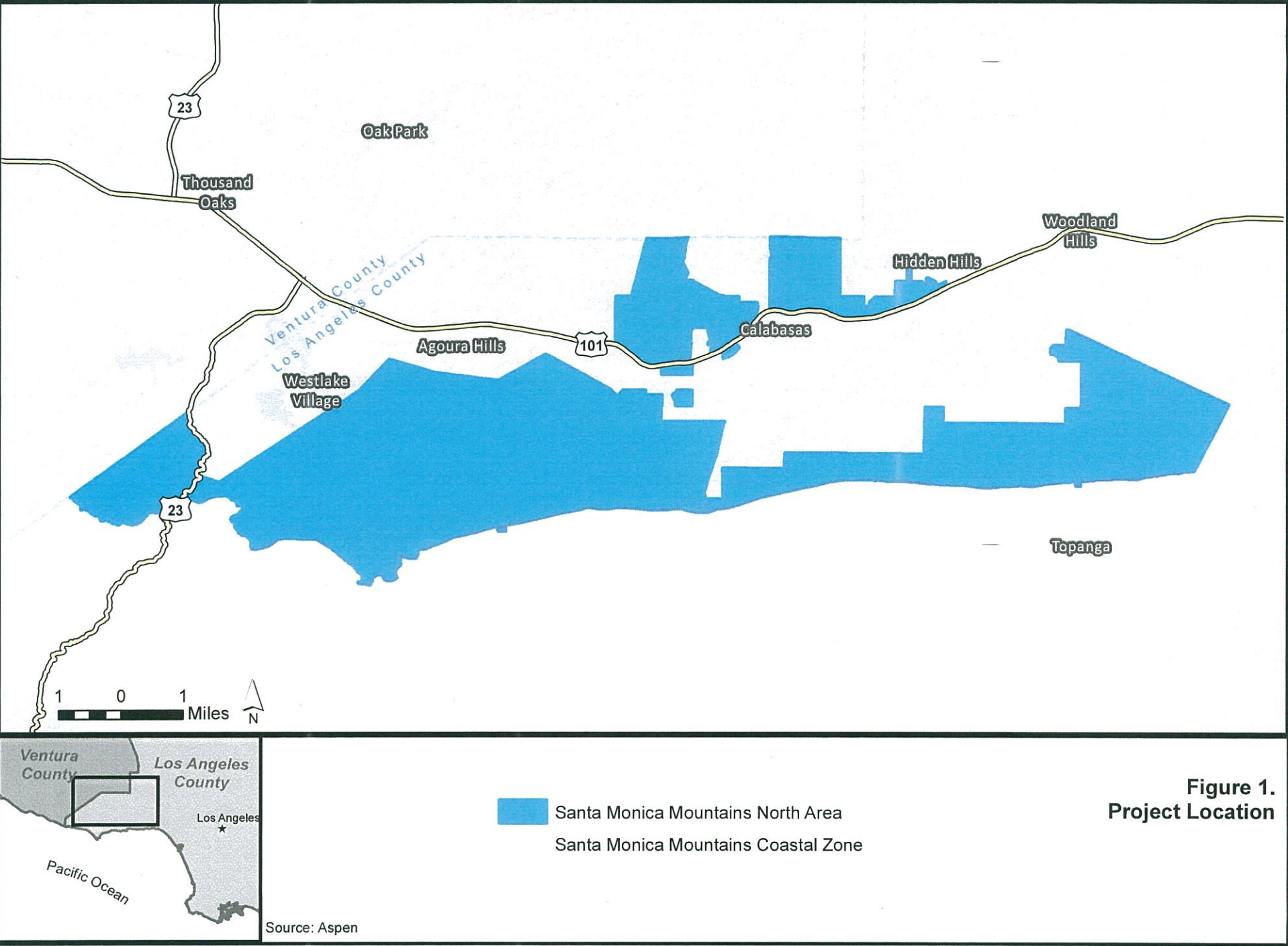
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**PROJECT WEBSITE**

For more information and to stay informed on the progress of the EIR and updates to the SMMNAP and CSD, please visit the project website at: <http://planning.lacounty.gov/smmnap>



**Figure 1.**  
**Project Location**



Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: D. ATKINS



\* 2 0 1 8 0 7 3 0 1 2 4 0 0 0 4 \*

Monday, July 30, 2018 8:51 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoP - County Posting Fee 2018186681	1	\$0.00

**Total** **\$0.00**

Total Documents: 1

Customer payment(s):



# THE MALIBU TIMES

3864 Las Flores Canyon Road  
Malibu, California 90265  
(310) 456-5507

## PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA,  
COUNTY OF LOS ANGELES,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

The Malibu Times

a newspaper of general circulation, printed and published Every Thursday

in the City of Malibu  
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the

date of December 1, 1988,

Case Number C704330; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

8/2

all in the year 2018.  
I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Malibu

California, this 2nd day of August, 2018.

Haley Davis  
Signature

This space is for the County Clerk's Filing Stamp

### Proof of Publication of

CNS-3157760#

#### NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: August 1, 2018

PROJECT TITLE: Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District Update Plan Number: RPPL2017005966, RPPL2017005967

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8/2/18  
CNS-3157760#  
MALIBU TIMES

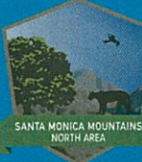




# YOU ARE INVITED!

EIR Scoping Meeting

August 21, 2018  
6:00 p.m - 7:30 p.m.



**The Los Angeles County Department of Regional Planning is currently preparing an update to its Santa Monica Mountains North Area Plan (NAP) and Community Standards District (CSD). The update will include new goals and regulations for development in the Santa Monica Mountains North Area community. An Environmental Impact Report (EIR) will be prepared for the NAP and CSD update.**

The County, as the lead agency pursuant to the California Environmental Quality Act (CEQA), will hold a public scoping meeting to solicit oral and written comments from interested parties on the scope and content of an EIR. Copies of the Notice of Preparation (NOP) are available for review at [www.planning.lacounty.gov/smmnap](http://www.planning.lacounty.gov/smmnap) and at the Topanga Public Library. The County will also conduct further outreach to receive comments on the draft of the North Area Plan and CSD in Fall 2018.

**MEETING DATE: Tuesday, August 21, 2018**

**Location:**

Los Angeles County Calabasas Field Office  
26600 Agoura Road, #100  
Calabasas, CA 91302

**Time: 6:00 P.M. - 7:30 P.M.**

For more information please contact Los Angeles County Regional Planning at (213) 974-6465 or (213) 974-6422  
E-MAIL: [SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)  
or VISIT OUR WEBSITE AT: <http://planning.lacounty.gov/smmnap>

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<https://www.facebook.com/LACDRP>



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Luis Duran  
Los Angeles County Regional Planning  
320 W. Temple St., 13th Floor, Room 1356  
Los Angeles, CA 90012







AccountAdd ThingsPlansHelpChatLogout, Luis

OverviewPromotionsAudienceScheduled?

UsersRSSTriggersDripsWebformPersonalizationSocialTweaks+

← Back to overview

## Promotions - Show All

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Santa Monica Mountains North Area EIR Scoping Meeting - 8/21/2018

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Pat Hachiya
- East San Gabriel Valley Area Plan  
Norman Ornelas Jr
- AVCSD Update: August 9, 2018  
AVCSD
- Newsletter – Aug 6  
Pat Hachiya
- AVCSD Update: August 2, 2018  
AVCSD
- Update – 25 Jul 02:25 PM  
Richard Marshelian
- Santa Monica Mountains North Area EIR Scoping Meeting  
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Pat Hachiya ☒



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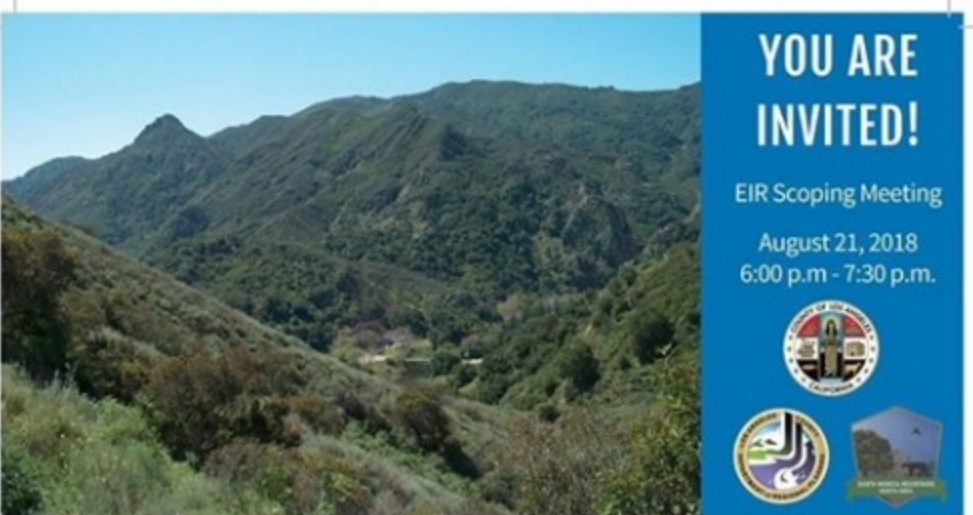
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County of Los Angeles Department of Regional Planning added an event.  
August 1 · 🌐

The County, as the lead agency pursuant to the California Environmental Quality Act (CEQA), will hold a public scoping meeting to solicit oral and written comments from interested parties on the scope and content of an EIR. Copies of the Notice of Preparation (NOP) are available for review at [bit.ly/2O2NCg9](http://bit.ly/2O2NCg9) and at the Topanga Public Library.



TUE, AUG 21  
**Santa Monica Mountains North Area Plan & CSD EIR Scoping Meeting**

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County of Los Angeles Department of Regional Planning  
August 1 · 🌐  
#SantaMonicaMountains North Area Plan & CSD Notice of Preparation






## TONIGHT! Santa Monica Mountains North Area Community Meeting regarding EIR Notice of Preparation

The Los Angeles County Dept of Regional Planning is currently preparing an update to its Santa Monica Mountains North Area Plan (NAP) and Community Standards District (CSD). The update will include new goals and regulations for development in the Santa Monica Mountains North Area community. An Environmental Impact Report (EIR) will be prepared for the NAP and CSD update.

Notice of Preparation (NOP) outlining the scope and content of the EIR is out for public comments! Submit written comments between 8/1 - 8/31 or give oral comments at the EIR Scoping meeting on 8/21 from 6:00 - 7:30 pm.

Find out more info and read the NOP here: [bit.ly/2O2NCg9](http://bit.ly/2O2NCg9)




For questions, contact us at (213) 974-6425 or [SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)



**YOU ARE INVITED!**

EIR Scoping Meeting

August 21, 2018  
6:00 p.m - 7:30 p.m.



The Los Angeles County Department of Regional Planning is currently preparing an update to its Santa Monica Mountains North Area Plan (NAP) and Community Standards District (CSD). The update will include new goals and regulations for development in the Santa Monica Mountains North Area community. An Environmental Impact Report (EIR) will be prepared for the NAP and CSD update.

21 Aug · Subscribers of County of Los Angeles in 2 areas



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**LA County Planning** @LACDRP · Aug 1

Welcome Adonis! 🐾 Verdugo Mountains is a Significant Ecological Area (#SEA)! SEAs are officially designated areas within #LACounty with irreplaceable biological resources. Find out more about SEAs here: [bit.ly/2ExKIRi](https://bit.ly/2ExKIRi)



**LAist** @LAist

Meet Adonis, the new mountain lion in town. He's kind of a big deal [laist.com/2018/07/31/mee...](https://laist.com/2018/07/31/mee...)

💬 ↺ 2 ❤ 2 ✉



**LA County Planning** @LACDRP · Aug 1

#SantaMonicaMountains North Area Plan & CSD Notice of Preparation (NOP) for EIR is out for public comments! Submit written comments btw 8/1-8/31 or give oral comments @ Scoping meeting on 8/21 from 6-7:30pm. Find out info & read the NOP here: [bit.ly/2O2NCg9](https://bit.ly/2O2NCg9) @SheilaKuehl

💬 ↺ ❤ 2 ✉



**LA County Planning** @LACDRP · Jul 31

Who doesn't love #avocados? What about with Raspberry Cake for dessert? Imagine the #foodcoma possibilities with an #urbangarden in @CountyOfLA. Learn more: [bit.ly/2dxs8tM](https://bit.ly/2dxs8tM) #urbanag @LACAssessor #NationalAvocadoDay #NationalRaspberryCakeDay

## **Appendix 2-4**

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Scoping Meeting (August 21, 2018)



## Agenda

Introduction and Meeting Purpose

SMM North Area Plan and CSD Updates

California Environmental Quality Act (CEQA) Process

Public Comments

Conclude Meeting





## Purpose of Scoping

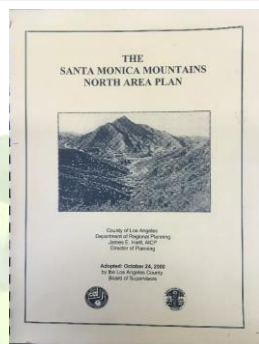
Required by CEQA for projects of area-wide importance

Opportunity for agencies and public to provide input and comment on the scope of the EIR

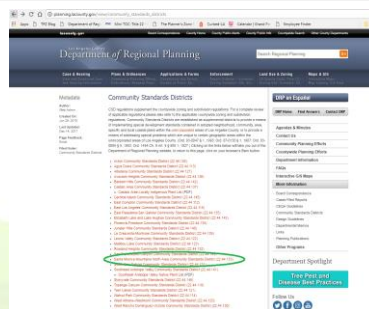
Opportunity to provide input on project alternatives, evaluation methods, etc.



## Existing North Area Plan and CSD



-NAP adopted in October 2000



-CSD adopted 2002

-Amended in 2005, 2007, 2010 and 2015



## Plan and CSD Updates

Comprehensive updates to policies of North Area Plan and to development standards in Community Standards District

Need for Updates:

- To address concerns that have arisen since adoption of 2000 SMMNAP
- To strengthen environmental resources policies
- To identify standards that support rural and community lifestyles
- To be in alignment with recently adopted LCP



## Plans and CSD Updates

Held multiple community meetings to receive input

Proposed updates include:

- Habitat Protection -- *biological assessment*
- Equestrian Standards -- *community input*
- Expanded Tree Protections -- *community input*
- Special Events -- *community input and noise studies*
- Short-Term Rentals Policy/Standards -- *community input*
- Other Policies/Standards to address area resources

Will continue to receive input prior to finalizing updates



## California Environmental Quality Act (CEQA)

CEQA applies to projects that require discretionary approval

Plan/CSD amendments considered a “project” under CEQA

Lead Agency

- County of Los Angeles Department of Regional Planning

County has determined that an EIR is needed to address changes to the North Area Plan and CSD



## EIR Impact Analysis

Impacts are based on changes to the environment compared to existing conditions

CEQA requires the analysis to focus on “significant” impacts

Measures may be required to reduce or avoid significant impacts

Social and economic impacts are not considered significant

Alternatives are generally evaluated in less detail than the proposed project



## Potential Impacts

Aesthetics	Hydrology/Water Resources
Air Quality	Land Use and Recreation
Biological Resources	Noise
Cultural Resources	Transportation/Traffic
Geology and Soils	Tribal Cultural Resources
GHG/Climate Change	Utilities and Service Systems
Hazards	Other: Cumulative and Growth Inducing Impacts



## Alternatives

EIR Alternatives must:

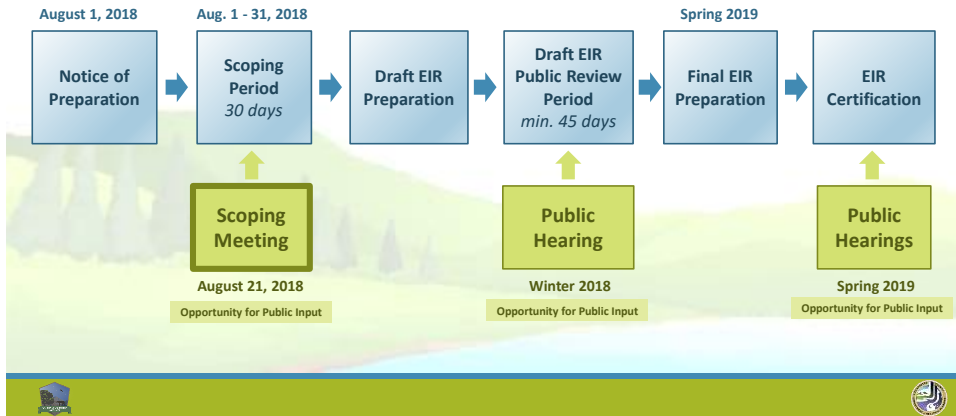
- Meet project objectives
- Be feasible
- Reduce one or more significant impacts

Required to Consider No Project Alternative

- What other alternatives should be evaluated?



## EIR Process and Schedule



## Comments

Focus comments on environmental concerns that may result from Plan/CSD updates

Suggested Areas to comment on:

- Scope and content of EIR
- Local environmental knowledge
- Issues that need evaluation or how issues are evaluated
- Feasible alternatives to the Plan/CSD updates
- Mitigation measures to avoid or reduce impacts



Comment Form

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## Public and Agency Comments



## Where to Submit Written Comments

Comments are due August 31, 2018

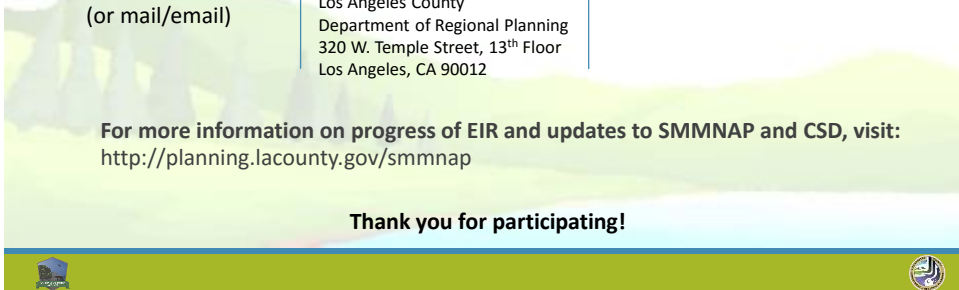
Fill out comment form and **submit form at this meeting** (or mail/email)

**Mail comments to:**  
**Anita Gutierrez, MPL, AICP**  
Community Studies West Section  
Los Angeles County  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

**Email comments to:**  
[smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

For more information on progress of EIR and updates to SMMNAP and CSD, visit:  
<http://planning.lacounty.gov/smmnap>

**Thank you for participating!**



**Notes for August 21, 2018 Scoping Meeting**

EIR for the Santa Monica Mountains North Area Plan and Community Standards District  
County of Los Angeles, Department of Regional Planning

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**Speakers:**

Larry Brown	Pascaline Derrick	Jim Forbes
Peter Banner	Tom Bates	Martha Fritz
Ruth Gerson	Dan Fredman	Paul Grisanti
George Colman	Don Schmidt	Zennon Ulgate-Crow
Debra Healy	John Gooden	Beth Palmer
Mary Ann Rush	Cecilia Soto-Loftes	Brian Boudreau
John Cavanaugh	Leah Culberg	Paul Cohen
Snody Dodson	Steve Gilbard	
Ali Zadeh	Carlos Lluch	

**Summary of Comments:**

- Analysis needs to consider combined impacts of climate change; destructive fires have occurred from climate change and over development
- The North Area Plan should limit development
- Consider status of overnight camping in Backbone Trail
- Rural lifestyle is important to area; do not include policies that are excessive and destroy this lifestyle
- The area is a National Recreation Area and not residential area; wineries are a major asset to area
- Need to look at short-term rentals; ban them. If no ban then have guidelines on short-term rentals such as limiting use to less than 30-days
- Event facilities near Truinifo Canyon add too many extra people to the area; we have 2000 cars every weekend..
- Stop illegal dance venues; housing has doubled in Triunfo area and problem has gotten worse – County has not addressed
- Carefully plan for the North Area as this area is the “last frontier” in Los Angeles County. Home to endangered animals such as red-legged frog and Mountain Lions
- Certain plants only grow in the North Area. Save the oak trees in the area – “witness” trees – where Native Americans have lived.
- History of the area is important; save Chumash history of the area. Noted Agoura Knoll. Los Angeles needs a Native American Museum.
- Need exits out of the area in case of an emergency, in case of danger.
- Traffic effects emergency vehicles when trying to escape.
- North Area does not need big development as it affects traffic, and they would have egress issues as it stands now.
- We need protect native habitat from invasive plants such as Spanish broom; need to eliminate as they are a big fire danger. We need to plan for it growing in because of fire damage.
- Vineyards are taking too much native habitat.
- For any biological studies, require botanical studies from CA Native Plant Biologists and require the studies to be completed at the appropriate time of year.
- Fire danger is a critical concern, if we have more danger then more loss of life.
- Farm owner has received notes from the fire department to clear brush on his farm. He feels he should be exempt from the requirement as it affects his operations.
- Residents do not like the restrictions on renting of rooms in Malibou Lake area.
- Rental space is good use for aging people and helps to rise children in the home.

- County puts plants above people. In S1 areas need to replace plants if impacted. Helped develop tree ordinance.
- Do not have brush management plan to control fire.
- Commenter believes that vineyards serve as fire breaks. History of areas includes vineyards since 1840.
- North Area (Saddleback-Malibu) is a National Recreation Area and an agricultural district. Experience in the hills is different from coastal areas. Difference between event facilities and vineyards.
- North Area needs to be consistent with Sacramento with regard to the housing crisis in California.
- Need to consider federal law when looking at impacts such as the Santa Monica Mountains Recreational Area and address private facilities in recreation area.
- Fire safety – need defensible fuel breaks in the North Area.
- North Area considered an AVA (American Viticultural Area) – area for wine grape-growing region.
- Need to look at how many applications the County has received for vineyard applications versus how many have actually been implemented.
- Vineyards are natural fire breaks.
- EIR should consider what other agriculture can be in the SMM North Area (such as cannabis and tomatoes), without onerous restrictions.
- Grapes take up less water than roses. Vineyard serves as a fire break.
- If not allowed to grow grapes then add policies that make sense.
- Need better location for meetings.
- Vineyards (Saddlerock Ranch) bring lots of traffic and have events every weekend. Sometimes music goes later than 11 pm.
- The vineyards have 1,000-foot wells, and these wells affect neighboring wells. This also effects fires.
- Additional traffic on Kanan Road (from Truinfo) because of event facilities. Should perform traffic studies only weekends not during the week.
- For profit event centers bring noise and light pollution; defective code.
- Vineyards are known fire breaks.
- Recognize value of equestrian uses in the area.
- “National Recreation Area”, but should not be valid to host these large special events as part of recreation.
- With regard to agriculture, should be able to plant grapes because they take 1/7<sup>th</sup> the amount of water in comparison to walnuts and avocados.
- Concerned with prohibition of short-term rentals that will update or replace the current ordinance.
- County needs to fight the developments Corner Stone, Agoura Village West, and Agoura Village East because they will be traffic and other impacts to the North Area

#### Video Part 2

- Truinfo Canyon Road. Number of people in area swells from 300 to 2000 when special events occur. Wedding venues began in 2012 and got worse in 2015. These events were not anticipated in the zoning.
- Need mitigation to address single point of ingress and egress.
- Dance pavilions do not have inspections or oversight. They are like the “ghost ship” in Oakland.
- Measurable readings of sound in the mid 30s events go up to the 50s but regulations do reflect current noise in the community so do not help the community.
- County audiologists are trying to get baseline ambient noise for the area; need to reduce permitted increase to 2 dba or 2 ½ dba above ambient.
- Take a look at how we can switch to protect private property owners, protecting them from excessive visitors use.
- Conflict – can’t keep letting everyone in to view area, not balanced because of too many visitors.
- Reasoning behind LCP, to make consistent with LCP will reduce property values by half - Government taking more property.



- Concerned with safety and gang violence; a lot more tagging in the area. Really not the rural area we all want it to be.
- Creation of LCP habitat categories preclude all use from property owners. Need appeals process on whether an area is a specific habitat category or not without having to proceed through the entire application process and be denied.
- Allow renewable energy such as solar to be added to old buildings.
- We should have the proposed plan and CSD updates before we make comments regarding CEQA/environmental, seems premature to make comments before we evaluate the updates.
- Farm owner – can't get insurance policy for property. Need fire and brush management policies.
- Lands were previously completely grazed and this provided brush management. Now, as more public open space is dedicated, there are no brush management policies and this creates danger for area. Required to clear 200 feet as part of brush management, but we need more – public agencies need to have oversight over other public agencies.
- County makes it difficult for residents to create private roads which may connect through valleys or canyons, and this adds to the problem of ingress/egress and dead-ends in case of fire emergencies.
- Would be good to have an appellate process regarding violations on property.



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8-21-18 Name: Alicia González  
Telephone Number: 818-620-4483 Affiliation (if any): MNVCA  
Address: 25736 Dark Creek Rd  
City, State, Zip Code: Monte Nido CA 91302-2107  
Email: aliciagonzalez@mac.com Prefer paperless (email) notification? ☒ Yes ☐ No  
Comment: creation of a viable and enforceable  
Short-Term Rental Ordinance. increased enforce-  
ment (w/ accompanying community/resident  
outreach & education) of existing Ordinances  
for example: Dark Skies, Oak Tree Preservation,  
Wildlife permeable fencing, etc.

*[Handwritten signature]*

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smnortharea@planning.lacounty.gov](mailto:smnortharea@planning.lacounty.gov). Include additional sheets if needed. **COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.**



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: Aug 21, 2018 Name: Shannon Ggem  
Telephone Number: 213 999 9907 Affiliation (if any):   
Address: 2060 E Lakeshore Dr  
City, State, Zip Code: Aguirre, CA 91301  
Email: shannonggem@gmail.com Prefer paperless (email) notification? ☐ Yes ☐ No

Comment:

Please ensure that through the NAP  
the watershed is protected-  
it simply cannot endure further abuses  
from fertilizers + unchecked grading + bare soils

Please ensure enforcement abilities for  
pollutants near the creeks

Short term rental increased fire dangers  
need to be considered

Heritage tree protection is so important

Scenic resources + Ridgelines are  
critical during this increased development  
pressure.

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smnortharea@planning.lacounty.gov. Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.





# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/21/2018 Name: Tim Davis  
Telephone Number: 310-457-7529 Affiliation (if any): ✓  
Address: 1846 Seminole Drive  
City, State, Zip Code: Malibu Lake CA 91301  
Email: tim@agaveasasquandoor.com Prefer paperless (email) notification? ☐ Yes ☐ No  
Comment: \_\_\_\_\_

I am against LA County making it  
illegal to rent a guesthouse, studio, or room  
in our home, whether it be short term  
or long term rental.

But I find it draconian in the case  
of long term rentals.

How is it that the county can deem  
long term rentals in our neighborhood  
illegal?

I have the right to rent a portion of my  
home. That is fundamental to private  
property rights. The County should not  
be getting involved in regulating my ability  
to earn extra income, if I chose to do  
so.

I have been told that the ordinance only  
applies to select areas of unincorporated LA  
County, which is a further mis-use of  
the county's authority.

The ordinance that prohibits long term rentals in our  
neighborhood should be immediately rescinded. *Thank you*

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Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to  
smnortharea@planning.lacounty.gov. Include additional sheets if needed. **COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.**





# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/21/18 Name: Anonymous  
Telephone Number:  Affiliation (if any):   
Address: Cragg Rd. Malibu Lake. 91301  
City, State, Zip Code:   
Email:  Prefer paperless (email) notification? ☐ Yes ☐ No

## Comment:

MALIBU LAKE RESIDENT - NORTH AREA PLAN

- Opposition to Air BNB in our neighborhood.  
NO 30 DAY minimum, as it will never  
be fully enforced, and people will continue  
to rent. Opinion. Should not be allowed  
at all in our specific community,  
our streets are too small. Not enough  
parking.
- NO street vending on Kanan Rd in  
the canyons and mountains. There is  
too many cars, for such a dangerous road,  
people pulling over, and getting back in  
traffic. Simply too dangerous.
- Permits for ~~hike~~ large Hike groups  
Buses from other PAs at LA, meet  
up groups sometimes by the hundreds  
load up the trails.
- more signs at the trail heads and on the  
trails. No smoking.

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smnortharea@planning.lacounty.gov](mailto:smnortharea@planning.lacounty.gov). Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.

- Enforcement for the constant motorcycles in  
Malibu Creek State Park. Typically even





# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/21/18 Name: GEORGE COLMAN  
Telephone Number: 818 889-6727 Affiliation (if any):   
Address: 5676 COLONY DR  
City, State, Zip Code: Agoura Ca 91301  
Email: gcolman@SPEFIRM.COM Prefer paperless (email) notification? ☒ Yes ☐ No

## Comment:

① if implemented as stated 10/18 will it be retro to existing filed plans and projects (Cornerstone sent back for EIR review AND ~~AVE~~ which filed plans + "old" EIR)

② AIRBNB / Aparitel - since rural + semi rural area need to BAN or create guidelines - some homes free to do whatever; mixed use such as Cornerstone + AVE should restrict Aparitel - RAMPANT IN West Hollywood - already not invested

③ - Concern that Calabasas + Agoura fully <sup>in</sup> community willingly ignoring original NAA when ~~that~~ considering their own plans + need more forceful outreach over local cities + governments

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

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# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/21/18 Name: Robert T. Lancet  
Telephone Number: 818 346 5338 Affiliation (if any): Westhills Homocomers ASS.  
Address: 6716 DARYN DR.  
City, State, Zip Code: WESTHILLS, CA 91307  
Email: rtlancet82@gmail.com Prefer paperless (email) notification? ☒ Yes ☐ No  
Comment: 15 Westhills, the unincorporated area west of  
Valley Circle & north of Kittvidge in the NORTH  
AREA PLAN? IF NOT shouldn't it be.

Please respond.

Bob Lancet

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov). Include additional sheets if needed. **COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.**



The Santa Monica Mountains National RECREATION Area is just that – a RECREATION AREA. Within this area the National Park Service, the California State Parks, and the Santa Monica Mountains Conservancy are the land stewards of this RECREATION AREA. They strongly support the varied recreational uses that residents and visitors enjoy here.

The Equestrian community is a major stakeholder because prior horsemen have been here for hundreds of years before anyone in this room was even born. The old ranches and farms supported thousands of cattle, thousands of horses, and thousands of sheep. If it wasn't for those people keeping their large landholdings, the people today would not have the enormous swaths of land now called parklands. In deference to that history of this area, you must admit that the land they used with their livestock certainly survived, including the old oak trees, and that legacy is what we enjoy today.

In your recent flyer about the August 16, 2017 meeting, you said that, “the goal of the SMMNAP and CSD update is to PROTECT the equestrian heritage that is part of the fabric and way of life of the Santa Monica Mountains.” I trust that your goal is sincere, and that you will not require equestrians to pawn their way of life for their horses.

The heritage of horses is just as important today as in prior years by now providing Recreation for thousands of people. Equestrians are a major partner in the recreational aspects of this area. There is a group of horseback riders patrolling the mountains on most weekends as members of the Mounted Volunteer Patrol to help visitors; and that is administered through the collaboration of the three main public land agencies. Additionally, we are strong partners with the public agencies in caring for the resources here; and that is evidenced by the equestrians who work to help maintain trails by pruning branches, repairing the trail tread, moving rocks to stabilize sloping areas, adding water bars for runoff and other physical activities to help maintain trails.

However, the treatment in recent times that many equestrians have had to endure in order to keep their horses at home has been nothing short of discriminatory, financially devastating, and emotionally heartbreaking. Many have been forced to spend thousands of hard-earned dollars to change corrals, fences, hillsides, and other property issues to accommodate their horses. And many have been refused any option to change their properties to allow horses. This draconian attitude sets up equestrians to have to constantly defend their way of life. That is not in keeping with the County's Plan to PROTECT equestrians.

It is common knowledge that this National Recreation Area serves visitors coming here to enjoy different types of Recreation - using trails, campgrounds, trail camps, and other visitor serving facilities. Yet, many residents get very upset by activities of visitors, and many residents create impediments to the recreational use of the visitor serving facilities.

I believe that a condition should be inserted into the NAP that all residential property should be required to have the sellers and buyers be noticed during the time of sale that this is a National RECREATION Area, where visitors will be utilizing the public facilities such as trails, campgrounds, wineries, and other visitor serving facilities. This perspective is in relation to the Right-To-Farm Law which is already in effect.

In 2016, I was among the group who were the first to ride their horses on the entire 68-mile Backbone Trail right after it was completed and designated a National Recreation Trail by the Department of the Interior. More Equestrians want to ride that trail, and we need to be considered important Recreation stakeholders in these mountains. We want Recreation to remain a major issue in your considerations.

Los Angeles County NEEDS to PROTECT RECREATION.

Ruth Gerson, President, Recreation & Equestrian Coalition





County of Los Angeles, Department of Regional Planning

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For the first time ever, the combined impacts of "climate change" and "over development" caused wildfires that could not be controlled. Casualties were unprecedented. Like Berlin after the bombing, nothing was left standing with entire concrete communities burned to the ground as far as the eye can see. When you combine these two factors, "climate change and over development" what you get is the the hottest July day ever recorded and the most destructive fires in California history. Last year's Santa Barbara fire was the largest ever in California but since then, that record has been broken several times, and in fact, the largest fire in California history is burning right now as we speak. In the Santa Rosa fire alone close to 5000 families lost their homes, more than 43 human beings lost their lives and so did countless pets, livestock and wild animals.

**MORE THAN 130 COMMERCIAL STRUCTURES** also burned in that fire and coincidentally, one of them was The Hilton Hotel which burned all the way to the ground, leaving nothing but a footprint. Now we are told that developers want to put A Hilton Hotel right in the middle of our own fire corridor on the South East corner of Kanan and Agoura Road which is subject to the NAP, not to mention a second hotel across the street on the South West corner at the foot of Lady Face Mountain also subject. They have no means whatsoever of mitigating potentially deadly gridlock.

Agoura is known as "the gateway to the Santa Monica Mountains" but our canyons are also "the gateway to everywhere" from LAX to Santa Barbara for many commuters and it is common for there to be a continuous line of cars from PCH all the way to the 101. When a fire breaks out in those canyons after developers add another 20,000 cars a day, residents and motorists will be trapped.

The North Area Plan is all about protecting the Santa Monica Mountains. Nothing you can do will protect them more than dedicating all of the powers available to the county to preventing excessive development, both commercial and especially residential in these mountains. We cannot allow this City or other cities to look at prospective development with the same eyes and consciousness as they did ten or fifteen years ago. We have learned is that it's a whole new ballgame". I never want to hear another child say "come and get me grandpa" and then find out he burned to death, when "simply standing up to money" might have prevented it.

Larry Brown, 27528 Country Glen Rd (818) 257-0090

A handwritten signature in black ink, appearing to read 'Larry Brown', is written over the typed name and address.

## **Appendix 2-5**

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### Scoping Comment Letters/Emails

**Comment Letters and Emails Received during Scoping Period**

Name	Letter Date
<b>Agency Comment Letters</b>	
California Native American Heritage Commission Gayle Totton, Associate Governmental Program Analyst	8/8/2018
Ventura County Air Pollution Control District Nicole Collazo, Air Quality Specialist	8/15/2018
South Coast Air Quality Management District Daniel Garcia, Program Supervisor	8/22/2018
California Department of Fish and Wildlife Erinn Wilson, Environmental Program Manager	8/23/2018
Ventura County Watershed Protection District Nathaniel Summerville, Engineer	8/27/2018
California Department of Transportation Miya Edmonson, IGR/CEQA Branch Chief	8/30/2018
Resource Conservation District of the Santa Monica Mountains Clark Stevens, Executive Officer	8/30/2018
County of Ventura Resource Management Agency Denice Thomas, Planning Programs Manager	8/30/2018
Southern California Association of Governments Ping Chang, Action Manager, Compliance and Performance Monitoring	8/31/2018
<b>Organization Comment Letters</b>	
Recreation & Equestrian Coalition, Ruth Gerson*	8/21/2018
Protectors and Residents in the Santa Monica Mountains, Rae Greulich	8/28/2018
California Native Plant Society, Snowdy Dodson	8/28/2018
Cornell Preservation Organization, Colleen Holmes	8/28/2018
Malibu Coast Vitners and Grape Growers Alliance, Dan Fredman	8/30/2018
Indian Hills Homeowners Association, Terry Ahern	8/30/2018
Triunfo Creek Vineyards, Nichelle O'Brien	8/31/2018
Vasa Park Association, Larry Klein	8/31/2018
Malibu Lakeside Community Association, Debbie Larson	8/31/2018
Brookview Ranch, Tom Knapp	8/31/2018
<b>Private Citizen Comment Letters</b>	
Jen Hippiechic	8/1/2018
Andrea Josephson	8/1/2018
Richard Breene	8/20/2018
Alicia Gonzalez*	8/21/2018
Shannon Gem*	8/21/2018
Tim Davis*	8/21/2018
Anonymous*	8/21/2018
George Colman*	8/21/2018
Robert T. Lancet*	8/21/2018
Larry Brown*	8/21/2018
Mark Lupfer	8/21/2018
TF	8/21/2018
TF	8/23/2018
Ed Corridori	8/25/2018
Laurent O'Shea	8/27/2018
William Margolin	8/27/2018
John Gooden	8/30/2018



**Environmental Analysis for SMMNAP-CSD Update**  
**APPENDIX 2-5 SCOPING LETTERS/EMAILS**

<b>Name</b>	<b>Letter Date</b>
Sarah Priest	8/30/2018
Adam Shaw	8/30/2018
Caroline	8/30/2018
Daniel Von Wetter	8/30/2018
Caroline Solomon	8/30/2018
Tim Davis	8/30/2018
John Krieger	8/30/2018
Joanne Ventresca	8/30/2018
Karen Simonton	8/30/2018
Carolyn Brandon	8/30/2018
Illece Buckley Weber	8/30/2018
Rhonda Zucker	8/30/2018
Ray Stewart	8/30/2018
Kieran Healy	8/30/2018
Debbie Healy	8/30/2018
James Forbes	8/30/2018
Steve Gilbard	8/30/2018
Mallinder	8/30/2018
Nick Lorenzen	8/30/2018
Carrie Carrier	8/31/2018
Steve Bernal	8/31/2018
Jacqui Lorenzen	8/31/2018
Bill Carrier	8/31/2018
Vera Stewart	8/31/2018
William Humphrey & Lisa Schram	8/31/2018
Deke Williams	8/31/2018
Michael Stewart	8/31/2018
Kristi Schoenrock	8/31/2018
Isaiah Seay	8/31/2018
Danny Margolis	8/31/2018
Albert Scola	8/31/2018
Hugh Robertson	8/30/2018
Susan Johnson	8/31/2018
Steve Schultze	8/31/2018
Ralph Bracamonte	8/31/2018
Chris Deleau	8/31/2018
Kathi and Andy Carlson	8/31/2018
RT	8/31/2018
Sigifredo Diaz	8/31/2018
Ray Stewart	8/31/2018
Hobert Beman	8/31/2018
Tom Colsen	8/31/2018
Laura Gilbard	8/31/2018
Steve Gilbard	8/31/2018
Martha Fritz	8/31/2018
Leah Culberg	8/31/2018
Bonnie Geisler	8/31/2018
Courtney Javier	8/31/2018
Annie Harb	8/31/2018

Name	Letter Date
Lindell Lummer	8/31/2018
David	8/31/2018
Jonathan Baeza	8/31/2018
Hugh Robertson	8/31/2018

Note: \*These letters were submitted at the public scoping meeting on August 21, 2018 and are found in Appendix 2-4 of this EIR.



NATIVE AMERICAN HERITAGE COMMISSION

**Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710**



August 8, 2018

Anita Gutierrez  
Los Angeles County  
320 West Temple Street  
Los Angeles, CA 90012

Also sent via e-mail: [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

RE: SCH# 2018071065, Santa Monica Mountains North Area Plan and CSD Update Project, Cities of Calabasas, Agoura Hills, and Los Angeles; Los Angeles County, California

Dear Ms. Gutierrez:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, “tribal cultural resources” (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) “Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form,” <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Gayle Totton

cc: State Clearinghouse

**VENTURA COUNTY**  
**AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: County of Los Angeles

DATE: August 15, 2018

FROM: Nicole Collazo

SUBJECT: Request for Review of Notice of Preparation of a Environmental Impact Report for Santa Monica Mountains North Area Plan and Community Standards District Update (RMA #18-012)

Air Pollution Control District staff has reviewed the subject Notice of Preparation (NOP) for the environmental impact report (EIR), which will address concerns that have developed since the adoption of the Santa Monica Mountains North Area Plan (SMMNAP) in 2000. The County of Los Angeles is proposing comprehensive updates to the policies of the SMMNAP and to development standards in the SSMNA Community Standards District (CSD). Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the North Area CSD; these issues will be addressed in the proposed updates. The SMMNAP covers an area of approximately 30 square miles bounded by Ventura County and local cities in LA County to the north; the coastal zone portion of the SMM to the south; the city of Los Angeles to the east; and Ventura County and the City of Westlake Village to the west. The Lead Agency for the project is the County of Los Angeles Department of Regional Planning.

**General Comments**

District staff recommends the EIR evaluate all potential regional and local air quality impacts that may result from the project, including reactive organic compound and nitrogen oxide emissions. The air quality assessment should consider project consistency with the applicable air quality plan, potential objectionable odors affecting a substantial number of people and expose the public to substantial pollutant concentrations and result in any cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

**Mitigation Measures**

If the project is determined to have a significant impact on regional and/or local air quality, the supplemental focused EIR should include all feasible mitigation measures. Moreover, any project design features that mitigate air quality impacts should also be described in the supplemental focused EIR. Additionally, to the extent feasible, the supplemental focused EIR should assess and document the air quality benefit of all feasible mitigation measures and project design elements.

If you have any questions, please call me at 645-1426 or email me at [nicole@vcapcd.org](mailto:nicole@vcapcd.org).





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](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



August 23, 2018

Ms. Anita D. Gutierrez  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor  
Los Angeles, CA 90012  
[smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

**Subject: Comments on the Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) for Updates to the Policies of the Santa Monica Mountains North Area Plan (SMMNAP) and to Development Standards in the SMM North Area Community Standards District (CSD), Los Angeles County, (SCH # 201807106).**

Dear Ms. Gutierrez:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced NOP for the Los Angeles County Department of Regional Planning's (County) proposal for updates to the policies of the SMMNAP and to development standards in the SMM North Area CSD (Project). The SMMNAP 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 SMMNAP and includes development standards that are specific to the Santa Monica Mountains (SMM) North Area.

The SMM North Area is in the western portion of Los Angeles County and includes privately owned and publicly owned lands. The Project area encompasses 30-square miles of unincorporated lands generally bounded by Ventura County and the City of Westlake Village to the west, Ventura County and local cities in Los Angeles County to the north, the City of Los Angeles to the east, and the coastal zone portion of the Santa Monica Mountains to the south. The US 101 Freeway is the major transportation corridor that provides regional access to the North Area.

The following comments and recommendations have been prepared pursuant to CDFW's authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed Project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*), the California Native Plant Protection Act (Fish and Game Code § 1900 *et seq.*), Fish and Game Code section 1600 *et seq.*, and pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the Project (California Environmental Quality Act, [CEQA] Guidelines § 15386) to assist the Lead Agency in avoiding or minimizing potential Project impacts on biological resources.

### Specific Comments

- 1) Wildfire Vegetation Management Practices. CDFW is concerned that land management planning documents governing wildfire risk reduction practices by various entities may lack adequate impact analysis, and avoidance or mitigation measures for biological resources. Sensitive species can be adversely impacted by wildfire risk reduction activities. Wildfire risk reduction activities may include, but not be limited to, brush clearing or other types of

vegetation fuel modification by management practices that remove or otherwise disturb habitat for biological resources.

- 2) CDFW recommends that the DEIR fully describe if the County or other entity will or shall authorize the fire department, private residences or their agents to conduct brush clearing in the SMMNAP area, and if brush clearing activities may remove or disturb special status vegetative communities or special status species.
- 3) CDFW recommends that the DEIR include preconstruction surveys, avoidance and mitigation measures for any brush clearing activities conducted within the SMMNAP area.
- 4) CDFW recommends that the DEIR include the evaluation of alternatives (including no encroachment) to reduce impacts from brush clearing, including targeted thinning, placement of walls, and structural/building features (e.g., boxed eaves, fire-rated walls and windows, and sprinklers), especially where development occurs adjacent to undeveloped areas supporting biological resources.
- 5) Wildlife Movement Across the 101 Freeway. The Project includes lands on both sides of the 101 Freeway. CDFW recommends that the DEIR analyze areas within the SMMNAP that presently do, or with enhancement could safely facilitate wildlife movement across the 101 freeway to access available undeveloped habitats providing regional movement permeability. These areas should be identified as a high priority for development avoidance and habitat preservation and enhancement. This evaluation and consideration will assist in avoiding the creation of missing wildlife movement linkages within the SMMNAP area.

### **General Comments**

- 6) CDFW has a responsibility to conserve and protect wetland and riparian habitats. It is the policy of CDFW to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, Project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within wetlands, and channelization or removal of materials from streambeds. All wetlands and watercourses, whether intermittent or perennial, should be retained and afforded substantial setbacks assuring the preservation of riparian and aquatic values, and maintain the value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor.
  - a) The Project area may supports aquatic, riparian, and wetland habitats; therefore, a delineation of the stream and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service Wetlands Definition and Classification System adopted by CDFW. Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
- 7) CDFW also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this

notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA.

- 8) CDFW considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085.). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b)(c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project's CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 9) To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
  - a) A complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas.
  - b) A range of feasible alternatives to ensure that alternatives to the proposed Project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources particularly wetlands (as the proposed Project would result in significant impacts to wetland/riparian habitat within the Project site). Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.
- 10) CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
- 11) Restoration and Revegetation Plans. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the



mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

- 12) Biological Resources within the Project's Area of Potential Effect. To provide a complete assessment of the flora and fauna within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats, the DEIR should include the following information:
  - a) Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts should place special emphasis on resources that are rare or unique to the region.
  - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following CDFW's recent updated Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW, 2018). The protocols are available at the following website: <http://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>). CDFW recommends that floristic, alliance- and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off-site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
  - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. CDFW's California Natural Diversity Data Base in Sacramento should be contacted at: [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
  - d) An inventory of rare, threatened and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service.
- 13) Analyses of the Potential Project-Related Impacts on the Biological Resources. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:
  - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: Project-related changes on drainage patterns on and downstream of the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted



runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.

- b) Discussions regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
  - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
- 14) Mitigation for Rare Natural Communities. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from Project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance.
- 15) Mitigation for Sensitive Plants, Animals, and Habitats. The DEIR should include mitigation measures for adverse Project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
- 16) Mitigation for Targeted Habitat Values. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the Project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
- 17) Mitigation for Nesting Birds. In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the Project area would be

impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Scott Harris, Environmental Scientist, at (805)644-6305 or [Scott.P.Harris@wildlife.ca.gov](mailto:Scott.P.Harris@wildlife.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Erinn Wilson', with a stylized, cursive script.

Erinn Wilson  
Environmental Program Manager I

cc: Ms. Erinn Wilson, CDFW, Los Alamitos  
Mr. Scott Harris, CDFW, Ventura  
Mr. Scott Morgan, State Clearinghouse, Sacramento

#### References

- CDFW. 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. <http://www.dfg.ca.gov/habcon/plant/>. .
- Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. *A manual of California Vegetation*, 2<sup>nd</sup> ed. ISBN 978-0-943460-49-9.



**VENTURA COUNTY WATERSHED PROTECTION DISTRICT**  
WATERSHED PLANNING AND PERMITS DIVISION  
800 South Victoria Avenue, Ventura, California 93009  
Sergio Vargas, Deputy Director – (805) 650-4077

**M E M O R A N D U M**

DATE: August 27, 2018

TO: Anthony Ciuffetelli, RMA Planning

FROM: Nathaniel Summerville, Engineer III - Advanced Planning Section

SUBJECT: RMA18-012 Santa Monica Mountains North Area Plan  
Zone 4  
Watershed Protection District Project Number: WC2018-0048

Pursuant to your request dated August 8, 2018, this office has reviewed the submitted materials and provides the following comments.

**PROJECT LOCATION:**

The Santa Monica Mountains North Area includes 33 square miles of unincorporated Los Angeles County lands from the US 101 freeway corridor south to the coastal zone boundary. The North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service, California State Park lands, and other protected areas.

**PROJECT DESCRIPTION:**

The County is proposing comprehensive updates to the policies of the SMM North Area Plan ("SMMNAP") and to development standards in the SMM North Area Community Standards District ("CSD"). The SMMNAP 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 SMMNAP and includes development standards that are specific to the North Area. The updates are proposed to address concerns that have developed since the adoption of the SMMNAP in 2000, to strengthen existing environmental resources policies, and to identify policies and standards that continue to support the community's rural and semirural lifestyle. In addition, the County is updating the SMMNAP and CSD to be in alignment on many of the environmental protection policies in the recently certified Santa Monica Mountains Local Coastal Program ("LCP"). Land use regulations and environmental protections in the coastal zone and in the SMM North Area should be consistent for these two areas within the Santa Monica Mountains. Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the North Area CSD, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

**WATERSHED PROTECTION DISTRICT COMMENTS:**

Comments from Advanced Planning Section:

The Santa Monica Mountains North Area is within the County of Los Angeles. However, a portion of the area west of highway 23 drains into Ventura County and is situated approximately 2 miles southeast and upstream of Lake Sherwood and Hidden Valley Channel which are under the jurisdiction of the Ventura County Watershed Protection District (District). It is understood that impacts from increased impervious area and stormwater drainage design related to future proposed development within the Santa Monica Mountains North Area Community Standards District (CSD) will be required to be mitigated to less than Significant under the conditions imposed by the County of Los Angeles Public Work guidelines.

When considering updates to the CSD, the District requests that the updated policies require that runoff from any proposed project sites tributary to Ventura County will be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak, velocity or duration. Alternatively apply the Los Angeles County or local standard whichever is most restrictive.

It is the Districts policy to require a drainage report for any proposed development to verify the impacts of increased impervious area are mitigated to less than significant. A Drainage Report, at a minimum, includes the following items:

- Sign and Seal from Licensed Engineer
- Figures/Hydrology Maps
- Hydrologic and Hydraulic Calculations
- Stormwater Calculations
- Mitigation Measures
- Offsite Flows
- Hydrology Maps
- Stormwater Quality Treatment Devices
- FEMA Maps
- Storm Drainage Plan (showing outlets and complete storm drain network)

**WATERSHED PROTECTION DISTRICT CONDITIONS:**

None

**END OF TEXT**



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 897-8391

FAX (213) 897-1337

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

August 30, 2018

Ms. Anita D. Gutierrez  
LA County Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Santa Monica Mountains North Area Plan  
Notice of Preparation of Environmental  
Impact Report (NOP)  
GTS # 07-LA-2018-01806  
SCH # 2018071065

Dear Ms. Gutierrez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The plan proposes comprehensive updates to the policies of the Santa Monica Mountains North Area Plan and to the development standards in the Santa Monica Mountains North Area Community Standards District.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference to The Governor's Office of Planning and Research (OPR) for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this General Plan Update should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration

(FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. If residential development is being considered near a freeway or conventional highway, sound walls or equivalent measures should be implemented in zoning and guidelines, and to protect future occupants from potential adverse effects associated with traffic noise levels exceeding these standards.

Good geometric and traffic engineering design to accommodate bicyclists and pedestrians are critical at every on and off ramp and freeway terminus intersection with local streets. Caltrans will work with the City to look for every opportunity to develop projects that improve safety and connectivity for pedestrians and bicyclists. Opportunities for improvements may exist on State facilities such as: freeway termini, on/off-ramp intersections, overcrossings, under crossings, tunnels, bridges, on both conventional state highways and freeways.

With regard to public transit, we recommend planning for gradual continual improvement of transit stops, bus bays, or other facilities, to accommodate traffic flow, especially on streets that are State Route locations or are near freeway intersections.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate future development for access problems, VMT and service needs that may need to be addressed.

If you have any questions, please feel free to contact the project coordinator, Ms. Shabnam Sheikh, at [shabnam.sheikh@dot.ca.gov](mailto:shabnam.sheikh@dot.ca.gov), and refer to GTS #07-LA-2018-01806.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



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30 August 2018

Anita Gutierrez, MPL, AICP  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple St, 13<sup>th</sup>, Fl  
Los Angeles, CA 90012

Via Email to [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

**RE: North Area Plan and Community Standards District Update, Scope and Content of Environmental Impact Report**

Dear Anita Gutierrez:

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) appreciates the opportunity to provide input related to the scoping of the North Area Plan (NAP) Environmental Impact Report (EIR). As a non-regulatory reviewing and resource agency in the Santa Monica Mountains (SMMts), the RCDSMM is actively involved in monitoring resources and local restoration efforts in the area. We provide the following comments and considerations relative to the scope and content of the NAP EIR:

- Limiting resource degradation due to vineyards is a worthwhile goal. However, to best protect our natural resources, resource protection should be managed under consistent standards for all horticulture types. In addition, the effects of different types of horticulture on the natural environment of the SMMts should be analyzed with an emphasis on best practices and mitigation of impacts to native habitat, and incentives for practices that work within existing modified and fire management zones near the home.
- A stated intention of the update to the NAP is to bring it onto alignment with the Santa Monica Mountains Local Coastal Plan (LCP). The LCP has been in effect since 2014. As part of the EIR process, LA County should analyze which elements have been the most successful and which have been less successful and therefore may need different implementation methods.
- Study the benefits of incentivizing redevelopment/upgrading existing properties and using existing footprints so that existing property upgrades are effectively encouraged through regulatory review.
- Study benefits of a County-organized market for Transfer of Development Credits, so that existing developed areas ('recipient' properties) can benefit from the purchase of undeveloped and non-conforming lots in appropriate 'donor' areas.
- In the Coastal Zone, the recent interpretation of mitigation of native trees to allow for



preserving sub-legal size trees should be beneficial, as it will allow for different tree age classes in the SMMts to develop over time, and de-incentivize the cutting of these trees before they reach legal age. The NAP EIR should study this and other incentives for landowners to harbor and restore trees and other sensitive species and habitats within private property.

- Ensure that Heritage and Historic Tree language regarding non-native trees is not so broad that these trees are avoided at the expense of otherwise healthy native habitat in development design.
- Consider on-site wastewater treatment regulation to incentivize practical improvements to and management of existing systems in established locations on private property, over new systems that would expand the impact footprints in areas with natural habitat values, particularly for projects that would propose to improve and add to existing development.
- In general, seek to incentivize good environmental stewardship of existing developed and impacted areas so that these areas have some practical advantage for continued use and upgrades, to decrease pressure and impacts to undeveloped land.

Thank you for the opportunity to submit our comments in this early stage of the NAP EIR scoping process. We look forward to participating as the work progresses. Should you have any questions regarding the content of this letter or would like to more directly engage the RCDSMM in additional study efforts, please feel free to contact me or our Senior Conservation Biologist, Rosi Dagit, using the contact information provided on this letter.

Respectfully submitted,

Clark Stevens, Architect  
Executive Officer



August 30, 2018

County of Los Angeles  
Attn.: Anita D. Gutierrez, MPL, AICP  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012

E-mail: [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

Subject: Santa Monica Mountains North Area Plan

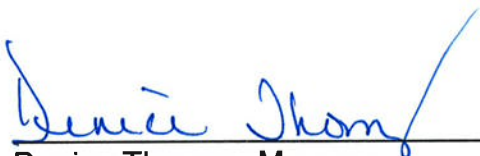
Dear Ms. Gutierrez:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Anthony Ciuffetelli, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Anthony Ciuffetelli at (805) 654-2443.

Sincerely,

  
\_\_\_\_\_  
Denice Thomas, Manager  
Planning Programs Section

Attachments

County RMA Reference Number 18-012





August 31, 2018

Ms. Anita Gutierrez, Supervising Regional Planner  
Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012  
E-mail: [smnortharea@planning.lacounty.gov](mailto:smnortharea@planning.lacounty.gov)

**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards Update [SCAG NO. IGR9686]**

Dear Ms. Gutierrez,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

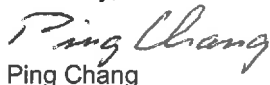
SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards Update in unincorporated Los Angeles County. The proposed project includes an update to the Santa Monica Mountains North Area Plan, covering approximately 30 square miles of urbanized areas, rural residential areas, ranches, vineyards, and open space.

**When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to [au@scag.ca.gov](mailto:au@scag.ca.gov) providing, at a minimum, the full public comment period for review.**

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or [au@scag.ca.gov](mailto:au@scag.ca.gov). Thank you.

Sincerely,



Ping Chang

Acting Manager, Compliance and Performance Monitoring

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

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**Curt Hagman, San Bernardino  
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**COMMENTS ON THE NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
SANTA MONICA MOUNTAINS NORTH AREA PLAN AND COMMUNITY STANDARDS UPDATE  
[SCAG NO. IGR9686]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

**2016 RTP/SCS GOALS**

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
<i>*SCAG does not yet have an agreed-upon security performance measure.</i>	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

## 2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

## DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted Unincorporated Los Angeles County Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	10,326,200	11,145,100	11,514,800
Households	6,458,000	7,325,000	7,412,300	3,493,700	3,809,300	3,946,600
Employment	8,414,000	9,441,000	9,871,500	4,662,500	5,062,100	5,225,800

## MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



PRISMM  
Protectors & Residents in the Santa Monica Mountains  
5627 Kanan Road, Ste 303  
Agoura Hills, CA 91301

August 28, 2018

Sent via email to [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

Re: Scoping of EIR

Dear Ms. Gutierrez,

The members of PRISMM would like to make the following suggestions regarding the EIR about to be conducted in anticipation of updates to the North Area Plan.

1.) TRAFFIC STUDY:

Traffic on Kanan Road continues to suffer gridlock, especially during the summer months. This seasonal increase mimics the anticipated increase of nearly 20,000 cars per day at the intersection of at Kanan and Agoura Roads due to projects that are part of the upcoming "Agoura Village".

"Agoura Village" will be created on the border between the City of Agoura Hills and the unincorporated area. Two of the largest of these projects will flank this intersection. This increase in traffic will occur *every day* – not just during beach weather.

The impact of this reality upon *daily* traffic on Kanan Road cannot be underestimated and should be taken into consideration when the traffic study is conducted as part of the EIR.

2.) As for Kanan Road's County designation as a scenic highway, PRISMM suggests that the protections afforded Kanan Road in the LCP be matched and spelled out in the North Area Plan, as well.

Thank you,

Rae Greulich  
PRISMM Leadership Committee

<https://www.santamonicamountains.org>

<https://www.facebook.com/ProtectorsandResidentsInTheSantaMonicaMountains/>

# California Native Plant Society

Los Angeles/Santa Monica Mountains Chapter  
15811 Leadwell St., Van Nuys, CA 91406  
August 28, 2018

Anita Gutierrez  
County of Los Angeles  
Dept. of Regional Planning  
[smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov)

RE: Scoping EIR for the Santa Monica Mountains North Area Plan & Community Standards District Update

Dear Ms Gutierrez:

On behalf of the California Native Plant Society (CNPS), Los Angeles/Santa Monica Mountains Chapter, I am writing to submit comments preparatory to the EIR for the Santa Monica Mountains North Area Plan & Community Standards District Update. The following are concerns that we feel must be addressed:

- Nearly 100% of the North Area is located within dedicated Significant Ecological Areas (SEAs). Due to this hyper-environmental sensitivity and character, it is tantamount that the County Regional Planning's focus be on protecting and preserving the functionality, integrity, and long-term sustainability of these SEAs, associated wildlife corridors, watersheds and sub-watersheds.
- There is increasing data that show the significance of *undisturbed* native habitats roles in carbon capture. There should be as little as possible California native vegetation removal throughout the Santa Monica Mountains (SMMs).
- The County should require similar building requirements in the North Area of the SMMs, as does California Coastal Commission on the coastal side. This equates to requiring the smallest possible development footprint and keeping native vegetation *in situ*. All accessory dwelling units must be part of the development cluster.
- Any new development should be allowed only within existing small communities of the SMMs. These areas should be mapped by Regional Planning, with a permanent native vegetation boundary determined that serves as a permanent green space boundary. The rural and agricultural history and integrity of these small communities should be preserved, with associated building code specifically designed to prevent urbanization.
- Los Angeles County should create a formulary to apply to all proposed new development in the SMMs that determines the initial and long-term maintenance costs to infrastructure, *i.e.*, electricity, gas, roads, emergency services, trash hauling. A community level annual assessment should be an added tax to ensure the burden of these outliers and tangential environmental protections is assumed by those demanding and receiving these services over time.
- Oaks and riparian vegetation are proven the best naturally occurring ember catchment devices and fire breaks. Consider mandating fire safe California native horticultural practices for any new structures and encourage retrofitting for existing structures/properties.
- Vineyards only serve as fire breaks when they are heavily irrigated. The greatest volume of water applied to grapes is during plant establishment the first five years. Climate change science shows vineyards will be more affected than other crops, which will require deeper and longer irrigation plus misting. In a warming climate on steep hillsides with rocky soils within the Extreme High Fire Severity Zone that is the entire SMMs, along with the many chemical inputs to the crop that readily run-off as non-point source pollution, grapes are unsustainable as a crop and to the environment in the SMMs. There are already 200+ vineyards established in the SMMs. Limits need to be put on allowing further vineyard planting. California native plant hedgerows planted around vineyards and other agricultural fields are an idea worth investigating.



*Dedicated to the preservation of California native flora*

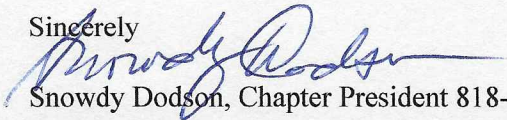




- Native and heritage trees programs should be established in the North Area, along with associated documentation and mapping. Maximum protection should be afforded to native oaks, sycamores, black walnuts, and native shrubs.
- Invasive plants in the area are rampant. They squeeze out native vegetation that native animals depend on for food and habitat. They create increased fire danger. The County should include a weed management plan for the North Area. Spanish broom, pampas grass, tree of heaven, fountain grass, castor bean, and the like do not belong in the SMMs.
- Updated native plant surveys should be conducted by California native plant certified botanists and be scheduled during times that optimal for displays of botanical diversity i.e., winter/spring. Also, rare plant surveys are much needed to update knowledge on what may have been lost or preserved.
- Los Angeles County needs to devote resources to watershed management.
- What protections are being afforded Malibu Canyon?
- What are the impacts to the Santa Monica Mountains National Recreation Area?

The California Native Plant Society is a non-profit organization of nearly 10,000 laypersons, professional botanists, and horticulturists with 35 statewide chapters. Our mission is to conserve California native plants in their natural habitats through advocacy, science, stewardship, and education. The California native plants in the SMMs provide the habitat and sustenance needed by our native animals. If you protect the plants, you protect everything else.

Sincerely



Snowdy Dodson, Chapter President 818-782-9346 email: [snowdy.dodson@csun.edu](mailto:snowdy.dodson@csun.edu)

CC: NJensen; IAnderson; CNPS Chapter Conservation Committee

**Anita Gutierrez, MPL, AICP**  
Community Studies West Section  
Los Angeles County  
DRP  
320 W. Temple Street, 13th Floor  
Los Angeles, CA  
90012

Date: August 30, 2018

Dear Anita,

Thank you for the opportunity in providing comments regarding the North Area Plan (NAP) and CSD for the Santa Monica Mountains. I have lived in this area for 20 years adjacent to National Park Land. I have been very involved in the local community in getting the North Area Plan implemented in 2000 with our group, Cornell Preservation Organization aka CPO. I own an established and reputable landscape company and work with oak trees.

In regards to Proposed Policies and Development Standards I would like to submit the following:

**Equestrian Standards:**

Wrapping of oak trees - This should be done with an arborist's recommendation as to what to wrap it with, so as to help keep trees healthy. Or the County adopt a standard as to what is considered an appropriate "wrap".

**Expanded Tree Protections:**

There needs to be an encouragement of sorts to get folks to embrace oak trees. Currently, due to the harsh restrictions, people illegally remove oaks. I think this needs to be thoroughly reconsidered. One concept would be to allow a tax write off, if these trees are kept preserved on the property which would include having a professional exam the tree from time to time and make recommendations and these recommendations are implemented. Homeowners need to be educated with the drought in California, to keep the oaks deep watered, as the aquifers are either gone or are at much deeper level, thereby putting the oaks at risk. We are losing our native oaks by the hundreds. Some of the old requirements of how to take care of oaks are no longer up to date with the current drought situation.

Oak trees, that a homeowner plants on their own that are NOT native, should not be required to be protected.

**Removal of Oaks:**

There needs to be several agencies involved before a heritage oak or a protected oak is removed. LA County Forestry needs to verify with Regional Planning Enforcement before signing off to allow a tree to be removed. I believe that a homeowner should only be allowed to speak to a LA County Forester who is local to the area and not one out of the area, as often they are not aware of the circumstances of a property owner. I speak from experience on this issue and can contribute more information if needed. Bottom line: No native oaks should be allowed to be removed that are protected especially a heritage oak tree unless a certified arborist is involved and there are a couple of check points that need to be crossed before



allowing this to happen. An emergency oak tree permit for removal should not be issued unless complete sign off is given by various agencies and perhaps even an outside oak tree expert.

**Wildlife Corridor Protection:** I think this needs to be addressed especially adjacent to blue line streams. Fencing should not be allowed to be installed preventing established wildlife corridors or impeding them. Especially adjacent to National or State Park.

**Fencing:** See through fencing - not solid opaque fencing in a Scenic area should be implemented. If the fencing is adjacent to a year round creek then "pool security" features such as see through wiring can be added for safety, but otherwise the fence should be allowed to be see through for visual interest.

Solid fencing adjacent to Blue Line Streams: These should not be allowed due to the hydrology concerns when streams become rushing rivers during a flood event.

These are some of my insights to consider. I think that those who choose to live near blue line streams, National or State Parks, or that have oak trees on their properties are at a higher standard level of protection. I think that homeowner's that live in these areas should consider themselves stewards of the land and should be encouraged to help take care of the natural resources surrounding them. Often, agencies want to charge such high fees that people are discouraged and don't want to do their part. Perhaps, there is a way to encourage not discourage.

Thank you,

Colleen Holmes  
3700 Old Oak Road  
Agoura, CA.  
91301

President  
Cornell Preservation Organization

**From:** [Dan Fredman](#)  
**To:** [DRP SMMNorthArea](#)  
**Cc:** [Anita Gutierrez](#)  
**Subject:** Comments from the Malibu Coast Vintners and Grape Growers Alliance regarding the EIR for the upcoming revision of the North Area Plan  
**Date:** Thursday, August 30, 2018 10:11:52 PM

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Dear Anita,

I am writing to you on behalf of the Malibu Coast Vintners and Grape Growers Alliance. There are a number of concerns we have that we believe should be considered in the forthcoming EIR for the revision of the North Coast Plan. It does seem a little odd that the EIR will be done concurrently with the Plan, but we're grateful for the opportunity to make our concerns known to you and look forward to working closely with you, Luis, and the rest of the team to make sure the finished proposal works for everyone with a stake in maintaining the Santa Monica Mountains to benefit the largest group of people and maintain it for future generations.

Please feel free to contact me at [dan@danfredman.com](mailto:dan@danfredman.com) if I can shed any further light on any of our organization's concerns (you will also be hearing from other members of the MCVGGA, so our apologies in advance for any comments that may be repeated).

Best regards,

Dan Fredman

### **Questions that the Malibu Coast Vintners and Grape Growers Alliance would like see addressed in the EIR for the revision of the North Area Plan in the Santa Monica Mountains Recreation Area:**

It would be beneficial to all parties to see the metrics related to the viewshed impact of vineyards in the Santa Monica Recreational Area.

How is this impact calculated in an EIR and what is its impact on the EIR's findings? We've been told that the view of grapevines is the most often-heard complaint relating to the North Coast Plan. What process is used for quantifying these figures, and are these metrics based on actual surveys of citizens viewing the mountains while actually visiting (or living in) the region, or are they derived from in-person, telephone or online surveys taken outside of the area or submitted by outside interest groups?

How are grapevines specifically harmful for the environment of the Santa Monica Mountains, compared to other allowed crops and agricultural products?

Grapevines have been singled out by the Coastal Commission as the only crop not allowed to be planted in the Coastal Zone and the Department of Regional Planning seemingly desires to extend this ban to the entire Third Supervisorial District. The EIR should address why grapevines are harmful, particularly in comparison to other planting (including landscaping). Documentation should be obtained from agricultural

specialists to make sure that the LA County Board of Supervisors has the latest, most accurate, specific information on **vineyard water usage** (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), **water runoff and watershed pollution potential** (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), **brushfire prevention** (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), **hillside erosion control** (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation).

The Santa Monica Mountains Recreational Area has been referred to as “the lungs of Los Angeles.” It might be worthwhile to compare the oxygen-generating ability of grapevines vs native vegetation. This is by no means a rationale for ESCA to be ripped out and replaced by vineyards, but an effort to show that there is no loss to LA’s ability to breathe due to the existence of a few hundred acres of vines out of the 160,000+ acres of vegetation in the region.

What current data has been collected related specifically to water runoff from vineyards located in the 3<sup>rd</sup> Supervisorial District? (this data should be gathered separately from data on runoff from equestrian facilities, cannabis farms –legal or not—and septic runoff from aging tanks, but not on vineyard-adjacent property). And how do the vineyards in this district compare to data collected from vineyards within the Coastal Zone but in other LA County districts (Palos Verdes, Catalina) and from LA County vineyards outside the zone in Hollywood, Bel Air, Antelope Valley, etc...

The vineyards within the Malibu Coast AVA overwhelmingly farm according to the tenets of the California Sustainable winegrowing program: [https://secure-web.cisco.com/13wDQhtR2V31NCBgtkF9Das\\_9DO4AMPas9wPaCVwfmBDGe5adKzQP0e-kn3se9PcXoggHxQ9y-K4N513ZxpGPAMsXaDzoPOGHx5hHb5oZUjsLEBIY1MFH2-iEoD9atNhEbSPELbt96Yo5UGufRXyr3-rnPmbgB4cubj\\_Hc05yty\\_G1bXZFIK6jJgsfWUuLHovhHrE-Db6MjCPVqStqdwBk3TD7OGuTNYLAX9rshhbf61t2Xq5fnaHfDgsqQJFqrzjOqr6aq8svOn-8bP3Dg9o4TmZWfQMXQoVQ1NEtZEEDXbK3ZGaQS7Ho9YJ5uFIboz-RfI0TuEN07NVHZ2xUXYjLbnUvCGBVvKAJ4i9I9GHZ434nwLnSr2dPvrTnAC\\_VqBf5oBQ2sjwAoljM1-b1nQRqg/https%3A%2F%2Fwww.sustainablewinegrowing.org%2F](https://secure-web.cisco.com/13wDQhtR2V31NCBgtkF9Das_9DO4AMPas9wPaCVwfmBDGe5adKzQP0e-kn3se9PcXoggHxQ9y-K4N513ZxpGPAMsXaDzoPOGHx5hHb5oZUjsLEBIY1MFH2-iEoD9atNhEbSPELbt96Yo5UGufRXyr3-rnPmbgB4cubj_Hc05yty_G1bXZFIK6jJgsfWUuLHovhHrE-Db6MjCPVqStqdwBk3TD7OGuTNYLAX9rshhbf61t2Xq5fnaHfDgsqQJFqrzjOqr6aq8svOn-8bP3Dg9o4TmZWfQMXQoVQ1NEtZEEDXbK3ZGaQS7Ho9YJ5uFIboz-RfI0TuEN07NVHZ2xUXYjLbnUvCGBVvKAJ4i9I9GHZ434nwLnSr2dPvrTnAC_VqBf5oBQ2sjwAoljM1-b1nQRqg/https%3A%2F%2Fwww.sustainablewinegrowing.org%2F) Will the EIR take notice of the low-impact environmental footprint of this approach vs. standard viticultural practices? If vineyards are to be singled out and banned as bad environmental citizens in the region, the facts and figures necessitating this ban (or that fall under the current vineyard restrictions that effectively serve as a ban) should be made clear in the EIR and put into context with regulations in other Supervisorial Districts in LA County.

What is the impact of a vineyard’s tasting room (if there is one) on its surrounding environment in the Santa Monica Mountains Recreational Area? Survey data points should include factors such as traffic, sound volume, trash recycling/collection, public safety, and of course, any economic and ecological impacts on the mesoclimate and macroclimate.

The impact of vineyard tasting rooms should be compared and contrasted to the permitted (and unpermitted) events spaces (dance pavilions) in the area, along with the impact of AirBnB rentals used for single-day purposes. The EIR facilitators should

make a concerted effort to discern whether complaints lodged with the LA County Sheriff are based on events taking place at winery tasting rooms or at event spaces.

Will the EIR (or the draft itself) weigh the benefits of the winery-inspired **tourism/visitor** impact in the Santa Monica Mountains Recreational Area with any directly-attributable impact on the environment?

The primary emphasis in the Recreational Area is that the land be used to attract **visitors**, and it would appear that wineries attract more people to the mountains than any other activity (equestrian, biking, hiking, motorcycles). Tens of thousands of people each year visit the Santa Monica Mountains to visit wineries and these are invariably people who would otherwise never visit the region.

By the same token would the winery's **benefit to the economy** be an appropriate addition to the EIR topics? The vineyards and tasting rooms add many jobs at all levels of their operation, from vineyard workers and consultants to tasting room personnel, but there are also local restaurant jobs, hotel positions, not to mention gas stations, pharmacies, and grocery stores that benefit from the tourism.

Finally, and not a request for something to be covered by the EIR *per se*, but we harbor some concerns about Aspen Environmental's ability to correctly assay the impact of vineyards on the environment if they do not already have extensive experience in such site-specific agriculture. We respectfully request that they engage the services of experts with qualified experience working in viticulture, and specifically viticulture in the South-Central Coast of California (ideally with vineyards from LA County to San Luis Obispo County). While it may seem as if specificity and expertise aren't necessary ("*plants are plants, dirt is dirt*"), the reality is that vines are so much a reflection of their terroir that to have a survey undertaken by someone unfamiliar with the particulars does both sides (LA County and the Vintners Alliance) a disservice.

Adding specific viticultural/agricultural expertise would alleviate many, if not all of our concerns about the EIR being conducted with too broad a brush, and by people who may not know what to look for or how to ascertain the importance of what they observe and how it fits into the puzzle of balancing the needs of many diverse groups while still upholding the mandates of the agricultural zoning and the recreational district. There are extensive academic and private resources available to the County that would provide all of us with pertinent, quantifiable, and above all, usable data particular to growing grapevines (and other crops) in this region.

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**From:** Mr Terry Ahern  
**To:** DRP SMMNorthArea  
**Subject:** Homeowner Association Comments  
**Date:** Friday, August 31, 2018 8:19:23 AM  
**Attachments:** image005.png

Goal:

Identify the project's potential environmental effects, and to solicit your input on the scope and content of the EIR.

North Area CSD

**Our Comments/Feedback:**

Our biggest environmental concerns come from

- Land Use and Planning
- Noise
- Population and Housing
- Public Services n Recreation
- Transportation and Traffic

Any new regulations have to address Hillside development, population, noise and Traffic. Our land needs protection, real protection from social and economic supporters of development. We have to inscribe regulation that reduces not increases traffic flows. The public use of funds to address this scope would be useless and in vain unless tight enforceable regulations and scope significantly reduced building on our hills, stop population increases, reduce noise and reduce traffic. Traffic calculations must be changed to reflect real life scenarios. Traffic decreases should be the goal not limiting the increases. You encourage what you tolerate, please draft or add scope or binding regulations that truly limit our above concerns.

These are vital to strengthening existing environmental resources policies and continue to support the community's rural and semirural lifestyle.

Respectfully,

Terry Ahern

President -**Indian Hills Homeowners Association**

818 335 0500

Lastly, some of the SMMNAP policies adopted in 2000 have not been implemented in the North Area CSD, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

s: n Aesthetics n Air Quality n Cultural Resources n Geology and Soils n Greenhouse Gas Emissions n Hazards and Hazardous Materials n Hydrology/Water Quality n Land Use and Planning n Noise n Population and Housing n Public Services n Recreation n Transportation and Traffic n Tribal Cultural Resources n Utilities and Service Systems

EIR Impact Analysis Impacts are based on changes to the environment compared to existing conditions CEQA requires the analysis to focus on “significant” impacts Measures may be required to reduce or avoid significant impacts Social and economic impacts are not considered significant Alternatives are generally evaluated in less detail than the proposed project  
Potential Impacts Aesthetics Air Quality Biological Resources Cultural Resources Geology and Soils GHG/Climate Change Hazards Hydrology/Water Resources Land Use and Recreation Noise Transportation/Traffic Tribal Cultural Resources Utilities and Service Systems Other: Cumulative and Growth Inducing Impacts

Comments Focus comments on environmental concerns that may result from Plan/CSD updates  
Suggested Areas to comment on: ° Scope and content of EIR ° Local environmental knowledge ° Issues that need evaluation or how issues are evaluated ° Feasible alternatives to the Plan/CSD updates ° Mitigation measures to avoid or reduce impacts

### Terry Ahern

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[web.cisco.com/18\\_yefJO7JvVMckqs4IJcDcce4rZ8GnaWnvylz8Fzppsc8l\\_KUuUdZbJvpv4CA5s-mHjoCvjI888hNKj3WePEr2BLgObTCQOZnncBeKRiOOzjWixNdUKn06XkptBvNWiuq0cavTQDYAaGVE1XWjLXhBkH9ZZDi3ogWXM XQPsJgV2Les4DUNK4XWfUdi9xGjKCYwU5mbkq8m9qgBI\\_9O43vPcbsBNpA7uO4XaKbsmyMkfi5q4cXY\\_s54ADqzj9bjHTUee7Tm fgg2ivZANc7Nu\\_TC4PELKQtC3SNkQnqr4bfl5nM3EOtIUQZYmgL4t81zBRFzGUN9nVIRLeu9pEcemic1s0hZ1HDNaa\\_AwpWEXyd-xRCdFqkHXV9m7-W1wnD47\\_Q4oSzrpcxDor8MwOIA/http%3A%2F%2Fwww.glamr.com](http://secure-web.cisco.com/18_yefJO7JvVMckqs4IJcDcce4rZ8GnaWnvylz8Fzppsc8l_KUuUdZbJvpv4CA5s-mHjoCvjI888hNKj3WePEr2BLgObTCQOZnncBeKRiOOzjWixNdUKn06XkptBvNWiuq0cavTQDYAaGVE1XWjLXhBkH9ZZDi3ogWXM XQPsJgV2Les4DUNK4XWfUdi9xGjKCYwU5mbkq8m9qgBI_9O43vPcbsBNpA7uO4XaKbsmyMkfi5q4cXY_s54ADqzj9bjHTUee7Tm fgg2ivZANc7Nu_TC4PELKQtC3SNkQnqr4bfl5nM3EOtIUQZYmgL4t81zBRFzGUN9nVIRLeu9pEcemic1s0hZ1HDNaa_AwpWEXyd-xRCdFqkHXV9m7-W1wnD47_Q4oSzrpcxDor8MwOIA/http%3A%2F%2Fwww.glamr.com)

See [Terry Ahern Profile](#)



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**From:** Nichelle OBrien  
**To:** DRP SMMNorthArea  
**Subject:** SMMNAP and CSD Plan Update Feedback  
**Date:** Friday, August 31, 2018 11:49:18 AM  
**Attachments:** pastedImage.png, pastedImage.png, pastedImage.png

To Whom it May Concern,

I am the Location Manager at Triunfo Creek Vineyards. I love the opportunity to work in the beautiful Santa Monica Mountains and I am grateful to also work in an industry I am passionate about.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Specifically, I play a role in the strict adherence to LA County Code for each onsite event. Prior to signing a client, I advise them of our venue rules and I communicate to appropriate vendors during the potentially year-long planning process to ensure the rules are followed on the event day. Some of the rules I communicate are mandatory use of our in-house sound system (which filters out excess bass and has a built-in limiter so as not to go above a certain decibel level), maximum allowed vehicles on site, ABC restrictions, usage of a gate attendant and other required safety personnel & light orientation.

So long as we continue to operate within the existing Resort Recreational Zoning & Los Angeles Municipal Code, I ask that you please don't penalize me or the venue.

Thank you for taking the time to read my feedback. For more information on the venue I work at, Triunfo Creek Vineyards, you can visit our website at [http://secure-web.cisco.com/1Xv-ssfn67UawbBxV8clHcApM6VBfFGZW9DbRWAOm0EeW93e-TqfqPoKh0LQxtNSMSDdIDA1G1y38WDD1FxOo0H\\_VYcvgNkLydh7UkeEybpHeF8DPowFuq1LSVFtL2QU2nXAZhviFOai\\_jU-gGQPzrGLBfSinUQjXBc1M\\_03DeVHtu6WnMi6TgXn0nYNmcPW6J8Yt8dOUS2liiCVxV5eTu7FGFdX3xSoKcEdH7MZ1FHTThV3SsGtT7qNjeg06GT2hBZav5zno9StTGTH6ntwILACZemIJxq7Yrp2TnPWUKElko\\_lutRIP2gjHtVizbNySl6uWs4BuNgLX3KKRVh5IORypvf4PKeMHH8qZhhSy0y18d9E8v7mphPZ\\_QMaq7Cnu5eVhxudfAN5aiFiL1zcA/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1Xv-ssfn67UawbBxV8clHcApM6VBfFGZW9DbRWAOm0EeW93e-TqfqPoKh0LQxtNSMSDdIDA1G1y38WDD1FxOo0H_VYcvgNkLydh7UkeEybpHeF8DPowFuq1LSVFtL2QU2nXAZhviFOai_jU-gGQPzrGLBfSinUQjXBc1M_03DeVHtu6WnMi6TgXn0nYNmcPW6J8Yt8dOUS2liiCVxV5eTu7FGFdX3xSoKcEdH7MZ1FHTThV3SsGtT7qNjeg06GT2hBZav5zno9StTGTH6ntwILACZemIJxq7Yrp2TnPWUKElko_lutRIP2gjHtVizbNySl6uWs4BuNgLX3KKRVh5IORypvf4PKeMHH8qZhhSy0y18d9E8v7mphPZ_QMaq7Cnu5eVhxudfAN5aiFiL1zcA/http%3A%2F%2Fwww.triunfocreek.com).

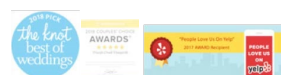
—

Nichelle O'Brien, Location Manager  
Triunfo Creek Vineyards

[http://secure-web.cisco.com/1Xv-ssfn67UawbBxV8clHcApM6VBfFGZW9DbRWAOm0EeW93e-TqfqPoKh0LQxtNSMSDdIDA1G1y38WDD1FxOo0H\\_VYcvgNkLydh7UkeEybpHeF8DPowFuq1LSVFtL2QU2nXAZhviFOai\\_jU-gGQPzrGLBfSinUQjXBc1M\\_03DeVHtu6WnMi6TgXn0nYNmcPW6J8Yt8dOUS2liiCVxV5eTu7FGFdX3xSoKcEdH7MZ1FHTThV3SsGtT7qNjeg06GT2hBZav5zno9StTGTH6ntwILACZemIJxq7Yrp2TnPWUKElko\\_lutRIP2gjHtVizbNySl6uWs4BuNgLX3KKRVh5IORypvf4PKeMHH8qZhhSy0y18d9E8v7mphPZ\\_QMaq7Cnu5eVhxudfAN5aiFiL1zcA/http%3A%2F%2Fwww.triunfocreek.co](http://secure-web.cisco.com/1Xv-ssfn67UawbBxV8clHcApM6VBfFGZW9DbRWAOm0EeW93e-TqfqPoKh0LQxtNSMSDdIDA1G1y38WDD1FxOo0H_VYcvgNkLydh7UkeEybpHeF8DPowFuq1LSVFtL2QU2nXAZhviFOai_jU-gGQPzrGLBfSinUQjXBc1M_03DeVHtu6WnMi6TgXn0nYNmcPW6J8Yt8dOUS2liiCVxV5eTu7FGFdX3xSoKcEdH7MZ1FHTThV3SsGtT7qNjeg06GT2hBZav5zno9StTGTH6ntwILACZemIJxq7Yrp2TnPWUKElko_lutRIP2gjHtVizbNySl6uWs4BuNgLX3KKRVh5IORypvf4PKeMHH8qZhhSy0y18d9E8v7mphPZ_QMaq7Cnu5eVhxudfAN5aiFiL1zcA/http%3A%2F%2Fwww.triunfocreek.co)

Facebook. Instagram. Pinterest.

Office Main 818.914.5186



# Scoping Comments

EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning

Date: August 31, 2018      Name: Larry Klein

Telephone: 818-519-4578

Affiliation: Vasa Park

Address: 2854 Triunfo Canyon Road, Agoura Hills, CA 91301

Email: [larry@vasapark.org](mailto:larry@vasapark.org)

Prefer paperless email notification: Yes

## Comment:

I represent the Vasa Park Association who owns and operates Vasa Park. For 70 years we have operated under RR Zoning in Triunfo Canyon providing summer camps to children and weekend family events. We have the support of 99% of the community and we are responsive to community concerns.

## Number of Events at Vasa Park

With the addition of irresponsible night venues there is much discussion within the community about the possible solutions to the problems. One of the solutions I have heard discussed is the limiting of the number of events allowed. The problem is not the number of daytime events, the real issue is the enforcement of night time sound ordinances in RR zoning.

Vasa Park and its member strongly oppose limiting the number of events for many reasons. Here is a list.

1. In our 70 years of hosting events in the community no one has ever suggested that we be limited in the number of events. It has not been a problem in the past and our operations have been the same for 70 years now.
2. Our uses of the park are clearly in the RR zoning. This suggestion within the community is just a way to limit the irresponsible night time use in the canyon. We should not be included in any limiting our events. If the County enforces the current code on the night time venues the neighbors would be happy.
3. If you limit the number of events at Vasa Park the groups that will be harmed most are the local community groups. We would be forced to only do events that are most profitable. We would be forced to not offer local school events, boys and girls scout events, charity events, small birthday kid's parties, etc and these would be eliminated.
4. We employ hundreds of people over the course of the summer in seasonal work. Limiting the events will limit summer jobs for college student and other adults who work for us. I have many full time staff who have been with us for over 20 years. I have seasonal staff that have been with us over 15 years.
5. **We are not outsiders coming into the community, we are part of the community. Limiting our events will hurt the community, eliminate summer jobs and limit quality outdoor recreation for youth, schools and charities. Please don't forget this fact!**



# Scoping Comments

EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning

Date: August 31, 2018      Name: Larry Klein

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Affiliation: Vasa Park

Address: 2854 Triunfo Canyon Road, Agoura Hills, CA 91301

Email: [larry@vasapark.org](mailto:larry@vasapark.org)

Prefer paperless email notification: Yes

## Comment:

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## FIRE EVACUTION

Everyone in the community is and should be concerned about fire safety. Operating a summer day camp and event venue requires provides me with additional concerns. Unfortunately many people in the canyon are using fear tactics regarding this concern as a way to limit night time issues and associated problems. There are real concerns and as a community they should be dealt with in a responsible way. Here are some important facts to consider.

1. I have met with fire officials privately over 6 times in the last two years to discuss evacuation issues. I have shared our plans and received input. Our fire plans are solid and based on the input from the fire officials.
2. We have developed plans for second exit route to Kanan Road not using Triunfo Canyon. We have shared this plan with the Fire officials and they agreed with route as a viable alternative, although they don't feel it will be needed.
3. We have requested that the Fire Department work to clean up a potential secondary way out of the canyon towards Westlake Village. There is an existing road maintained by the State and would need some clean up work. We would encourage LA County to get involved and open this secondary exit. I would provide much peace of mind and potential life saving exit for people deep in the canyons.
4. We have encouraged the Homeowners Association to meet to develop comprehensive plans like Topanga Canyon has but nothing happens. We are prepared to host and spearhead responsible actions for community safety.
5. Fire officials have told us that we are an ideal "Shelter In Place" facility as is Triunfo Creek Winery. We have plans to shelter in place if required and are prepared to offer our site to neighbors to shelter in place in needed. Here again it will require the will of community to help develop plans. Topanga Canyon is a good example of how the community can work together and they identify Shelter in Place venues for the community. We should do the same.
6. Lastly, we have prepared a set of criteria to close our events during red flag high alert situations. In researching the 1978 fire that everyone uses as an example we have been told the winds were 60 mph that day. We are an outdoor picnic venue and automatically start closing events in winds of 25mph out of necessity. Our interactive equipment like climbing walls and inflatable jumpers are not safe. And at 25 mph winds the park is filled with dust and our guests start leaving.
7. I heard several people at the meeting last week say there was 2000 cars a day in the canyon. That is simply not true.
8. Before the nighttime venues no one ever was concerned about our events at Vasa Park. We have solid plans and we are prepared. Our events are not a problem. The real problem is new traffic on Kanan. We are prepared. We have plans and have fire drills. Preparation is key.

# Scoping Comments

EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning

Date: August 31, 2018      Name: Larry Klein

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Prefer paperless email notification: Yes

## Comment:

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## Use of Shuttles at Vasa Park events

With the addition of irresponsible night venues in the canyon there is much discussion within the community about the possible solutions to the problems they have created. One of the proposed solutions is requiring the use of busses and shuttles to limit operations of the night time venues. Vasa Park and it's member strongly oppose requiring our events to provide shuttles and bus transportation.

Here are our reasons:

1. In our 70 years of hosting events in the community no one has ever suggested that we be required to utilize buses for our events. This idea is being suggested as a way to limit the night time noise problems. We are not part of the noise issues everyone wants dealt with.
2. We have used busses and shuttles when we feel it is necessary or the client requests it. We have also provided professional traffic control occasionally we feel it is necessary.
3. Requiring the use of shuttles will greatly reduce the number of small community events. Our birthday party program, charity events, many school events would be adversely affected by the increase in costs.
4. Over the years if we have learned to manage our guests and now there is very minimal impact on inconvenience to the neighborhood. The big issue facing the community is the increased traffic on Kanan Road. It can take up to 45 minutes once on Kanan to get to the freeway some summer days. This problem is significant and our guest vehicles are not the cause of these huge traffic jams. We manage our departure very successfully and will continue to do so in the future.
5. **We are not outsiders coming into the community, we are part of the community. Requiring the use of shuttles will limit our events and will hurt the community, eliminate summer jobs and limit quality outdoor recreation for youth, schools and charities. Don't limit our ability to provide quality outdoor family recreation.**

# Scoping Comments

EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning

Date: August 31, 2018      Name: Larry Klein

Telephone: 818-519-4578

Affiliation: Vasa Park

Address: 2854 Triunfo Canyon Road, Agoura Hills, CA 91301

Email: [larry@vasapark.org](mailto:larry@vasapark.org)

Prefer paperless email notification: Yes

## Comment:

I represent the Vasa Park Association who owns and operates Vasa Park. For 70 years we have operated under RR Zoning in Triunfo Canyon providing summer camps to children and weekend family events. We have the support of 99% of the community and we are responsive to community concerns.

## SYCAMORE TREES

I am concerned about the upcoming protection of the sycamore trees. I am also concerned about the safety of our summer campers and our picnickers.

Every year we hire a certified arborists to ensure tree health and safety of our visitors. We have many old growth trees at Vasa Park. If they are not trimmed properly people may die from falling branches. It's imperative that you allow us to trim the sycamores with a certified arborist without ADDING ADDITIONAL EXPENSE OR TIME TO THE TRIMMING.

22 years ago I had one County official who inspected my pool, summer camp, kitchen and wells. The annual inspection to the county was approximately \$240 per year. This year my fees are over \$5,000 per year. Please don't make it harder to do business in LA County by adding more fees to small businesses.

Please allow the trimming of Sycamore Trees by a certified arborist without a permit fee.

**From:** [Debbie Larson](#)  
**To:** [Debbie Larson](#); [DRP\\_SMMNorthArea](#)  
**Subject:** EIR Comments for the North Area Plan (NAP) and Community Standards District (CSD)  
**Date:** Friday, August 31, 2018 5:27:10 PM

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Anita Gutierrez, MPL, AICP, Supervising Regional Planner  
Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor  
Los Angeles, CA 90012

Dear Ms. Gutierrez,

The Malibu Lakeside Community Association would like the following items studied in the NAP and CSD EIR:

1. Short term rentals and how they can be regulated and/or banned. There has been a lot of controversy on the rules and regulations for Airbnb rentals in the Malibu Lake area. Issues are parking, evacuation and noise.
2. Preservation of native trees beyond Oaks, specifically the Sycamore Trees. Many beautiful historic Sycamores have been removed from our neighborhood due to potential of building new homes. They should be protected just like the Oaks.
3. Varied Tree Protections and Designations - require a Protected Tree Permit to remove or encroach on native tree species. There should be some kind of protection for scrub oaks - they are usually treated as "weeds".
4. Mitigation for oaks removed under emergency permit. Currently there is no re-planting required.

Thank you  
Malibu Lakeside Community Association



**From:** Tom Knapp  
**To:** DRP SMMNorthArea  
**Subject:** EIR, Map  
**Date:** Friday, August 31, 2018 7:48:56 PM

Dear Sirs / Madams:

I am the managing member for Brookview Ranch LLC. We are a family owned business. Our property has been a community equestrian center for over 25 years. We purchased the property in 2015 and still are operating an equestrian center full-time. We also applied for and were granted permission to do events as a "Dance Pavilion with refreshment stands" in May 2016 from LA County Regional Planning.

We are members of the Triunfo Lobo HOA. Brookview Ranch commissioned a neighborhood survey, in which a door-to-door canvass was conducted in April 2018. We were disappointed we were not able to communicate with everyone in the neighborhood because most of the homes in the area are gated, restricting our ability to speak with the majority of the neighbors, and of course some were not home. In an effort to speak with as many of our neighbors as possible, we made three attempts to call on each home. We received substantive feedback from our neighbors with whom we were able to speak and as a result have made several improvements to our operations since our outreach efforts. We are currently working with LA County to address neighbor concerns:

Environmental impact on plants and animals:

We have 45 horses currently on our property (owned by community members – we do not personally own horses). We have over a dozen protected tagged Oaks on our property. We converted two arenas to grass areas that help cool the surrounding community. We brought in mature olives, Carolina Cherry and pepper trees to soften the footprint of our 23 acre property.

Noise impact on the community:

Brookview Ranch retained the services of a sound consultant recommended by the County to record baseline ambient levels and to conduct various sound tests on our property. The study found Brookview Ranch's operations comply with the County's Noise Ordinance. We continuously monitor our sound levels during events using our dB meter. We have a state-of-the art sound-cancelling speaker system and master control protocol. All of our events end at 10:00 p.m. All of our guests must leave by 11:00 p.m. and our vendors must leave before midnight. As an effort to reduce our sound levels, we own our rentals, so no trucks come onto or leave the property after any event.

Traffic on Triunfo Canyon:

We have developed and implemented a traffic mitigation plan. Our events end promptly at 10:00 p.m. During the exiting process, if more than five cars are exiting at one time, a staff member holds the cars to allow the spacing of cars on Triunfo Canyon Road. We are unaware of any issues regarding incoming traffic, as the Ranch has adequate self-parking for over 200 vehicles. Also, we have not had any issues with cars backing up on Triunfo Canyon Road to enter our property.

Fire hazard:

Originally, we wanted to make Brookview Ranch a non-smoking facility but found smokers would sneak away and smoke in areas where they were not permitted to do so. We now have a designated smoking

area with receptacles to safely extinguish cigarettes, providing a safe disposal area for the used cigarettes and reducing fire hazards. With this change, smokers no longer discard their cigarettes out of car windows along Triunfo Canyon Road when they leave our venue.

Dark Skies:

Our lights comply with these restrictions. Nathan Merrick from LA County Enforcement in 2017 told us one of our lights at our front gate (which had been in place since 2004) violated the rules and we promptly removed it.

Decorative wall on Triunfo:

There is a wall that fronts Triunfo. It was granted an easement in 1994. In 2004 a power pole was placed near the wall which pinched pedestrian access to a bridge walkway. In response to the community's request, on July 5, 2018, Brookview Ranch signed a covenant and agreement with the Los Angeles County Public Works Department to demolish a twelve-foot section of the Ranch's wall along Triunfo Canyon Road, which has been in the same location since 1994. Public Works inspected the site on August 21, 2018 allowed demolition to begin. The wall removal was completed on August 28, 2018 allowing safe public access to the bridge.

As for our proposed long-term solution, we are working with the County to convert our existing barns into a more permanent enclosed solution which would dramatically decrease noise from events at Brookview Ranch. We are also working with the County to build a bridge over the creek to provide all weather access to the northeast side of the creek, long desired by the County Fire Department.

Respectfully.

Tom Knapp  
Managing Member  
Brookview Ranch LLC

[http://secure-web.cisco.com/1rXFr2Ywhex0Q2MLw1KRVgeK-F1WYi-Vejamk4awNQ1YuQc2nmK45R68ghL6Al-Z-wJhoNst2-SGS9qcP47WHv2Y97er4p-Ym01TvqKVDaG73t09RyN1QFR98VJo9VbtyoGQWKiuYZ\\_fU6oSnKcKaTRNIAxVWbyAzutX1xyoMlNpfzgsbSSXNA0QiVpYi1VdG90a3yrkEHmQAqhWXPuTNqof6ZEoEff9z4zUcsXAHsFkEBpU0UXR7HEXv33u0\\_OlFISk87IT9JJFAEJd3kwepm6mjzayrhzBVKzVrge\\_aTJg\\_0\\_frPekSQZ7YrjWiemwY9Rgd0hfoR8UUUV85aNQh9ZUemsHMYP6CNEeGhV-RHuRsKC2j3p0HZkT-WBgnL2Cu4cLmNSpSRVmHH8EZsf8JXNGGGZq6cCXUusyJBHlInSiDA/http%3A%2F%2Fwww.BrookviewRanch.com](http://secure-web.cisco.com/1rXFr2Ywhex0Q2MLw1KRVgeK-F1WYi-Vejamk4awNQ1YuQc2nmK45R68ghL6Al-Z-wJhoNst2-SGS9qcP47WHv2Y97er4p-Ym01TvqKVDaG73t09RyN1QFR98VJo9VbtyoGQWKiuYZ_fU6oSnKcKaTRNIAxVWbyAzutX1xyoMlNpfzgsbSSXNA0QiVpYi1VdG90a3yrkEHmQAqhWXPuTNqof6ZEoEff9z4zUcsXAHsFkEBpU0UXR7HEXv33u0_OlFISk87IT9JJFAEJd3kwepm6mjzayrhzBVKzVrge_aTJg_0_frPekSQZ7YrjWiemwY9Rgd0hfoR8UUUV85aNQh9ZUemsHMYP6CNEeGhV-RHuRsKC2j3p0HZkT-WBgnL2Cu4cLmNSpSRVmHH8EZsf8JXNGGGZq6cCXUusyJBHlInSiDA/http%3A%2F%2Fwww.BrookviewRanch.com)

**From:** [jen Hippielchic](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** public comment  
**Date:** Wednesday, August 01, 2018 1:17:16 PM

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To Whom It May Concern,

I am writing to express my objection to “establish policy/standard for prohibiting rental of rooms for less than 30-day stays to discourage home sharing”. As a host of a vacation rental and property owner, this directly effects me in a negative way and negatively effects the environmental education and enjoyment of the Santa Monica Mountains. Publics lands means there needs to be a way of public access. By sharing our homes, we educate visitors about the beauty and diversity of the Santa Monica Mountains. First hand enjoyment and experience means these people will be invested in protecting this land. Shutting down home sharing gives less people access to the area and economically endangers the home owners who are required to implement all the rules put upon them by the North Area Plan.

Sincerely,  
Topanga home owner

**From:** [Andrea Josephson](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Comments  
**Date:** Wednesday, August 01, 2018 4:53:39 PM

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As of now the traffic generated on the 101 Fwy /Agoura Rd /and Mureau Rd and /Calabasas Rd at rush hour has become impossible

The county must do large areas of open land no high buildings.

Thx goodness they saved the Ahmanson Ranch!  
Andrea Josephson

Sent from my iPhone



From: [Richard](#)  
To: [DRP SMMNorthArea](#)  
Cc: [Jeremy.Wolf@sen.ca.gov](#); [joey.apodaca@mail.house.gov](#); [media@nationalparks.org](#); [officemgr@mlmc.biz](#)  
Subject: RE: SANTA MONICA MOUNTAINS NORTH AREA ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING MEETING Date: Monday, August 20, 2018 2:18:50 PM  
Attachments: [4-LAX METROPLEX ROUTES.PDF](#)

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Anita D. Gutierrez  
MPL, AICP | Supervising Regional Planner  
Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

RE:

**SANTA MONICA MOUNTAINS NORTH AREA ENVIRONMENTAL  
IMPACT REPORT (EIR) SCOPING MEETING**

**Tuesday, August 21, 2018**

**6:00 P.M. - 7:30 P.M.**

**Los Angeles County Calabasas Field Office  
26600 Agoura Road  
Agoura Hills, CA 91302**

**Dear Anita Guterrez,**

In regards to the Santa Monica Mountains North Area Environmental Impact Report:

**I did not see the following issue in the briefs.**

Please add as part of the discussion, as it is in my belief an important part of not only environmental protection, and preservation for our area, but also for us humans.

**LAX AIRPORT : NEW FAA SOUTHERN CALIFORNIA METROPLEX – 3 ARRIVALS, 1 DEPARTURE LOW  
ALTITUDES OVER THE SANTA MONICA MOUNTAIN RANGE, AND MOUNTAIN COMMUNITY  
RESIDENTS.**

**Below is the letters I have sent to the appropriate government agencies, combined with some  
information for you about what is happening, which I will outline below.**

My name is Richard Breene.

I live at **1924 Flathead Trail, Agoura Hills, CA 91301.**

I am inquiring to you as a Santa Monica Mountain resident , Los Angeles county, voicing **opposition** to the (4) new FAA LAX Airline Metroplex routes. I live at the edge of Malibu Creek State Park, within the **Santa Monica North Area Plan**. The 3 new incoming routes converge and go directly over Paramount Ranch, my home, our community (**Malibu Lake**) , and **directly through Malibu Creek State Park**, as well as (1) departing route. This is almost 1/3 of all incoming flights from LAX equating to over 300 flights a day, all combined.

The routes are illustrated in the attachment, or by watching in delayed real time, altitude, ect, at this LAX provided link called [WebTrak](#) Please take a few minutes, and watch.

**The frequency (number of flights, literally every few minutes), and the beyond reasonable tolerance of disruptive, "excessive noise volumes",** (sound like thunder every few minutes), ranging in time from 3:45 AM, until midnight, daily every few minutes, has now become a disruptive nuisance affecting our general health, sleep patterns, way of life, and most likely having a wildlife environmental impact.

**I have noticed the Santa Monica North Area Plan addresses both.**

- Noise
- Air Quality

The new routes go at low elevation directly over **Malibu Creek State Park**, where year round migrations occur, negatively affecting the local environmental wildlife in the Santa Monica Mountains. Local animals, and birds utilize sound for communication. **In addition the deep canyons amplify the reverberations.**

I urge you to take a Saturday afternoon in the park, to witness the consistency and disturbance.

LAX Noise Management Site <https://www.lawa.org/laxanc/>

I have logged some complaints at [http://secure-web.cisco.com/1JgESZy99\\_Nfk6-Bv5cmLYf5hH35JLPB4ehsVYH-RWgKDIcAFhVTlqcDrD48bePqbUXZ3rcjMp\\_iESZ5vVaBPb9Nsqk6fUbO8UzaAn204BPR2QgFZgQa\\_iJx78NIvdZqVzof2gyO38roCyJGauCGM-LIPuU07bXctSHmBD4SZJqTE7Uh956LpKnZD12w\\_P\\_s8A40wK1I5C3KIRXyZ3YYuoa5XMqFQFjs1ag4GXfbtH\\_UZgNCWCpfg7AdEbLvzbHCD53yBMlgajJBtqdf3YgNxQ07tV97Gc2LHcgnObQ1wzPIAhr811cdm-OxUchF2OhgYDH\\_AleEK3k6Hxt4XHm6SqXkF5Tb45gf1A9GeVhZJZMhzk5nXdO9NNpHWvjt5-sSJeGR5iCgRT-LzDRSbqpt3JA/http%3A%2F%2Fwww.planenoise.com%2Fflax](http://secure-web.cisco.com/1JgESZy99_Nfk6-Bv5cmLYf5hH35JLPB4ehsVYH-RWgKDIcAFhVTlqcDrD48bePqbUXZ3rcjMp_iESZ5vVaBPb9Nsqk6fUbO8UzaAn204BPR2QgFZgQa_iJx78NIvdZqVzof2gyO38roCyJGauCGM-LIPuU07bXctSHmBD4SZJqTE7Uh956LpKnZD12w_P_s8A40wK1I5C3KIRXyZ3YYuoa5XMqFQFjs1ag4GXfbtH_UZgNCWCpfg7AdEbLvzbHCD53yBMlgajJBtqdf3YgNxQ07tV97Gc2LHcgnObQ1wzPIAhr811cdm-OxUchF2OhgYDH_AleEK3k6Hxt4XHm6SqXkF5Tb45gf1A9GeVhZJZMhzk5nXdO9NNpHWvjt5-sSJeGR5iCgRT-LzDRSbqpt3JA/http%3A%2F%2Fwww.planenoise.com%2Fflax), and do get the generic response.

Other communities in Newbury Park, Thousand Oaks, Monte Nido, Calabassas, are also taking note of this and have addressed the issues with the appropriate governmental agencies.

Our thought is ,if this loud consistent disruption is truly having a negative impact on Malibu Creek State Park wildlife, and other regions of the Santa Monica range, significant enough to warrant letters of concerns, that authorities and ambassadors of the **Santa Monica Range. please also voice its concerns**, and provide an executable resolution, bringing flight paths back to previous, prior to this major public environmental nuisance.

**Information was also sent to:**

**Congressman Ted Lieu offices are aware.**

The person handling incoming complaints for our district for Congressman Ted Lieu Office is

[joey.apodaca@mail.house.gov](mailto:joey.apodaca@mail.house.gov)

[Tony.Hoffman@parks.ca.gov](mailto:Tony.Hoffman@parks.ca.gov)

**Sr. Environmental Scientist Suzanne Goode and our District Superintendent Craig Sap.**

Tony Hoffman

Public Safety Superintendent

California State Parks – Angeles District

1925 Las Virgenes Road

Calabasas, CA 91302

Desk: 818 880 0388 Cell: 310 699 1729

Fax: 818 880 0359

Dispatch: 951 443 2969

**Thank you,**

**Richard Breene**



**Breene Graphics Printing**

21905 Plummer St.

Chatsworth, CA 91311

Tel: 818-885-7900

Fax: 818-885-7979

**Tuesday, August 21, 2018**

**SANTA MONICA MOUNTAINS NORTH AREA ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING MEETING**  
<http://planning.lacounty.gov/smmnap>

**Los Angeles County Calabasas Field Office**  
**26600 Agoura Road**  
**Agoura Hills, CA 91302**

Anita D. Gutierrez  
MPL, AICP | Supervising Regional Planner  
Community Studies West Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

**Anita Guterrez,**  
Environmental Impacts

- Population & Housing
- Density. Most structures in our area are required to have two car carport. Many do not. Many do not have adequate parking for existing long term owners or renters. This multiplied with short term hotel like atmosphere, and not having proper parking leads to illegal parking on our narrow sometimes 10-12 feet wide right of way for vehicle passage. There are many legal street signs that say "Must Park Off Pavement", but never adhered to. "Off Pavement", means in law, "Off Pavement", not on pavement parking. Further extending our limited resources by having to call Sheriff, or California Highway Patrol to inspect, and enforce, whereby they could be using their valuable resources elsewhere. Enforcement officials are also frustrated with this issue. Environmental impact, "density", leading to potentially cascading issues. Suggestion. Strong enforcement, or replace signs with No Parking Any Time.
- Environment Impact  
Fire Lanes. If lanes are blocked, or partially blocked, Fire, or First Responder Trucks and vehicles are inhibited from safe passage, hence an environmental catastrophe is potentially possible. Example, not getting to a fire in time, or a life saving emergency in time.
- Noise / Lighting  
Increased traffic, brings increased vehicular noise at all hours. This includes evening hours when seasonal evening migrations occur in the corridor. For decades, the corner of Cornell, and Muholland has been the pow wow grounds for our local Coyote pack. Every evening around 7:30 -8: 30 PM Spring, Summer, Fall, you can hear, and see



the Coyote pack gather with their young before their evening hunts. This is the first time in 35 years they are no longer here. Perhaps the traffic density, perhaps as this is now a street corner very popular with vehical street racing and donuts ? Regardless, the pack appears to have moved on.

With the addition of the Santa Monica Mountain Wineries, there is a substantial increase in the amount of daily and weekend traffic. Noise, lighting, and vehicals probably affecting environmental wildlife.

New Airplane traffic.

For the past year I have noticed multiple airplanes every few minutes flying at low altitudes across our range. This is new. Upon doing some research, it appears the Federal Aviation Administration has now changed all routes from going over ocean to going over the Santa Monica Mountain range at low altitudes. It is quite loud, and not just a couple of planes, but a lot, and all day . Envirionemntal concerns on noise levels for our local wildlife, who communicate via sound.

- Air Quality
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- Short-Term Rentals
- Establish policy/standard for prohibiting rental of rooms for less than 30-day stays to discourage home sharing and "Airbnb" type uses.
- **In favor of this. Similar to Sonoma County, CA and Westlake Villiage, CA**
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- Blocked Fire Lanes from illegal inadaquet parking.
- Illegal Street Parking - Not enforced.
- Illegal AirBn Housing – Full enforcement, of illegal housing, and **compliance with the law.**
- Many use the legal excuse, "it is a family member", yet rent out 3-5 rooms at a time in the same home.
- Late arrivals violating local Envirionmental **Dark Sky Ordinance** to for 24 hour arrival times of transient in and out guests.
- Excessive speeding on narrow streets, not aware of Wildlife Crossings or Equestrians.
- Camper Vans for AirbNB rentals are all along the Muhullond Corridor, with no enforcement, and open outdoor fire pits.
- Uneducated visitors on High Fire Danger Zone, Cigarette Buds, smoking cigarettes, and other in State and Federal Parks, as well as general areas, in consideration of high fire danger zone.

**How will enforcement take place ?**

Will enforcement of the law occur ?

Please help our community, and surrounding communities by addressing the above issues concerning the environment, and its association to our Santa Monica North Area Plan Communities.

Thank you

**From:** [Mark Lupfer](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Comments on Notice of Preparation  
**Date:** Tuesday, August 21, 2018 3:05:44 PM

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Anita D. Gutierrez,

My leading comment is that insufficient basis exists for preparation of an Environmental Impact Report (EIR).

## **Voodoo Biology**

Decision making by the Department of Regional Planning (DRP) is based on outdated studies originating in the 1970's with the most recent update occurring in 2006 by the National Park Service who used aerial photography as conjecture for habitation.

The County identifies 7 species as justification for the EIR. Two of these are plants, *Dudleya verityi* and *Pentachaeta lyonii*, are non-native to the North Area and invasive if actually present. The remaining five are animals, as follows:

- California red-legged frog, *Rana draytonii*, whose habitat is San Mateo County with southernmost occurrences in eastern Ventura county.
- Western pond turtle, *Emys marmorata pallida*, which ranges from Washington state to Baja California, hardly limited to the North Area.
- Two-striped garter snake, *Thamnophis hammondi*, which ranges from central California to Baja California, far from exclusive to the North Area.
- Coast horned lizard, *Phrynosoma blainvillii*, which ranges from Siskiyou County in Northern California to Baja California, widespread indeed.
- Ring-tailed cat, *Bassariscus astutus*, which ranges from southern Oregon, California, eastern Kansas, Oklahoma, Arizona, New Mexico, southern Nevada, Utah, Texas, and in Mexico it ranges from the northern desert state of Baja California to Oaxaca. This species is only assumed to exist in the North Area.

The above five animal species are not endangered but simply listed on California's "worry list", the precursor to the Endangered Species Act and are only identified for "special concern".

## **Ignoring the Real Danger**

Using a EIR to halt all future development in the North Area creates a catastrophe in waiting, i.e., wildfire. One can already see the poor job that the County is doing in weed abatement along County and State highways in the North Area. If thousands of acres are removed from

development, the fuel load for a wildfire will grow exponentially beyond the current dangerous levels. Conversely, if acreage is privately developed, it will be maintained through self-enlightened interest and the fuel load will diminish.

### **Already Protected**

The Santa Monica Mountains National Recreation Area already covers more than 150,000 acres. The Vineyard Ordinance protects an additional 16, 223 acres. Slope regulation, ridgeline regulation, and streambed regulation add thousands of additional acres of protection.

### **Conclusion**

The DRP has failed to identify evidence of any new threat that warrants further protections beyond those already in effect and has proposed a dangerous risk to the environment, property, and people of the North Area through future unrestricted growth of wildfire fuel.

Mark L. Lupfer  
North Area Property Owner



**From:** [TF](#)  
**To:** [DRP.SMMNorthArea](#)  
**Subject:** Re: RE: Submission . Public Scope Meeting . Santa Monica North Area Plan.  
**Date:** Thursday, August 23, 2018 11:52:51 AM

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Hello,

I wish to add one more observation / suggestion to the public scope.

**Kanan Rd Canyon Section**

Retail vendors. Every weekend there are 3-4 Retail vendors in the public right of way on Kanan Rd selling items ranging from fruit to clothing to ice cream. Kanan Rd now carries a large volume of traffic, and is a very dangerous high speed road, with steep accelerating sections. Drivers pulling on and off the right of ways are unaware of additional dangers this is causing in not only in potential ingress, egress accidents, but creating more traffic slowdowns by doing so.

I wish to oppose this, and or **request enforcement**, and view this as a priority.

**Thank you for considering the Safety of our Santa Monica Mountain North Area Plan Region**

On Tuesday, August 21, 2018, 11:58:11 AM PDT, [DRP.SMMNorthArea](#)  
<[SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)> wrote:

Hello,

Received, and thank you for your comments for the EIR.

**Luis Duran**

Regional Planner

Community Studies - West

County of Los Angeles, Department of Regional Planning

Office: 213.974.6465

Email: [LDuran@planning.lacounty.gov](mailto:LDuran@planning.lacounty.gov)

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**From:** TF [<mailto:tdd435@yahoo.com>]  
**Sent:** Monday, August 20, 2018 4:06 PM  
**To:** [DRP.SMMNorthArea](#) <[SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)>  
**Subject:** Submission . Public Scope Meeting . Santa Monica North Area Plan.

Submission . Public Scope Meeting . Santa Monica North Area Plan.

Attached is a PDF.

**SANTA MONICA MOUNTAINS NORTH AREA ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING MEETING**

<http://planning.lacounty.gov/smmnap>

**Los Angeles County Calabasas Field Office**

**26600 Agoura Road**

**Agoura Hills, CA 91302**

Anita D. Gutierrez

MPL, AICP | Supervising Regional Planner

Community Studies West Section

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

**Anita Guiterrez,**

Envirionmental Impacts

- Population & Housing

- Density. Most structures in our area are required to have two car carport. Many do not. Many do not have adauquet parking for exisiting long term owners or renters.

This multiplied with short term hotel like atmosphere, and not having proper parking leads to illegal parking on our narrow sometimes 10-12 feet wide right of way for vehicle passage.

There are many legal street signs that say "Must Park Off Pavement", but never adhered to.

"Off Pavement", means in law, "Off Pavement", not on pavement parking.

Further extending our limited resources by having to call Sheriff, or California Highway Patrol to inspect, and enforce, whereby they could be using their valuable resources elsewhere. Enforcement officials are also frustrated with this issue.

Environmental impact, "density", leading to potentially cascading issues.

Suggestion. Strong enforcement, or replace signs with No Parking Any Time.

- Environment Impact

Fire Lanes. If lanes are blocked, or partially blocked, Fire, or First Responder Trucks and vehicles are inhibited from safe passage, hence an environmental catastrophe is potentially possible. Example, not getting to a fire in time, or a life saving emergency in time.

- Noise / Lighting

Increased traffic, brings increased vehicular noise at all hours.

This includes evening hours when seasonal evening migrations occur in the corridor.

For decades, the corner of Cornell, and Muholland has been the pow wow grounds for our local Coyote pack. Every evening around 7:30 -8: 30 PM Spring, Summer, Fall, you can hear, and see the Coyote pack gather with their young before their evening hunts. This is the first time in 35 years they are no longer here. Perhaps the traffic density, perhaps as this is now a street corner very popular with vehicular street racing and donuts ? Regardless, the pack appears to have moved on.

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- Air Quality

- Increased vehicular traffic, brings increased exhaust.

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- Establish policy/standard for prohibiting rental of rooms for less than 30-day stays to discourage home sharing and “Airbnb” type uses.
- **In favor of this. Similar to Sonoma County, CA and Westlake Villiage, CA**
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- Uneducated visitors on High Fire Danger Zone, Cigarette Buds, smoking cigarettes, and other in State and Federal Parks, as well as general areas, in consideration of high fire danger zone.

#### **How will enforcement take place ?**

Will enforcement of the law occur ?

Please help our community, and surrounding communities by addressing the above issues concerning the envirionment, and its association to our Santa Monica North Area Plan Communities.

Thank you



**From:** [Ed Corridori](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** Scoping Comments for north Area Plan Update  
**Date:** Saturday, August 25, 2018 1:07:35 PM

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Date: 8/25/2018  
From: Ed Corridori  
29307 Tree Hollow Glen  
Agoura Hills, CA 91301

Comments:

1. To minimize habitat destruction, brush clearance for any new development should not be permitted to extend beyond the property line. Buildings should be sited so as all brush clearance is within the site. Properties adjacent to public lands should not be allowed to use the public land for its brush clearance zone.
2. Fire is a paramount concern as our climate becomes hotter and drier for longer periods of time. Every proposed development should be required to provide its own fire defenses. Also, the site must be evaluated not only for its own susceptibility to fire, but how its siting will affect ingress and egress to other properties. How much evacuation time will be added for all properties by the addition of each new development?
3. More effort needs to be made to insure that local cities share and implement the North Area Plan guidelines.
4. The plan must give special consideration to wildlife movement connections or corridors, which should all be considered S-1, or "sensitive habitat." Development should not be permitted where it will block wildlife connectors or create isolated islands of habitat.
5. I support enhanced protection for native, heritage or historic trees and nesting birds.
6. I support small horse boarding in A-1, provided they follow BMP's and also provided the evacuation of horses or other domestic animals does not impede evacuations of nearby properties in the event of fire. See #2 above.
7. I do not support changes in the plan that will allow mass destruction of habitat for agricultural purposes.

Thank you for your consideration,  
Ed Corridori

**From:** [Laurent](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** North Area Plan  
**Date:** Monday, August 27, 2018 9:00:40 AM

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To Whom It May Concern:

The North Area described is a unique and environmentally diverse area that is one of the last close to pristine areas in Southern California. The area cannot support more vehicular traffic, nor can we afford to see more of our beautiful trees being taken down. This is the home to wildlife that has been forced out of other areas and will have a devastating effect if more people and traffic are drawn to the area.

Furthermore, additional traffic will put human lives in jeopardy in the event of a natural disaster. Emergency vehicles will not be able to get to critical areas during these emergencies, in a timely manner. Money cannot be the almighty ruling factor, and clearly that is the motivation of the developers in developing our community. There will always be money to be made, but once we lose lives and our environment they cannot come back and cannot be replaced.

I would urge you to reject these advances by the developers.

Laurent O'Shea

**W I L L I A M M I T C H E L L M A R G O L I N**

**Attorney at Law**

**A Professional Law Corporation**

**23548 Calabasas Road Suite 202**

**Calabasas, California 91302**

TELEPHONE (818) 999-4529      **(818) 999-4LAW**      FACSIMILE (818) 999-1956

**E-Mail [legalhelp@legalhelpforyou.com](mailto:legalhelp@legalhelpforyou.com)**

**Web [www.margolinlawca.com](http://www.margolinlawca.com)**

August 27, 2018

[mmnortharea@planning.lacounty.gov](mailto:mmnortharea@planning.lacounty.gov)    [sheila@bos.lacounty.gov](mailto:sheila@bos.lacounty.gov)

SENT BY EMAIL ONLY

RE: Los Angeles County Department of Regional Planning Planning for the Challenges Ahead Amy J. Bodek, AICP Director

PUBLIC REVIEW PERIOD The scoping comment period for the NOP begins on Wednesday August 1, 2018 and ends on Friday August 31, 2018. Please submit all written comment letters no later than 5 pm on August 31, 2018.

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING**

MEETING DATE: PROJECT TITLE: August 1, 2018 Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District Update

PROJECT LOCATION: The Santa Monica Mountains North Area includes 33 square miles of unincorporated Los Angeles County lands from the US 101 freeway corridor south to the coastal zone boundary. The North Area includes portions of the Santa Monica Mountains National Recreation Area administered by the National Park Service, California State Park lands, and other protected areas.

Dear LACDRPP and County Supervisor Sheila Kuehl,

My name is William Mitchell Margolin. My wife Joan Margolin and my children live at 28382 Agoura Road, Agoura Hills, CA 91301. My home is less than a mile away from the proposed site. Agoura Road is a one lane in each direction road. It is access for alternative travel when the Freeway is jammed in any emergency which happens frequently. It is backed up often for many miles going through the proposed area. It has never been widened. The homes where I live are on a septic system because the rural nature of this area has never fully developed the sewer system. I mention this to give you a flavor of a history of the country nature of this area. My home is plat mapped as a neighborhood showing an alley and from the map appears to be a fully developed neighborhood for residential use. This couldn't be further from the character of the area. I have one neighbor to the East of my house and 21 acres to the West of my house with 18 acres designated as OPEN SPACE. I have lived here since 2004 and my children all

went to AE Wright Middle School and Agoura High School and I am also an Alumnus of those schools as well graduating Agoura High in 1974. I am very familiar with the nature and character of this neighborhood. Next to the 21 acres as platted out are a few more lots not developed and raw land as well. Then before Cornell Road and After Cornell Road going West there is more open raw land and then the entrance to the Santa Monica Mountain Range and access to the Pacific Ocean.

I have had the following woodland creatures visit my home since moving there: Coyotes, Raccoons, Deer, Rattlesnakes, Skunks, Scorpions, Squirrels, Tarantulas, Tarantula Hawks, Blue Belly Lizards, Possums, other types of Snakes, and many varieties of birds including, Blue Jays, Hawks, Vultures, Humming Birds, Crows, and the African Parrots, and many more.

They have survived here for thousands of years. This development cannot be placed there and be said to not disturb the habitats of these animals and creatures. The City of Calabasas just put a tunnel at the freeway for the preservation of wild local animals. Why would you allow destruction of the habitat?

The City of Agoura has placed Lighting that violates Local Agoura Municipal Code Ordinances (See attached complaint that was ignored by City) at the same location of their proposed project herein. The lighting is dangerous to the motorists and pedestrians as it is blinding and out of character to the environment. Just drive by there on a dark evening you will be shocked that this blinding lighting was allowed.

Coming into Agoura from Kanan the Street is still only a one way each direction Road. The additional traffic created by this proposed project will take an already bad travel area into a traffic "Carmageddon."

They are proposing another hotel at a location which there can clearly be a danger to the local homes and traffic and access to the SM Mountains and Ocean. When there was a nightclub at Cornell Road & Agoura Road it created terrible traffic and the patrons had sex along the dark Agoura Road, left used condoms on the side of the road and other litter including needles and empty alcohol bottles (Very close to the pre-school on Agoura Road between Kanan and Chesbro).

Besides, the traffic and the environment there is no concern for the well-being of the City or County. The public only can get to the beach effectively by Topanga, Las Virgenes Road and Kanan. By allowing this project you will not only increase smog, pollution, gridlock and traffic but the public will lose an access route to the beach. Effectively the Kanan off ramp on the freeway will be backed up for miles on a hot summer beach day which will effect freeway **traffic** and thus interstate commerce as well.

The City of Agoura logo is an Oak Leaf. They might as well make it a piece of concrete or a bulldozer.



Further, the Chumash Tribe had burial grounds all around this area.

When Vons was built on Kanan and Thousand Oaks Boulevard they built it on top of a burial site! This is less than one mile from proposed project and the project is less than 200 feet from the stream that the Chumash utilized and it must be preserved.

<https://activerain.com/blogsvie/4179042/the-burial-ground-in-agoura-hills-ca>

<http://thelalibupost.blogspot.com/2014/06/grave-matters.html>

<https://books.google.com/books?id=02glngN6hHoC&pg=PA11&lpg=PA11&dq=vons+chumash+burial&source=bl&ots=b-2oFCGIgZK&sig=S11S1MWqREQgAJciqO4zqMucIuw&hl=en&sa=X&ved=2ahUKEwiBluDQgY7dAhVBnq0KHaorAoQQ6AEwBHoECAQQAQ#v=onepage&q=vons%20chumash%20burial&f=false>

The County should designate this land OPEN SPACE! It should not be developed like is proposed. It is a hazard to the community and WILL NOT BENEFIT ANYONE OTHER THAN THE TAX COFFER FOR THE CITY!

Please review. We are not Santa Monica, Downtown Los Angeles. We do not need this project. We do not need to make a developer rich just because they went ahead with a plan that ruins the environment and causes the City of Agoura to lose its identity and causes such **traffic, pollution** and harms the animals and residents of Agoura.

William Margolin

**From:**[John Gooden Montage](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:**North Area Plan EIR Comments  
**Date:**Thursday, August 30, 2018 7:24:44 AM

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I am very concerned about private property owners right to defend themselves against wild fires that occur in the Santa Monica Mountains often.

**This EIR should examine the role of vineyards as natural firebreaks that provide defensible space for fire fighters and help protect private property from fire damage.**

How are grapevines specifically harmful or injurious to the environment of the Santa Monica Mountains, compared to other crops?

Grapevines have been singled out by the Coastal Commission as the only crop not allowed to be planted in the Coastal Zone of the Third Supervisorial District and the Department of Regional Planning seemingly desires to extend this ban to the entire Third Supervisorial District. The EIR should investigate why grapevines, a native plant in the Santa Monica Mountains are being restricted, particularly in comparison to other planting (including landscaping). Documentation should be obtained from agricultural specialists to make sure that the LA County Board of Supervisors has the latest, most accurate, specific information on vineyard water usage (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), water runoff and watershed pollution potential (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), brushfire prevention (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation), hillside erosion control (compared alongside data related to other allowable crops, equestrian facilities, and native vegetation).

What current data has been collected related specifically to water runoff from vineyards located in the 3rd Supervisorial District? (This data should be gathered separately from data on runoff from equestrian facilities, cannabis farms –legal or not—and septic runoff from aging tanks, but not on vineyard-adjacent property).

And how do the vineyards in the 3<sup>rd</sup> Supervisorial District compare to data collected from vineyards within the Coastal Zone but in other LA County districts (Palos Verdes, Catalina) and from LA County vineyards outside the zone in Hollywood, Bel Air, Agua Dolce, etc...

The vineyards within the Malibu Coast AVA overwhelmingly farm according to the tenets of the California Sustainable winegrowing program: [https://secureweb.cisco.com/1oAtq6zi9Dv6lrvy7-nqyJpEAKBqTet1R2tIDnLDkeyf19b3dM6cxiMYqWKPwFWH7iaZRwe\\_PIOi3wEgF20yXz6jk90RqSwnDY2e6SzIVYJyb4Str272cXoiV9fo67Tw\\_fFp0di4xMwnWRFbTOIObNQDL6VsIbgN1vV-sfiRjb3w3jWtNWdl4bYzXz1dbzPgsz-jmtD9NUqeDL0xdKlpf70pJUVXvMCy1UdVumVzN45oC5Hn2iVFOl1BugVfiWQkwVE\\_C\\_1u8iZlcOVBgYUXRUckM0eG4Uh5TNIOWr1KjwFzU4adkrlatf71wT2SFAU3UFKkXjvHAij2eqYEBX8GLKsVVaLFud8v-9dmo9TzNuqewtjpV6r33B9ROeO3q\\_e7K39p97kl91hvhesblJXb2Lt6SDSP-](https://secureweb.cisco.com/1oAtq6zi9Dv6lrvy7-nqyJpEAKBqTet1R2tIDnLDkeyf19b3dM6cxiMYqWKPwFWH7iaZRwe_PIOi3wEgF20yXz6jk90RqSwnDY2e6SzIVYJyb4Str272cXoiV9fo67Tw_fFp0di4xMwnWRFbTOIObNQDL6VsIbgN1vV-sfiRjb3w3jWtNWdl4bYzXz1dbzPgsz-jmtD9NUqeDL0xdKlpf70pJUVXvMCy1UdVumVzN45oC5Hn2iVFOl1BugVfiWQkwVE_C_1u8iZlcOVBgYUXRUckM0eG4Uh5TNIOWr1KjwFzU4adkrlatf71wT2SFAU3UFKkXjvHAij2eqYEBX8GLKsVVaLFud8v-9dmo9TzNuqewtjpV6r33B9ROeO3q_e7K39p97kl91hvhesblJXb2Lt6SDSP-)

[xFLChqqJ4tRgY/https%3A%2F%2Fwww.sustainablewinegrowing.org%2F](https://secure-web.cisco.com/196PNkyAEtjUYWgu6s0YhZRONPq4AbJXTne68NZUBWNs7Res53kek_bOnzUPQadcylvDs mxN2m_0bdG_7HVtt20SNElIfwefuRmoOAD54vKWbBz1MfA_IXK_3kFQaFWykKqROKvJHW30dBZS5Vy7 R6jG29KY___DWEX nhe4mYVuSHGWp82b-732r7gxI5pCPjHL0i1aClhTHPabsCm_4znjqXsASIRoOtuxFAU2_mqH7RWKyFJ4uX3GU5YM-4HT4QCrv4CEkFyYn-TdXqcN9YpjVeXqVhv_d8tdQKrU53ne5W_hYtDnW_mH6IzJ-xQ622IQ2dbI8cl6wtluJN0yqMeL L5KQL1GODTejMextakarRnO1epZQ/http%3A%2F%2Fwww.sustainablewinegrowing.org) Will the EIR investigate the low-impact environmental footprint of this approach vs. standard viticultural practices?

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#### California Sustainable Winegrowing Alliance

[http://secure-](http://secure-web.cisco.com/196PNkyAEtjUYWgu6s0YhZRONPq4AbJXTne68NZUBWNs7Res53kek_bOnzUPQadcylvDs mxN2m_0bdG_7HVtt20SNElIfwefuRmoOAD54vKWbBz1MfA_IXK_3kFQaFWykKqROKvJHW30dBZS5Vy7 R6jG29KY___DWEX nhe4mYVuSHGWp82b-732r7gxI5pCPjHL0i1aClhTHPabsCm_4znjqXsASIRoOtuxFAU2_mqH7RWKyFJ4uX3GU5YM-4HT4QCrv4CEkFyYn-TdXqcN9YpjVeXqVhv_d8tdQKrU53ne5W_hYtDnW_mH6IzJ-xQ622IQ2dbI8cl6wtluJN0yqMeL L5KQL1GODTejMextakarRnO1epZQ/http%3A%2F%2Fwww.sustainablewinegrowing.org)

[web.cisco.com/196PNkyAEtjUYWgu6s0YhZRONPq4AbJXTne68NZUBWNs7Res53kek\\_bOnzUPQadcylvDs mxN2m\\_0bdG\\_7HVtt20SNElIfwefuRmoOAD54vKWbBz1MfA\\_IXK\\_3kFQaFWykKqROKvJHW30dBZS5Vy7 R6jG29KY\\_\\_\\_DWEX nhe4mYVuSHGWp82b-](http://secure-web.cisco.com/196PNkyAEtjUYWgu6s0YhZRONPq4AbJXTne68NZUBWNs7Res53kek_bOnzUPQadcylvDs mxN2m_0bdG_7HVtt20SNElIfwefuRmoOAD54vKWbBz1MfA_IXK_3kFQaFWykKqROKvJHW30dBZS5Vy7 R6jG29KY___DWEX nhe4mYVuSHGWp82b-732r7gxI5pCPjHL0i1aClhTHPabsCm_4znjqXsASIRoOtuxFAU2_mqH7RWKyFJ4uX3GU5YM-4HT4QCrv4CEkFyYn-TdXqcN9YpjVeXqVhv_d8tdQKrU53ne5W_hYtDnW_mH6IzJ-xQ622IQ2dbI8cl6wtluJN0yqMeL L5KQL1GODTejMextakarRnO1epZQ/http%3A%2F%2Fwww.sustainablewinegrowing.org)

[732r7gxI5pCPjHL0i1aClhTHPabsCm\\_4znjqXsASIRoOtuxFAU2\\_mqH7RWKyFJ4uX3GU5YM-](http://secure-web.cisco.com/196PNkyAEtjUYWgu6s0YhZRONPq4AbJXTne68NZUBWNs7Res53kek_bOnzUPQadcylvDs mxN2m_0bdG_7HVtt20SNElIfwefuRmoOAD54vKWbBz1MfA_IXK_3kFQaFWykKqROKvJHW30dBZS5Vy7 R6jG29KY___DWEX nhe4mYVuSHGWp82b-732r7gxI5pCPjHL0i1aClhTHPabsCm_4znjqXsASIRoOtuxFAU2_mqH7RWKyFJ4uX3GU5YM-4HT4QCrv4CEkFyYn-TdXqcN9YpjVeXqVhv_d8tdQKrU53ne5W_hYtDnW_mH6IzJ-xQ622IQ2dbI8cl6wtluJN0yqMeL L5KQL1GODTejMextakarRnO1epZQ/http%3A%2F%2Fwww.sustainablewinegrowing.org)

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CSWA is a nonprofit organization created by the Wine Institute & the California Association of Winegrape Growers.

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If vineyards are to be singled out as bad environmental citizens in the region, the facts and figures necessitating this categorization need to be made clear in the EIR and put into context with regulations in other Supervisorial Districts in LA County.

Thank you.

Best regards,

John Gooden  
Montage Vineyards  
27326 Winding Way  
Malibu, CA 90265

Tel: 805.973.1307

Fax: 805.973.1433

Cell:310.505.4106

**From:** [sarah.priest](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** comment on plan  
**Date:** Thursday, August 30, 2018 10:24:20 AM

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On this final day for comment I respectfully submit my input is mainly preserving wild and wildlife areas, protecting wildlife and strictly limiting building and "development" Thank you. Sarah Priest

**From:** [Adam Shaw](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Scoping Meeting Comments  
**Date:** Thursday, August 30, 2018 11:35:42 AM

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EIR Scoping Meeting

Dear team,

As a land owner in the region and resident, I represent a group of owners who have been working for years to bring municipal water to Henry Ridge. We would ask that the EIR considers facilitation of infrastructure corridors to ensure water security long term for both owners, residents and wildlife. Fire life safety in the region is a primary concern and access to reliable water sources is a key consideration.

Furthermore, we would ask the EIR to consider defining mitigation measures which owners could undertake such as native planting, habitat development or other measures which would see them supported through the development process to build sustainable and ecologically sensitive buildings in place of grandfathered structures.

I own virgin land in the region and am significantly concerned about the overreach that new planning standards may have on the value of the land. We are committed to sustainable development below ridgeline, but are concerned that these measures will close out new development.

Kind Regards

**Adam Shaw | Executive Vice-President**  
**WT PARTNERSHIP (NORTH AMERICA)**  
[adam@wtpartnership.co](mailto:adam@wtpartnership.co) | [+1 323 620 1654](tel:+13236201654)

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**From:** [Caroline](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Community concerns  
**Date:** Thursday, August 30, 2018 11:38:38 AM

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Impact on wildlife of increased air traffic

Environmental and wildlife Impacts of pollution, car traffic and car collisions stemming from Las virgenes and Malibu canyon. Consider a toll road

Working to combat mass development

Addressing street racing on Piuma road and car crashes with potential impact for forest fires

**From:** [Daniel von Wetter](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Please don't loose sight of the forest for the trees.  
**Date:** Thursday, August 30, 2018 11:39:42 AM

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I know that a cornerstone of your plan is to protect the oak trees by limiting all digging that might affect their root systems. I am in agreement unless the individual is implementing a comprehensive rain Water infiltration system on their property. Then they MUST be allowed to dig a shallow trench, by hand (working around any roots encountered) along whatever the contour line dictates. Putting rain in the ground is paramount. This single action significantly protects the tree from the effects of climate change by:

- 1) Putting rain in the ground.
- 2) controlling erosion
- 3) Building soil
- 4) entices the tree to grow deeper roots, allowing for more access to water over a longer period which significantly aids the tree in surviving prolonged droughts.
- 5) more water means greater resilience against fires.

The list of benefits goes on (and on and on) but I'll stop there. Understand that this one simple action of digging a trench along a contour line (and providing for overflow) allows US to set a TROPHIC CASCADE in motion that beneficially affects the ENTIRE ECOSYSTEM. You must see to it that we are allowed to dig under Oak Trees for this express purpose. Otherwise, you will not be allowing us to make the necessary changes that need to happen in order to retrofit our ecosystem for resiliency in a changing climate. In short, PLEASE DON'T LOOSE SIGHT OF THE FOREST FOR THE TREES.

DvW  
Sent from my iPhone

**From:** [Caroline Solomon](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Comments  
**Date:** Thursday, August 30, 2018 12:00:02 PM

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More airplanes overhead which mean noise and pollution.

More cars on las virgenes and Malibu canyon. Is anyone tracking accidents on Malibu canyon?

More street racing on cold canyon and Piuma roads. More people driving off mountain with fatalities.

Monstrosities of homes on top of Piuma road. Why are they allowed to be so large?

**From:** [Tim Davis](#)  
**To:** [DRP SMMNorthArea](#)  
**Cc:** [Tim Davis](#)  
**Subject:** RE: Ordinance preventing longterm rentals in the Malibu Lake area  
**Date:** Thursday, August 30, 2018 12:03:23 PM

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Dear Sirs:

I strongly object to LA County Regional Planning passing an ordinance (a few years back apparently), which makes it illegal to rent a guest house, studio, or room in our home in Malibu Lake – or anywhere in the SM Mountains that this has been deemed illegal.

I understand the issues that may arise from short term rentals, but outlawing long term rentals in our neighborhood is draconian and far outside the scope of what Regional Planning should be regulating.

Furthermore, there was no input on this matter by the homeowners it impacts prior to Regional Planning passing this ordinance, which is further infuriating.

This ordinance should be immediately rescinded in its totality, until further and proper discussion is held between all parties involved.

The last I checked LA County Regional Planning was not given the unilateral right to make and pass fascist regulations that selectively effect only some of the property owners in its jurisdiction.

We do not have a rental at our home, nor intend to, but some of our friends and neighbors are being negatively financially impacted by your surely unconstitutional ordinance, and the erosion of our private property rights is alarming. My family stands with them to prevent further financial hardship that they are suffering, as a result of this misuse of Regional Planning's authority.

I would like to know why this ordinance was enacted, and which parties voted for or against its passing.

Please forward a copy of the ordinance to me by either email or US mail, along with the reason it exists, and who voted for it at your earliest convenience.

And please remove this ordinance immediately!

Thank you,

Tim Davis  
1846 Seminole Drive  
Malibu Lake, CA 91301

**From:** [John Krieger](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Scoping Comments regarding NAP  
**Date:** Thursday, August 30, 2018 12:54:15 PM

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Anita D. Gutierrez, MPL, AICP | Supervising Regional Planner

hi, my name is John Krieger, I am a 4 year resident in the Malibu Springs area. I have some concerns and observations as detailed below, thanks for listening.

**Noise** - should be one of the biggest environmental concerns in the mountains

1) **Motorcycle** and **automobile** racing on the weekends and late night any day is terrible, modified open exhausts, the single most worst impact on the peaceful country atmosphere. Not just for mountain residents, but others escaping the city for some peace. Racers with open exhaust echo through the canyons in the middle of the night, get the coyotes howling, probably disturbs their mating patterns. Not an easy fix with limited police resources, but maybe apply technology, noise operated remote cameras etc.

I like to imagine in another 10 to 15 years this will be less of a problem once electric vehicles start taking over. But there are already devices on the market to broadcast a fake car exhaust sound of your choice for your electric car!

If you want to make a serious positive impact on the environmental quality up here for everyone, not just residents, this is it, please do something!

2) **LAX airline traffic** - since 2015 when the FAA adopted a new GPS flight management system, airline traffic has increased in our area, again, ruins the peaceful mountain tranquility for residents and recreational users. I have been recording screenshots of loud jet planes with an app, Flightradar24, identifies airline flight numbers and real time altitude. Some planes fly at approx 14k ft, not so bad. Most fly at around 10k ft, loud, and at night some big planes like 747 cargo are flying at approx 6k ft. That's only 4k ft above our mountain top, very loud. You are welcome to use the screenshots if you wish.

I sent a letter to the FAA requesting they consider higher flight paths as the rule, no response. This is a big issue with the surrounding cities as you might know, and has been addressed with no success to this point as it's the purview of the Federal government. But is not right and should at minimum be acknowledged in the plan as a problem.

**Short Term Rentals** - Crucial for some residents to be able to remain in residences. It is alarming to see the word 'prohibiting' in the draft NAP report vs 'regulating'. Why are you deciding this needs to be prohibited upfront and what is informing that decision?

1) **Needed family income** - I don't know about the wealth demographics of the North area vs Malibu, but I suspect there are a lot more households on this side of the mountain with very moderate means of income, including retirees like myself on fixed income.

I attended the July 9 2018 Malibu City council meeting regarding STR, as well as the recent scoping meeting on Aug 21 2018. and several interesting themes that were brought up. The most prevalent, that many residents like myself need the possibility of short term rental to



survive financially in this area, please do not cut us off from that option.

**STR Noise and traffic** - these are very valid concerns, and an enforcement arm needs to monitor any complaints, with a several month or more penalty ban on rentals from repeat offenders was a good suggestion. Several people mentioned there are sound monitors that can alert landlords if renters are violating the rules. It's just common sense and decency that neighbors don't want to disturb their neighbors with short term rentals, this is very doable if they are onsite. And penalties if they are not decent people.

**Onsite owners/landlord** - At the Malibu meeting it was mentioned there are hedge funds, outside investors, etc buying out houses for the express purpose of STR. This is a huge problem, is wrong, and should not be allowed in my opinion. Destroys sense of neighborhood and community, there should be some kind of rule that restricts STR to onsite owners.

**Rehab Centers** - Also destroys sense of community

As with investment funds buying houses and converting to short term rentals, I have heard there is an increasing number of houses being converted to Rehab centers, again purchased by outside investors. There are two just up the street from us, they are removed from our sense community, they are not part of our little neighborhood, they are not our friends.

**Street Racing** - a safety hazard for residents and recreational users

Related to the noise issues, the beautiful mountain roads are a favorite of boy racers from the city, motorcycle and car alike. Please check with the Highway Patrol and Sheriffs depts regarding the number of crashes on these roads. Our next door neighbor and his girlfriend were almost killed earlier this year when an out of control car spun off the road and slammed into their parked car, totaling it. They were sitting 20ft from their car, enjoying the sunset on side of the road, Mulholland near Malibu wines.

I have heard and witnessed many times when motorcycle racers will pass people on dangerous curves, endangering not only themselves and oncoming traffic, but the many bicycle riders that use these roads recreationally, myself included.

Again, I know this is a limited police resource issue or it would have been solved by now. But as with the noise issue, remote sensing technology with penalties may be required to really control this. Not an easy sell I know, like red light cameras, especially if they are seen as revenue enhancement for local government. However, it's unfair if you are planning to enact stricter environmental restrictions on residents, and then **not have to courage of conviction to deal with these serious external environmental issues that are much harder to solve.**

**Environmental Regulations** - please don't be too hard on the little guy

Yes that be me....!!....and most of the residents around these parts. We chose this property because we had read of some of the nightmare stories of people making even minor changes to their property in the Coastal Zone, we wanted nothing to do with it. And now you want our area to be more in 'alignment ' with those regulations.

Please allow some flexibility on the part of individual homeowners to have an appeal process to some restrictions that doesn't take 6 months to a year. Maybe include budgeting for a

people's advocate-like ombudsman who can cut through some of the red tape.

I consider myself an environmentalist and love this natural environment, which is why we moved here. I am horrified by the dismantling of the EPA under the current administration, withdrawal from the Paris accords etc. I appreciate and approve of the need to protect our environment, but sometimes the bureaucracy can be so heavy handed and unyielding. Again, maybe focus your attention on large, big money developments that really impact the environment, and cut the little guys some slack please!

Thanks, good luck, please feel free to contact me if you have any questions or request any resources I have.

John Krieger

**From:** [Joanne Ventresca](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** Environmental Impact Report  
**Date:** Thursday, August 30, 2018 1:16:49 PM

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Dear Sir or Madam,

I see on your website “The Department of Regional Planning is proposing a comprehensive update to the SMMNAP, to address important community concerns that have developed over time, as well as to strengthen existing policies to ensure the continued protection of environmental resources and the region’s rural and semi-rural lifestyle.”

To protect our semi-rural areas, there could be NO massive overdevelopments, i.e., Cornerstone and Agoura Village – you simply can not do both. Allowing three-story buildings when the ordinance is no more than two stories is a disaster in itself. This will completely obliterate and destroy all the views, there will be no more “Gateway to the Santa Monica Mountains” it will be a crowded nightmare as it is now in Studio City, Encino, etc., instead of a designated scenic highway.

The developers, by their own admission eight years ago, said these developments will bring in an ADDITIONAL 20,000 CAR TRIPS PER DAY! Where do they plan to put these cars and all these people? There simply is no room. This was eight years ago, I would predict even more than that today.

You must take all of this into account. This is going to ruin our town. I live on Kanan Road, we often can not get out of our own driveway as it is now. I can’t even imagine how bad this is going to be. The intersection at Agoura Road and Kanan Road is already a mess, but we have no other choice but to use it. Watch how much worse things get when the Fitness Center on Agoura Road opens.

You must also take into account emergency vehicles being stuck in traffic and the distinct possibilities of emergency evacuations (fires or earthquakes) for all the people who have no choice but to evacuate on Kanan Road. This city was never meant to have such high density and to allow developers to single handedly ruin what we have is unconscionable.

Thank you,

Jo Ventresca  
3950 Kanan Road  
Agoura Hills, CA 91301

**From:** [Karen Simonton](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** Opposed to further development in the Santa Monica Mountains  
**Date:** Thursday, August 30, 2018 1:17:45 PM

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To whom it may concern:

After living in the area for over 35 years, living through 2 Malibu fires, the death of my husband and various neighbors needing medical assistance at times, I have been greatly concerned regarding emergency services getting through on Kanan Road (running from Agoura Hills to PCH in Malibu).

I moved into what is considered the unincorporated area of Los Angeles 19 years ago.

During the summer months (May through August ) beach traffic can begin to build up a mile before the Kanan Road exit on the 101.

People 'in the know' are using Malibu Cyn and crossing over to Mulholland Hwy to now get to the beach.

Shortcuts are taken at Cornell Road and many newbies' are even driving on the wrong side of road!

Mulholland Hwy has become a literal racetrack in the summer months, killing all sorts of wildlife and endangering the lives of hikers, bicyclists, school transportation, and equestrians.

One day, it took almost 2 hours to get from PCH to the 101, normally a 20 minute drive.

Motorcycles fatalities/accidents have increased.

Caltrans putting in a light has caused major back ups on Kanan and I predict we will have a deadly accident at some point, as one comes up on the light without good visibility to see the backlog of cars ahead of you. Even the local police dept. have commented on this and told the public to contact Cal Trans but I for one have never had a response to my questions regarding safety.

This area is also known for various endangered and or threatened species of plant life and animals.

I do not work at the Los Angeles Zoo and am aware of conservation measures unknown to the general public that are taking place in these areas.

It is alarming to see that these random decisions are being made by people who are not even familiar with the area.

This is parkland, increasing the population of this rugged area is irresponsible and thoughtless on many levels.

Once ruined, it will take generations to fix, if even possible.

This is not an excuse for affordable housing either as we are talking about homes that will sell in the millions.

In this area, the police force and our fire dept., have a huge job policing and protecting the area as it is now.

Not only for our California population but for the tens of thousands of people that visit this area from other states and from out of the country.

I can not imagine how much more danger will present itself with the hundreds of homes being considered throughout the sides of Kanan Road and the thousands of more cars predicted by studies, in the Santa Monica Mountains.

Fire danger will increase dramatically, endangering the people, plants and animals that reside and visit this area on a regular basis.

Please have foresight.

We need you to have a vision for the future, not just for this local area but for the state of California.

People need green spaces for their physical and mental health.

We have very few true nature areas, free to the public, within easy reach

We are losing that here at an alarming rate.

I stand firmly opposed to this - and I ask those in the decision making process to visit the area, talk with police and emergency services, discuss the issues with conservation groups



and re-evaluate what appears to be a very reckless idea.

Thank you,

Karen Simonton

**From:** [Carolyn Brandon](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** NOISE POLLUTION from PLANES  
**Date:** Thursday, August 30, 2018 2:50:15 PM

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Thank you for the work you do and your inquiry as you plan ahead!!

We live at 3280 Van Allen Place, Topanga 90290, near the Top of Topanga, and are surrounded by the Santa Monica Mountains and trails at the end of Viewridge Drive.

PLEASE !!!!!!!!! include in your planning to look into the HUGE increase of NOISE POLLUTION over the past couple of years with the Metroplex project being implemented from jets flying directly over the Top of Topanga/Viewridge area.

We understand that Malibu, Monte Nido, Old Topanga Canyon and Pacific Palisades are also affected.

While we have a LOT of air traffic coming from LAX, MOST of the jets are coming and going to Van Nuys and even Burbank on occasion.

We understand that the new project Metroplex has outlined only a very narrow lane for the planes to now use which is what we experience now in the mountains.

They are flying VERY, VERY LOW FLYING and VERY, VERY LOUD right over our ridgelines at many, many times throughout the day and night very often with less than a minute apart.

They are most often on descend or ascent as they fly over our house and the engine whine is deafening, even being inside with dual pane windows closed.

It now sounds like we live at the end of a runway with nearly intolerable sounds and FREQUENCY (as often as 25 planes noted in a few hour span) and happening even up to 1:45 a.m. and starting at 4:30/5 a.m. again.

While we understand that overnight flights cost the flyer much more, it doesn't seem to deter much from the Van Nuys airport taking the same path over us.

We can spend hours (and have) reporting the Noise Complaint app on our phone for LAX and nearby airports as the planes come at times from 5 min, to 1 min, to less than a min apart.

This is NOT an uncommon thing!!!!

If it is disturbing much of our community of humans.

A wildlife biologist friend in Northern California said it must have effects on the wildlife as well.

When I inquired locally if there were studies done ahead of the new Metroplex project on the impacts, the local biologists say there had not been any done to date, but that they had heard many complaints as well about the increase in noise pollution in the mountains regions.

The other night at 11:45pm, a VERY LOUD WHINE jet was descending over our house and the SM Mountain trails across from us.

It was so loud and high pitched that a group of coyotes were set off by it and responded to the pitch by suddenly starting howling in response to the pitch and level because it was so close by.

In the 7 years of living in our house, we know coyote sounds well, but have not had such a loud, low flying plane pitch set them off to match it.

We are also now barely visited by coyotes in our area anymore.

This is a very large change.

We no longer see deer on the hillsides either as was usual.

The noise pollution from the jets every few minutes into Van Nuys at times is much louder than when sirens go by a mile away on Topanga Canyon.

We also are experiencing a large decrease now in birdsong in our area as well.

We now longer have what we happily called 'flying lessons' that were very common to see in the canyon and hills - the hawks teaching their young how to navigate the air currents.

We moved over 7 years ago into the beautiful Santa Monica Mountain regions to live among the animals, birds, nature and the quiet of the protected lands.

We are thrilled to see the Wildlife Bridge being built over the 101 fwy in Calabasas, but wonder about the effect it will have if the sky above is so heavily polluted by low flying, very loud jets one after another during many times of the day on most days.

Again, it is not only about the great increase of air traffic, but of the high pitched VERY LOUD whine as they descend or gain altitude from Van Nuys over the Santa Monica Mountains.

There have been many occasions that it sounds like they must be so low that they'll crash, and thankfully have not.

There have been many times that they fly over us so low that we can read the #s on the bottom of the plane and see the windows easily.

I have checked with Van Nuys airport in the past if they were doing construction on runways and only had one runway and path open at the time due to the repetition of the planes flying overhead .

They said that no, airport was all open, and this was the new Next Gen Metroplex plan in action.

We understand that we live near Los Angeles and that Van Nuys congratulates itself on being one of the busiest private and small commercial jet airports in the US now.

The new path of having a narrow lane in the sky for the jets to come in one after the other or leave one after the other over our protected parkland is a travesty for humans, let alone for the animals that live here.

We understand that the project went ahead and began saying it would benefit everyone, WITHOUT having done impact studies on communities nor wildlife in protected parkland where they now fly over with MUCH increased traffic and at MUCH lower altitudes than even allowed by the new Metroplex ( according to our community people with decibel readings).

If it is having a very large effect on the nervous systems of humans, we can imagine it is also having an effect on the wildlife and what their responses might be to such loud sounds so frequently putting them into biological alertness.

We understand that San Francisco area had similar issues and were able to resolve them.

We SINCERELY hope that will be the same for our wonderful Santa Monica Mountains both for the humans and the wildlife that reside here!!

PLEASE note that this is NOT about the Helicopters that are in service to our communities and the Santa Monica Mountains.

Nor is about the propellor planes that fly at higher altitudes.

It is STRICTLY about the effect of the jets coming and going mostly from Van Nuys airport and somewhat from LAX and Burbank.

We no longer live, nor hike in the hills to the sounds of the occasional high flying jets,  
We no longer live, nor hike in the hills listening to birdsong and the wind in the trees.

Thank you for presenting this as you move forward with the care of our wonderful areas.

Best regards,  
Carolyn Brandon & Charles Ciup  
3280 Van Allen Place  
Topanga  
Ca 90290  
(805) 338-7372

**From:** [Illece Buckley Weber](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Updates to the NAP  
**Date:** Thursday, August 30, 2018 3:10:15 PM

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To Whom it May Concern,

I serve on the Agoura Hills City Council and prior to being elected to the Council, I served for six years on the city's Planning Commission so the NAP is of the utmost interest to me. I write these comments, however, as a 26 year resident.

I would like the County to consider studying the following:

1. As development increases in the region, the impacts of rodenticides on our wildlife.
2. As development increases in the region, the impacts of the traffic on Kanan Road, Liberty Canyon and Las Virgenes Road. Please note that the City of Agoura Hills has a plan for mixed use development on Agoura Road and Kanan Road (over 225 housing units.)
3. As development increases in the region, the risk of fire danger and the need for clear evacuation routes.
4. As development increases in the region, the impacts on the quantity and quality of water.
5. As more vineyards are planted in the region, the impacts of pesticides and herbicides on our air, water, flora and fauna.

Thank you for your consideration.

Illece Buckley Weber



**From:** [Rhonda Zucker](#)  
**To:** [DRP.SMMNorthArea](#)  
**Subject:** Santa Monica Mountains North Area Plan  
**Date:** Thursday, August 30, 2018 4:25:21 PM

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My family has lived in Agoura and Agoura Hills for almost 30 years. We currently live in unincorporated Agoura, and are very disappointed by the current plans for Kanan Road and its vicinity. Kanan has always been a busy beach access road. It has now turned into a weekend and weekday rush hour traffic nightmare. The abundance of homes built north of the freeway and opening of wineries south of the freeway has substantially added to the daily amount of cars on the road. Now the City of Agoura Hills is leaning towards permitting the development of commercial properties that will add an additional 20,000 cars to roads that can barely handle the current traffic, not to mention the calamity that would ensue if this area had a serious fire or earthquake.

Please help curtail their development plans.

Thank you

Rhonda & Mark Zucker

Sent from my iPhone

**From:** [Ray Stewart](#)

**To:** [DRP SMMNorthArea](#)

**Subject:**North Area Plan comments

**Date:**Thursday, August 30, 2018 5:08:22 PM

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Hi as operator and owner of Triunfo Creek Vineyards since 1999 thru 2014 I wanted to share my comments regarding the NAP. At the County of Los Angeles' encouragement and the designation of the Santa

Monica National Recreation Area by congress I and my family since 1999 have endeavored to create recreational opportunities in the Santa Monica National Recreation Area staying faithful to the North Area Plan and it's guiding principles to "provide for both public and private recreational opportunities" (NAP pg II- 10) making significant investments by private land trusts holding land for future transfer to public agencies, "as well as entrepreneurial and family investments in private recreational facilities." (NAP II-12).

As host to charitable events, conferences and weddings Triunfo Creek Vineyards is often the first experience for young adults leaving the city and experiencing the Santa Monica Mountains for the first time of many times to follow. These 5 properties on 55 acres provide good jobs for many including the unskilled and the minimally skilled keeping them off the street as well bringing in enough income for them to chase their dreams.

We are responsible to our neighbors who are also zoned R-R having permitted a beautiful equestrian riding arena framed by an untouched stream as a buffer. We weed wack religiously, we encourage the fire department to hold drills on the property, we keep unfenced wildlife corridors, we've beautified the entrance to Triunfo canyon with landscaping and pastoral fencing, and we ridded the property of trash and thugs, one or more who was convicted of murder. And we monitor any sound coming from our properties to stay under the DB limit which while our neighbors are also in R-R zoning we use a lower DB limit which is the average of Commercial & Residential limits, limits which the county has confirmed we stay below both in planed and surprise tests.

We are the good neighbor but in situations where a neighbor has chosen Residential even though Residential is not a primary use in RR I find that the neighbor in this situation wants the RR zoned property either be residential as well or not do anything with their property. Towards this goal they use costly county resources to bully supervisors, planning departments, force costly sound tests and waste sheriffs time and money as they can call 100 times and never be right but there is no cost to them but it's an incredible form of harassment to the RR property. And here we are re-evaluating our rights because someone choose to live in an RR zone and they want to enforce as many regulations as they can on us to make us go away.

And now we are scared. This is our life, our livelihood. I ask that you consider the beauty and recreational opportunities we provide to the Los Angeles metropolitan region. Please feel free to come

for a site visit so we show you how we responsibly operate – [http://secure-web.cisco.com/1vmJytA6SQLU2HhNQU2GVdRR\\_c97RQhmnhCOygCXhg\\_rtJy\\_hz1cswDuJB1y5t8di7UVsjFTx36NjJvi0QkJZCFfX2XO9RNUCyLMVBPKVDD6uLSo7hN3aDFCXCHwkLsyRAzH9ld4wtCEjEFesalwCK1DKtXiawRp5iwMz0y7pFfq37uP1277wb1neRHYetipJsFsYxxcSwywxwY2MXLuRsavo3ywesVfglyF-GeCdYHb44fAgHRekSrzRDT\\_s0GXnxMbUsCW3zRcZCnneYK8w-3pQikB9cLsFnfdgcz-KIEcKxMA\\_mwABSSDsWixGOtcAOTNLOV3cDD6rZfyLwHQ6yUWiL0zaS4qS\\_ryF\\_SAZFPnXH119YpcWYqW2qLca09y7rfNerDffZctsJYhZhr9GnubSZxjL1UKlap7D6lxlIKU/http%3A%2F%2Fwww.TriunfoCreek.com](http://secure-web.cisco.com/1vmJytA6SQLU2HhNQU2GVdRR_c97RQhmnhCOygCXhg_rtJy_hz1cswDuJB1y5t8di7UVsjFTx36NjJvi0QkJZCFfX2XO9RNUCyLMVBPKVDD6uLSo7hN3aDFCXCHwkLsyRAzH9ld4wtCEjEFesalwCK1DKtXiawRp5iwMz0y7pFfq37uP1277wb1neRHYetipJsFsYxxcSwywxwY2MXLuRsavo3ywesVfglyF-GeCdYHb44fAgHRekSrzRDT_s0GXnxMbUsCW3zRcZCnneYK8w-3pQikB9cLsFnfdgcz-KIEcKxMA_mwABSSDsWixGOtcAOTNLOV3cDD6rZfyLwHQ6yUWiL0zaS4qS_ryF_SAZFPnXH119YpcWYqW2qLca09y7rfNerDffZctsJYhZhr9GnubSZxjL1UKlap7D6lxlIKU/http%3A%2F%2Fwww.TriunfoCreek.com)

Thank you very much,

Raymond Stewart & family



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/30/18 Name: KIERAN HEALY  
Telephone Number: 818-706-0555 Affiliation (if any):   
Address: 31550 LOBO CYN RD, CORNELL, CA 91301  
City, State, Zip Code:   
Email: KIERAN@THE-HEALYS.NET Prefer paperless (email) notification? ☒ Yes ☐ No  
Comment: PLEASE SEE ATTACHED.

THANKS Kieran Healy

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov). Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.

Kieran and Debra Healy,  
"San Patricio"  
31550 Lobo Canyon Road,  
Agoura,  
CA 91301-3417.

September 30<sup>th</sup> 2018

Re: EIR Scoping.

Dear Ms. Gutierrez,

The RR Zoning on Triunfo Canyon Road needs to be completely updated it has a ridiculous range of uses from a prison to the much hated "Dance Pavilions". Most of these Dance Pavilions have been converted from Equestrian facilities as they make far more money that way. I have no problem with weddings being held in this beautiful area, but the extreme noise in addition, traffic in a single ingress egress situation is an intolerable result. I imagine this zoning was written decades ago, in a possibly more genteel time, when loud, bass thumping music and crowds whipped up by a screaming MC or DJ were not the norm. If the county cares, as they say they do, about Wildlife and Habitat the continuation of this disturbance to people and animals is not a good match to preserving the area. Our complaints are well documented so I will not rehash them but the RR Zoning must be more restrictive and rid the Santa Monica Mountains of this scourge.

Yours respectfully.....Kieran Healy



**From:** [Debbie Healy](#)  
**To:** ["TLC Board"](#); ["Residents"](#); [DRP SMMNorthArea](#); [sheila@bos.lacounty.gov](mailto:sheila@bos.lacounty.gov); ["Englund, Nicole"](#)  
**Subject:** RE: Brookview Letter.pdf  
**Date:** Thursday, August 30, 2018 7:40:07 PM

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To Whom it May Concern: ESPECIALLY THE COUNTY BOS AND BROOKVIEW RANCH:

I am both awed and amazed that Brookview Ranch would have the unmitigated gall to send the attached (via US Postal Service snail mail) this letter regarding their Event Facility, and what they are doing to make things 'better.' The fact that receiving this letter the DAY BEFORE comments are accepted at the County level is laughable.

I have many concerns with what this letter says:

September 19, 2017. The BOS approved a 10-month moratorium on establishing special event venues or expanding existing venues. I was on the Board of our Community Association. I, too, attended meetings at the County BOS, where we told this moratorium would prevent venues from having events on NON-PERMITTED dance pavilions. Brookview, to date, has ignored PERMITTED DANCE PAVILIONS.

September 26, 2017. Should have received many more than one Notice of Violation.

April 2018. They state they have conducted a 'door-to-door survey at least three times. I have MANY friends in the canyon and have spoken to NOT ONE PERSON who had EVER been contacted by their so called outreach person. As a matter of fact, if they were able to snail mail the attached letter, why could they not have snail mailed THEIR ATTEMPT to get input from the community before the deadline.

July 5, 2018. We have lived in the canyon almost twenty years. The twelve foot section of the Ranch's wall HAS NOT been in the same location since 1994. I know, because I have lived in these canyons twenty years and walked my now adult boys across that bridge. At best, that wall has been there since 2002. Why does this letter state that on July 5, 2018 the covenant was signed. Yes, the wall has been demolished... But did you, Brookview, deliberately hold back on sending this letter until today?

Cigarette Smoking. This also is laughable. Great that Brookview has smoking receptacles that they think will prevent smokers "from discarding their cigarettes out of windows along Triunfo Canyon Road when they leave our venue." THIS IS A HIGH FIRE AREA... ARE THE RECEPACLES ALL ALONG THE ROAD TO KANAN...? I think not.

Sound: We live approximately 1 mile from the venue and hear noise and music EVERY NIGHT OF EVERY WEEKEND at best. . We can name the songs and have heard it after 10pm.

Exiting Venue: I have NEVER seen any sign of a traffic controller of people coming either in or out of the facility. What I have witnessed is u-turns in the middle of the road, cars pulling out and in unsafely, the gates being closed immediately upon beginning of event to prevent police response to calls about noise.

In the end... Brookview: YOU HAVE "INTERFERED WITH THE TRANQUILITY OF THIS SPECIAL PLACE."

Your letter has done nothing except clarify your selfishness of the dollar vs. a way of life the members of our community have chosen to try and live theirs.

Respectfully,

Debra Healy

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This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: AUGUST 29, 2018 Name: \* JAMES J. FORBES  
Telephone Number: \* 818-889-1614 Affiliation (if any): \* \_\_\_\_\_  
Address: \* 2775 TRIUNFO CANYON RD.  
City, State, Zip Code: \* CORNELL, CA 91301  
Email: \* JJFORBES@MAC.COM Prefer paperless (email) notification? ☒ Yes ☐ No  
Comment: \_\_\_\_\_

PLEASE SEE ATTACHED

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to  
smnortharea@planning.lacounty.gov. Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.

August 29, 2018

Scoping Comments of:

James J. Forbes  
2775 Triunfo Canyon Rd.  
Cornell, CA 91301  
(818) 889-1614

To Whom It May Concern:

The following reflects my personal perspectives regarding the Environmental Impact Report for the update of the Santa Monica Mountains North Area Plan and Community Standards District.

I have been a resident of the Triunfo-Lobo Canyons area in Cornell since 2000. We are a unique, diverse and fragile ecological area that is home to far more wildlife than human life. My neighbors and I are acutely aware of our responsibilities as stewards of this land.

Beginning approximately June 2012, our area has been invaded by outdoor event venues, primarily wedding facilities, that have had only an extreme negative impact on our environment; our air, water, wildlife, ecology, as well as the health and safety of residents.

What's even worse, because of the sketchy, at best, methods these venues have come into existence, there is virtually no oversight or inspection of their activities, including existing fire, environmental, health, public safety, planning and building regulations that govern the rest of us.

These venues operate in a vacuum that mirrors the non-permitted activities that led to the Ghost Ship disaster in Oakland that claimed 36 lives, and a tragedy of similar or even larger proportions is more than plausible to our community.

On any given weekend night, often all three, our community is inundated by wedding guests that more than quintuple our population. This includes hundreds of vehicles belching pollution, artificial lighting down the canyons in violation of existing limits governing the "Night Sky Ordinance," extreme, objectionable noise that scatters wildlife away and human's indoors, culminating with (often inebriated) guests flooding onto our small winding roads, often seen turning into the canyon as opposed to the lone exit toward Kanan.

The governing ordinance of the current SMMNAP, Title 22, provides no cover or provision for this activity. An arbitrary written determination in January 2016 by the then Director of the Department of Regional Planning created a loophole by allowing wedding and other outdoor events by virtue of being granted a "Dance Pavilion Permit."

A "Dance Pavilion Permit" is a "permitted use" in the R-R zone, but there is absolutely no definition whatsoever of what that means, not a single word. And in his arbitrary analyses, even



the former director acknowledged it does not provide for weddings or other amplified outdoor events.

When the Los Angeles County Board of Supervisors unanimously approved a moratorium of existing and expanded "Dance Pavilion Permits" three times beginning in August 2017, and most recently extended it in May 2018, Supervisor Kuehl, in large part, based her motion on the opinion of County Counsel.

County Counsel acknowledged that those entity's obtaining this permit for the purposes of holding outdoor weddings, are 'circumventing' the intent of Title 22.

This is why your work is imperative.

As there is no definition of a "Dance Pavilion Permit" there are no standards, and thus **no inspections** to ensure compliance. In a nutshell these are rogue, barely regulated, or inspected, operations.

I urge the following be included in the updated SMMNAP and Community Standards District:

- All such commercial outdoor activity such as wedding venues be **specifically** regulated:
  - This includes CUP's, necessitating public input and comment
  - Specific consideration of the unique challenges of each community
  - Including density, topography, access and viability of handling crowds
  - Specific limits on # of facilities given the size and access of each community
  - Limits on frequency of events
  - Limits on how many venues can operate simultaneously on any given day/night
  - Public Calendars of all events so the community is aware
  - Specific Enforcement Provisions for violation of the "Night Sky Ordinance"
  - No outdoor amplified sound
  - A scientific study of Triunfo Lobo's "normal" ambient dB levels
  - An ordinance that prohibits dB levels more than 2 dB above established ambient
  - Mandated, approved traffic control for events expecting more than 20 vehicles
  - Mandated evacuation plans submitted by venues
  - Mandated evacuation plans in conjunction with the community
  - Mandated certified evacuation expediter on site for each event
  - Emergency notification plan by venues to alert community of currently occurring safety issues:
    - In the past 2 years, venues have experienced the following:
      - A hostage stand-off
      - Cars spontaneously exploding in its parking area
      - Wrong way and erratic drivers
  - Health Dept oversight ensuring food & alcohol by permitted vendors only
  - Fish and Wildlife oversight ensuring no negative environmental impact
    - Every existing venue: Straddles Triunfo Creek



- Causes thousands of cars to cross Triunfo Creek
- Butts up against protected habitats and parkland

These are each common-sense provision's protecting the environment, the community and unsuspecting guests, all. Not only do I urge they be included in the updated SMMNAP, but hope the County recognizes the urgent need for these issues to be addressed immediately.

Thank You.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a final flourish.

James (Jim) J. Forbes

**From:** [Steve Gilbard](#)  
**To:** [Anita Gutierrez](#); [Nicole Englund](#); [DRP SMMNorthArea](#)  
**Cc:** [Residents](#)  
**Subject:** EIR damage from Nighttime Wedding businesses  
**Date:** Thursday, August 30, 2018 10:01:10 PM

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RE: North Area Plan EIR Scoping -

The EIR Scope must include intense study into the general damage that is done to the environment by the large scale nighttime Wedding and Event businesses as part of the review for the new North Area Plan. These operations need to be eliminated within the soon to be updated North Area Plan unless they can fully mitigate all damages they cause weekly, which is fundamentally impossible. There is an absolute need to include studies of multiple environmental areas at several levels within the EIR Scope as to the massively disruptive conditions these activities introduce into the North Area Plan.

The letter that arrived today from Brookview Ranch, sent out with likely careful timing, is a thinly veiled attempt to sway the comments of the community regarding the how these activities, under the guise of a Dance Pavilion are "good neighbors" and how they care about our rural lifestyle and unspoiled canyons. I can assure you, living with the damage to the environment caused by the music, yelling, honking horns, light pollution, traffic and the real danger of hundreds of people who have no idea how fast a fire in these canyons can turn the entire canyon into a brutal inferno with no way out requires study. Each of these annoyances is a true environmental issue and needs to be researched within the scope of the EIR for the NAP.

For the record, being the closest house to the location of the licensed "Dance Pavilion" I have never seen a single event take place under that covered space (the licensed space). Therefore the claim that they are working within the permit is false and the EIR for the new NAP needs to focus on violations that effect the environment and the communities as the most egregious type of behavior and further the EIR needs to find ways to put teeth into the code, updating what is currently a very poorly written set of statutes that provide for almost no recourse for the damage being done to the environment we live in. The LA County Sheriff's Department has repeatedly told residents that they have little to no codified statues to enforce. The EIR and the NAP need to fix this so that activities that have negative environment impact can be stopped by the Deputy Sheriff's when they are called come out. Better yet the cause needs to be eliminated.

Furthermore, while this and other commercial locations have been cited, some more than 18 months ago (by Nathan Merrick from Regional Planning) for violation of the Los Angeles County Rural Outdoor Lighting District (Dark Skies) ordinance, they have done nothing to mitigate this violation and the EIR must investigate the environmental damage done to the region by the intentional avoidance of complying with both citations and fully ignoring the requirements of the Dark Skies ordinances, again with the intent to make enforcement of the statues possible.

*....and here is where they try to blame you, Region Zoning and LA County...*

The letter bellow from Brookview Ranch, delivered to the community today, also speaks for itself as to the arrogance and disregard Brookview has for the community, the law and the process - basically they will continue to try to blame what they can on the county and

Thank you  
Steven Gilbard  
3030 Triunfo Canyon Road  
Agoura, California 91301

//signed//

Steven Gilbard

3030 Triunfo Canyon Road

**From:** [mallinger](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Eir for the North area plan  
**Date:** Thursday, August 30, 2018 11:23:20 PM

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Please do something about the new FAA flight plans going over all of the Santa Monica recreation area including the National park and State park. It is non stop. It intrudes on the idea of what the recreational area is supposed to be used for. To allow people to leave the urban environment and have peace and quiet skies. The noise pollution has become deafening. There was no notice for this change nor consideration to the parkland and open space. The impact on wildlife needs to be considered. It had been researched that intense jet noise has severely impact on wildlife. We have already put them in harm's way with us living so close now driving jets non stop over head.

Sent from my Verizon, Samsung Galaxy smartphone



**From:** [Nick Lorenzen](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** North Area Plan / EIR  
**Date:** Friday, August 31, 2018 8:01:54 AM

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To All Concerned,

I am writing in hopes that all voices are heard and considered in the matter of the upcoming decisions being made to the North Area Plan and EIR.

I am one of two owners, along with my wife, of Triunfo Creek Vineyards - the very first property as you enter the Triunfo/Lobo Canyon community. I would like to share my thoughts so that not only those in opposition can speak and so that truths are brought to this matter instead of just the opinions of some members of the community.

### **Zoning and Land Use Entitlements:**

My wife's family purchased our land in 1999 with an RR zoning with the intent to use it as such. My wife and I bought this land from her parents in 2014 with the same intent. We all had done our research and educated ourselves in zoning rights and all of the many uses and operations that are allowed, in which we are currently operating.

We are neighbored by RR zoned properties on either side, who also use their properties as such intent and purpose.

Across Triunfo Canyon Road from us are residents on Agricultural zoned properties.

All of which have purchased land and used it for legal and approved purposes per the zones in which they lie on. I do not think it is fair for a couple of neighbors with louder, more consistent and perpetual voices to persuade the county, the sheriff's and all other community members to believe that our property, specifically, is violating any laws or restrictions. I can assure you the we are in compliance with the North Area Plan and the county's rules and restrictions that pertain to RR zoned properties, and anything that has come up in question has been addressed and fixed within a timely manner.

### **Permits - Existing and upcoming:**

Dance Pavilions has been a hot topic and under much debate. The handful of neighbors in opposition continue to argue and complain about the weight in which these permits have. Our property uses these permits in the way that they were intended. We rightfully conduct events in the area permitted and use them in the level in which they restrict. We have also followed the additional requirements in which you are allowed to operate with a dance pavilion i.e. installing parking and handicap requirements, fire codes, etc.

CUP - We have had a CUP for special events in the works for about 4 years now. There has been much improvement done to capacitate what we ultimately are wanting to do, and we work very swiftly and openly with the county to insure safety and proper functionality. Any decisions or restrictions made during the upcoming EIR / NAP should not take away what we have been working towards in re: to our CUP. We have been working towards something with many restrictions and implications, so if there are new rules, they should not apply to

those that we have been working for - rather they should apply to any NEW applications.

### **Environmental Impact:**

Another hot topic. We want you to know that we have always kept the environment, wildlife and light as a high priority. We have a wildlife easement, corridors and watering stations and care for our wildlife extremely.

We have a great relationship with the fire station and allow them to utilize our property for any drill or training purposes, as well as using our property for a base camp during any wild fires. We are in constant communication with them with upkeep of the property and any safety things that we can do to help them and our community.

We have met with the county departments and worked together over the last several years in ways to minimize impacts on the natural environment.

### **Safety, Noise & Light:**

We consider safety of the upmost importance to ourselves, our community and our clients. Numerous actions and regulations have been implemented into property to keep those on our property and those in our community safe. We have worked with the county on traffic studies and emergency plans. All of which are included in our CUP. We work with the sheriff station and fire dept for all traffic, safety, evacuation plans. Traffic and clogging up the one exit to the community has been brought up by the neighbors on countless emails, and meetings. We take all those thoughts and concerns very seriously. Our property is the first into (and last out of) the canyons, however that does not mean that we are the first to leave or the ones who will be clogging the exit for everyone else. We have another exit gate that is on Kanan road, which would be an emergency exit plan for any people/vehicles on our property. It could also be an exit for any properties on the north end of the creek. We also have an easement through the eastern neighbor for emergency exit as well. So please know that we have plans and procedures that do not and would not affect the rest of the community in the canyons negatively.

- On a side note, there is another exit at the back of the canyon that nobody ever seems to take into consideration. This exit is a dirt road that is not easily driven unless one has a all terrain vehicle. I suggest that in the potential revisions to the NAP, that this road/exit is improved so that there is an additional exit in case of emergency, and then many of the concerned neighbors could have a little more reassurance in the exit plan.

Noise is something that we stay on top of religiously. Not only do we have professional equipment that limits output, we have multiple DB readers around the property's edges monitoring noise everyday. Data over the last several years shows that we do not violate. To further insure that we stay within the level's, we take an average of RR zoned acceptable levels, along with Agricultural zoned levels. This is out of respect to our closest neighbors to the south and to make sure that we do not exceed or risk going into violation.

- I should note... Often we see emails and complaints about noise. Often it is during evenings where our property is not the only one hosting an event. During these instances, our data from DB readers continues to remain within the limits at our property lines from the noise produced on our property.

- We have passed multiple "noise tests" conducted by the county, both scheduled and without our knowledge.

Light studies and measures have been ongoing at our property. We have addressed these in our CUP and throughout the duration of our presence in the canyons. To my knowledge, there are no violations or concerns to this matter.

**Conclusion:**

In conclusion, my family purchased, uses/operates and plans to use/operate our property under the zoning and permits in which we have worked so hard to obtain and fight for what has existed throughout the duration of owning the land. If new restrictions are set into place that restrict us from using the land as it has always been intended, it will deeply affect our income, our family and our community. The property use & value would be nothing without what we have worked so closely with the county to get to where we are today, and where we want to be when our CUP is completed. We strive to not only meet guidelines and restrictions, but surpass them in order to stay within our rights and limits. We fully support the North Area Plan, and EIR - we just want to be able to continue working with the county and community under the existing code from when we submitted our CUP application and continue moving forward with a property that brings in economic and recreational benefits to our lovely Santa Monica Mountains and has always been in the county's and our interest.

Please do not only listen to those few members of the community who argue and complain. Please listen to all of us. We all purchased our properties with full knowledge of what existed nearby and what potentials each property could be one day. Please do not punish us who are utilizing the land use/zone for what potential it is worth and those who continue to abide by the existing rules and limitations in which the county implements.

Sincerely,  
Nick Lorenzen

Triunfo Creek Vineyards

2714 Triunfo Canyon Rd.

Agoura Hills, CA 91301

**From:** Carrie Carrier

**To:**

Hello,

I wear many hats and have tried to amass concerns related to a large number of diverse issues. I urge you to include the following items in the North Area EIR:

**INSISTENCE ON NONTOXIC APPROACHES TO LAND/VEGETATION MANAGEMENT IN PUBLIC-PRIVATE SPACES (Including roads and parks)**

Please require that any/all "restoration" projects or "invasive species" campaigns be conducted in an environmentally friendly manner that **fundamentally precludes the use of toxic pesticides/herbicides**. Any projects undertaken in the name of "environmental protection" should not involve the use of toxic chemicals. Further, any such "restoration" campaigns should minimize the destruction of any valuable habitat for wildlife. Extra care should be taken to protect any and all tree species unless it can be proven that they pose an imminent threat to humans, wildlife or structures.

**NEED FOR STRONGER PROTECTIONS FOR VULNERABLE/DISABLED POPULATIONS**

Please include discussion of certain sensitive/vulnerable populations in the North Area, including but not limited to:

(i) individuals suffering from Environmental Intolerance/Chemical Sensitivities (this includes those grappling with a heightened sensitivity to toxic exposures/pollution as well as those sensitive to EMFs (electromagnetic radiation) and impacts placement of cell towers and so forth, agricultural and industrial pollutants/emissions, traffic exhaust burden, etc.

--> Many highly vulnerable populations seek refuge in the pristine and environmentally clean area of the Santa Monica Mountains because there are precious few areas left that are appropriate/safe for these individuals to inhabit. Many of these people cannot live in more developed areas due to significant health challenges related to their environmental exposures (which must be kept to a minimum). Hence, I would urge the environmental consultants and Planning team to add research into and discussion about adding extra protections for these vulnerable people (often to the point of partial or full disability) in the North Area Plan.

--> Such protections could include limits on the kind of activities and projects that could be undertaken in areas near people who register themselves with the County/State as having an EI/chemical/EMF sensitivity or disability. There needs to be more remedies and recourse for people with severe EI who are struggling to survive and live independently in the world. Such protections also enhance the overall environmental/air/water quality of the area and protect sensitive wildlife species.

**For more info about this special population, see:** [http://secure-web.cisco.com/1Yok5pmC-](http://secure-web.cisco.com/1Yok5pmC-QRq2g5Gl_gf_qVmH7d4-pBtEC6t4mZO4kXLG2wFlmXUCTr6_I7I5kabl89GPJnF8p07pJSLbwLkAshRpsTq1urXvgnTBhAroSn_tqLthiwQwLzT6b9pDqCUX1QQ3WnhjThlQO9CsstMNuhDOIEtw3EJJb3V0AaahC9xcWkrymClGzuyiTc_Fz6W51DIVELIKH3BHPgWTy2riMXVRz8FDDxSEZzrq50qN4tdSKK7U4bQfWOENfkjLKI6jkGasnJM7UQm8ICjCRDkG8NP5eM2CW0Wjlpuwr_moMsZd-XQUrhtCUFbKz3898kR1gkqhmcK1S5JrOn6LifD_TLMQYvHsd6y-OWpVLO22kCzzox7EE_V0DLCnlbt8EV1kz9u60BQEotfmKydvOUMPMym8Ae5GVEt9SH-2mctIJ2Wiz6W1b9LeyYit44IXe1gkSuMVRDXewYwC1hZ34TA-w/http%3A%2F%2Fwww.ilru.org%2Fsites%2Fdefault%2Ffiles%2FMCS%2520FINAL.PDF)

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**THE MYRIAD BENEFITS and ECOSYSTEM SERVICES THAT NON-NATIVE TREE (and other flora) SPECIES PROVIDE** (esp in a warming climate experiencing more extreme weather patterns)

Any "restoration" or fire "prevention" campaigns must include a full discussion (conducted by those well versed in this area and those who do NOT have a grant/\$-based incentive to remove trees) of the full benefits provided by any/all trees in the Santa Monica Mountains. Too often there is a pejorative presumption about non-native species that needs to be placed in a greater human-social-environmental context. We do not live in a vacuum. Per Darwin and standard evolutionary theory, species migrate and adapt over time and space. Further, ecosystems do (and actually must) change over time. Rigid adherence to "nativist" ecological paradigms is simplistic, unrealistic and likely counterproductive and harmful over the long term.

**Good article about this general concept:**

[https://secure-web.cisco.com/16UZaBnmFuUXj5sCPXzTi7t5fK2brcvmIEtNVXjnU6AKq8WDOu14TURJZT3NpLg7gSVJbCJv aD3uYYuUUbSBeareZdJwlr8z3wLWxRLHT4k7rd2ZLrYNYNOV1DVDRI1-77zEuu1FvxSP5leO-EKbsBKyTNntEEENVoQ9J0Xvxblj92WQFfOmnLj-nsuoRwJA7s9wmzOGKTPZea2jndb50S2OfaaDQPHGla1KO0EKlIKI3r5dA474zSvrF7TX2XMLrki8SuFG-cjszpwKsDIFo2nSnm1kiWV7Uu9gkANQFUSkiw2nQgo2kuymEW6xIKi\\_fCTq39kGP5I3\\_pOy8DFkFWE9rFog VtwQuouEk4U8jagpCPm4ufKE\\_lxnw6FidCx8n4HsnKf3Eny94FaopN1xbFy8aWWInAlhXsEVYcJUR4MBD6v d3gCMz5vEcbO8Hk7\\_pFp\\_SgHBI\\_oxiWaxCcA/https%3A%2F%2Fwww.nytimes.com%2F2016%2F03%2F0 1%2Fscience%2Finvasive-species.html](https://secure-web.cisco.com/16UZaBnmFuUXj5sCPXzTi7t5fK2brcvmIEtNVXjnU6AKq8WDOu14TURJZT3NpLg7gSVJbCJv aD3uYYuUUbSBeareZdJwlr8z3wLWxRLHT4k7rd2ZLrYNYNOV1DVDRI1-77zEuu1FvxSP5leO-EKbsBKyTNntEEENVoQ9J0Xvxblj92WQFfOmnLj-nsuoRwJA7s9wmzOGKTPZea2jndb50S2OfaaDQPHGla1KO0EKlIKI3r5dA474zSvrF7TX2XMLrki8SuFG-cjszpwKsDIFo2nSnm1kiWV7Uu9gkANQFUSkiw2nQgo2kuymEW6xIKi_fCTq39kGP5I3_pOy8DFkFWE9rFog VtwQuouEk4U8jagpCPm4ufKE_lxnw6FidCx8n4HsnKf3Eny94FaopN1xbFy8aWWInAlhXsEVYcJUR4MBD6v d3gCMz5vEcbO8Hk7_pFp_SgHBI_oxiWaxCcA/https%3A%2F%2Fwww.nytimes.com%2F2016%2F03%2F0 1%2Fscience%2Finvasive-species.html)

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[http://secure-web.cisco.com/1anRuIb5agHEbBG9c7ll8vk85IHELXWeuT2xuH5bGZpSqN6sYWv-g9gdi0ydWL4fNnlWVKDPp6b0uPM5kkUSWM34-xdYAhSBmX-jcINPWEdg3XyC7XTzuuIKp3egEOSedJxwyebNsTQyozQOLixTHs2pk28Mmhe8xZs7ZIRuYNww6XPNG39fRa HCf7x3IzNKJ2j9HgSZVQDKnWC9s1btdskZBExJY0AYRdTAENqVv0WCbx4FFM-SrNK6q-USCX3ix1tEO-u9mQlihi7kc-OYIsXFr3aFjioREFZxrO5LjrbNkRkafnmIM6xJYU8R61NgcNyqq9IqzAVih5J5gl91OiSgctdbmbnvzwvgcpHi3gV jES0SA61ry5265JEdHdo3cd6vzZ\\_frha7mngKoLYMQUidhjDafDUuyeaMc46hWx4tDdZZzGyzgj2P\\_n3smQv UmmK-CzdakmQ4RJ8vgFEfAgg/http%3A%2F%2Fwww.state.sc.us%2Fforest%2Furbben.htm](http://secure-web.cisco.com/1anRuIb5agHEbBG9c7ll8vk85IHELXWeuT2xuH5bGZpSqN6sYWv-g9gdi0ydWL4fNnlWVKDPp6b0uPM5kkUSWM34-xdYAhSBmX-jcINPWEdg3XyC7XTzuuIKp3egEOSedJxwyebNsTQyozQOLixTHs2pk28Mmhe8xZs7ZIRuYNww6XPNG39fRa HCf7x3IzNKJ2j9HgSZVQDKnWC9s1btdskZBExJY0AYRdTAENqVv0WCbx4FFM-SrNK6q-USCX3ix1tEO-u9mQlihi7kc-OYIsXFr3aFjioREFZxrO5LjrbNkRkafnmIM6xJYU8R61NgcNyqq9IqzAVih5J5gl91OiSgctdbmbnvzwvgcpHi3gV jES0SA61ry5265JEdHdo3cd6vzZ_frha7mngKoLYMQUidhjDafDUuyeaMc46hWx4tDdZZzGyzgj2P_n3smQv UmmK-CzdakmQ4RJ8vgFEfAgg/http%3A%2F%2Fwww.state.sc.us%2Fforest%2Furbben.htm)

**SIMPLISTIC ASSUMPTIONS ABOUT FIRE RISK AND NON-NATIVE TREES**

Plenty of native species are highly flammable (e.g. the California Bay Laurel). Well-watered Eucs have been shown to act as fire breaks during actual fire events (e.g. the Angel Island Fire of 2007). Many of our assumptions about fire ecology are overly simplistic, misguided and seem to revolve around industry-promoted research and biases that promote forest destruction and further timber, as well as herbicide, industry interests.



**Further reading:** Interesting blog articles on this site that cite a wide array of credible research. Very well done and incisive (even though in blog format):

[https://secure-web.cisco.com/1E2OHYtaf-qWh5JOk5WS3uy-YdkBH8Kn5dD6Ajf5U8nJeeVGgQfgqseFmR9Fzmg-cVA2UhmOUYfnhsMCVLR6vCG9h9WNvZXwCAj1WTSVOz19SiZvTI87t62tx59sCvHWIwXp447cgONW85jjPWZWOJrG6YzApJ9l1wWfQ5gk0ik4qaZ9lhXVGau2U-ileU2sci1B5zqPEDnoadt8SV3ez\\_8fTZ\\_Js87o56NEmnyM2pFC64\\_oA1DUKI3I\\_NYtP\\_tGiVLC0jwPACWdnyLy-cEmcjW13Z9qtolvMpl5sIB1XDp6TjGFeE3Ihc9HX4e6luV75kXXaA04iWnZyRcusYFBSuQOMOV2xT8quOp-FkHAW54IFE6fq5luXhi8R\\_RnwsxQJCzeFxmSLa9kf7OP-gJCCIVbq14y2MRmTe\\_BzfdaNy1CGMoVn6p7fTLvCflw80Umh-48jEAxf9588mYV8miYEg/https%3A%2F%2Fsutroforest.com%2F2010%2F03%2F03%2Feuca-phobia-and-fire-myths%2F](https://secure-web.cisco.com/1E2OHYtaf-qWh5JOk5WS3uy-YdkBH8Kn5dD6Ajf5U8nJeeVGgQfgqseFmR9Fzmg-cVA2UhmOUYfnhsMCVLR6vCG9h9WNvZXwCAj1WTSVOz19SiZvTI87t62tx59sCvHWIwXp447cgONW85jjPWZWOJrG6YzApJ9l1wWfQ5gk0ik4qaZ9lhXVGau2U-ileU2sci1B5zqPEDnoadt8SV3ez_8fTZ_Js87o56NEmnyM2pFC64_oA1DUKI3I_NYtP_tGiVLC0jwPACWdnyLy-cEmcjW13Z9qtolvMpl5sIB1XDp6TjGFeE3Ihc9HX4e6luV75kXXaA04iWnZyRcusYFBSuQOMOV2xT8quOp-FkHAW54IFE6fq5luXhi8R_RnwsxQJCzeFxmSLa9kf7OP-gJCCIVbq14y2MRmTe_BzfdaNy1CGMoVn6p7fTLvCflw80Umh-48jEAxf9588mYV8miYEg/https%3A%2F%2Fsutroforest.com%2F2010%2F03%2F03%2Feuca-phobia-and-fire-myths%2F)

### **TRAFFIC**

Traffic has so many dimensions that impact one's quality of life. From the fire danger that excessive traffic places in a rural area with one main escape route and the health risks it poses from car emissions to the economic drag it places on our productivity, traffic needs to be fully evaluated and assessed with a maximum carrying capacity established that protects our local residents and businesses.

### **AGRICULTURE AND EXCESSIVE WATER USE, PESTICIDE USE AND MONOCULTURES**

The profit potential in two kinds of crops (grapes/vineyards and cannabis) have the potential to wipe out the Santa Monica Mountains as we know them and create environmentally harmful monocultures that exacerbate an intense future of near-constant drought as well as eliminating crucial habitat for many highly vulnerable wildlife species. Agriculture also seems to go hand-in-glove with intensive and regular pesticide use, air pollution from pesticide drift, run-off from fertilizers and pesticides-thereby directly exacerbating water quality issues. While growing a handful of fruits and veggies on one's property is fine, I think agriculture should be curtailed in the North Area to prevent the same issues that we see in our ag-dominated areas of the State. In general, people will try to use their land for the most lucrative purpose. If we don't place strict limits on vineyards and cannabis growers, what you'll see is mass land conversion for profit. Our environmental consciousness and sensitive areas will be sacrificed en masse, never to be recaptured.

### **AIRBNB EXPLOSION**

The NAP and Zoning Code already provide for bed & breakfasts through a fee-funded CUP process that requires applicants to go through a robust review for even small establishments. I see no reason to eliminate that and allow people to create B&Bs without proper review around things like parking, fire safety, septic system capacity, loss of long-term rental housing for residents, noise, etc. If we do not require a thorough review of B&B's, we will be inundated with B&Bs and face a number of issues as a result (especially as regards car-choked narrow streets, noise, litter, fire evacuation issues, etc). A robust review process keeps the number of establishments to a reasonable level, protects the residential character of the area, and ensures compliance with all public safety rules and environmental standards.

**Some useful research sources:** [http://secure-web.cisco.com/1k9fby\\_3stgSrp32sy-QfCiYcwLLEY-DTCk3KPw1076ndyiLIM1p5\\_jQJNmcr5pxFQuIDE-aw0zzlB0R4eQD5--yDqUe3ETvbTNu2GJMLuyaPaPhBCABEp3HLuF0BV4RS0iaEd3TTmZnkRs6uz\\_uwknNSP4AuQaikTVR9yIYvW8Cd72glbgqzOxT61uVGqdWUllNoUQVjdCwWM4\\_csOm1Cy24EIB3cJ6\\_3ks6gHbKf9HnEgE\\_Ucd7iSvWFVxlsrrpGAIPMb-y9fw6ZF6quDkjb8cmMUQpfJHyNi21-6AIkt456tUVNzcsVCjZUTyOSMBPb1\\_84KBA4Nt9BbPMvN\\_0FhhXW84cho0GpxpGocJ6a2RGJ6hutVd-UWFg7z6QErG3sExZNw9CQFYdyZHqUIAhZwXiAQNIuH60icErYMYAzqYiCHZ-](http://secure-web.cisco.com/1k9fby_3stgSrp32sy-QfCiYcwLLEY-DTCk3KPw1076ndyiLIM1p5_jQJNmcr5pxFQuIDE-aw0zzlB0R4eQD5--yDqUe3ETvbTNu2GJMLuyaPaPhBCABEp3HLuF0BV4RS0iaEd3TTmZnkRs6uz_uwknNSP4AuQaikTVR9yIYvW8Cd72glbgqzOxT61uVGqdWUllNoUQVjdCwWM4_csOm1Cy24EIB3cJ6_3ks6gHbKf9HnEgE_Ucd7iSvWFVxlsrrpGAIPMb-y9fw6ZF6quDkjb8cmMUQpfJHyNi21-6AIkt456tUVNzcsVCjZUTyOSMBPb1_84KBA4Nt9BbPMvN_0FhhXW84cho0GpxpGocJ6a2RGJ6hutVd-UWFg7z6QErG3sExZNw9CQFYdyZHqUIAhZwXiAQNIuH60icErYMYAzqYiCHZ-)

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https://secure-web.cisco.com/1SiVHZZ8pjCm6fC6SMleq2DEAe3RJnhNYiUvmK05NsUmVnHXqle994qDlz4Ff-zWfr6S4wNgsbUEzA8gh1nNtuyvNerF5zYlx-0hbLzdt5ei3CDG9mFNUeHIZfv3y0AaIXb-Vi2jpK02C\_RcSa3KdJluBFGBGVn\_RcyIBJqBYn2X9351laZ5Cu3erTHhDcNN7sdPsFEC8RjUoMXc-bjLWPDjb3xm1PofB9\_8R5Vp-y6NtGBhaAbj5Oh0k65REtkM6nN7m95FnAXCj3Yb-aBsdTIPWSi\_Gcl99WoJDUU3-lt4GpV-GhciXiwJ4ZrGHNm1uDZPIdLKTLiffh9u1HLNR9ESAvGbmFEUKgsdl\_iX-S3eCzXESjLcXbUP\_jV-p-Ke0LYottsjudR8nLvpBQHcaTuh86Adl0ifwUaCJV8z1aABOWTHzq3FiYVAFQcRqGFjOt\_Mgyag4QPiyh5jGnQ/https%3A%2F%2Ffla.curbed.com%2F2018%2F4%2F11%2F17219154%2Fairbnb-los-angeles-rules-regulations-plum

https://secure-web.cisco.com/10iEjVp3J8rU0mK\_I\_kYmqZpCI4\_Y8rNZ38RGjc\_HwluSz-\_y3L5fcBU3GWkCrQeT6NWJwq0UUKhWsUCu-hdUegUPKIf1gLnxtlWvnU2N5ip\_YoEFEYbcjN2YEAjI0NL0PuFACMS4GXWALMzNW5JKBIsVmp3d-1r6wBM-4AoPvy7vn-54eOTmNyokoLa5bQgNEdtufBcvBSrxh4BPh58JKu8eA9vIL88lv9ng7SVkjpPnoY3LMy1HDx9JeMJsdd7wlwrel9I5EvbTpEDrgBUVzLknvcM4qzy1m7W7xWCFv1RBg\_KrNT56\_eWVHbSpkx4I96CPsGFGHb8GPA1PPgf0kp\_2vc4\_Q-i1-NqvwBEXv-EuCVQWdsucuR69ILGSY2Dnp7fe75dZpUJVy-3Obj8Bq3v7u1HOs2jkgeZm3sPWWHK2Wm88\_Zxezb94V-W4YUp-KhGjc9csP-20nWx2qQ/https%3A%2F%2Fwww.laane.org%2Fwp-content%2Fuploads%2F2015%2F03%2FAirBnB-Final.pdf

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Carrie L. Carrier  
Topanga Town Council, Vice President  
NWF Certified Wildlife Habitat - Topanga Leader  
Topanga Creek Watershed Committee, Chair Email: [carriecarrier@gmail.com](mailto:carriecarrier@gmail.com)  
Cell: 646-483-2926

**From:** [Steve Bernal](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** North Area Plan EIR Comments  
**Date:** Friday, August 31, 2018 9:59:59 AM

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To whom it may concern,

I have lived in the Santa Monica Mountains for over 20 years. As an environmentalist and advocate for sustainable farming, I am concerned about private property owners' rights to defend themselves against the **inevitable wild fires that will occur** in the Santa Monica Mountains. I have been told by our local firemen that our 11-year-old vineyard will help protect our home from being destroyed in a brush fire.

A Washington Post article in November 2017, reported on Napa and Sonoma vineyards that acted as a fire break during the worst fire in the state's history (up until this year) where 42 people died. In the article the post reported;

*"Carole Meredith, one of California's most preeminent viticulturists, watched the fires from her home on Mount Veeder, where she and her husband, Steve Lagier, have a small vineyard and winery. They finally evacuated as the flames approached, and then they returned days later to find their home intact and their property relatively unscathed. Mountain vineyards, considered prime property, were more at risk than valley plantings because they have more vegetation around and between the vine rows, Meredith said in an email. Even so, the damage to vines was limited to the outer rows of vineyards and infrastructure, such as fence posts and drainage systems."*

[https://www.washingtonpost.com/lifestyle/food/weeks-after-wildfires-california-wine-country-is-as-beautiful-as-ever--and-hurting-for-visitors/2017/11/01/8b8cfbc2-be86-11e7-959c-fe2b598d8c00\\_story.html?utm\\_term=.ba825873e3e8](https://www.washingtonpost.com/lifestyle/food/weeks-after-wildfires-california-wine-country-is-as-beautiful-as-ever--and-hurting-for-visitors/2017/11/01/8b8cfbc2-be86-11e7-959c-fe2b598d8c00_story.html?utm_term=.ba825873e3e8)

Our grapes are organically grown and use less water and fertilizers than similar homes with grass and landscaping. Make no mistake, I'm not advocating for behemoth commercial vineyards, however a property owner with a few acres of sustainably farmed vineyards uses minimal resources and is a far greater benefit to providing fire protection to the property.

In a country where one party dismisses science and facts as "fake news", it's disheartening to see our local politicians dismissing science, when creating public policy. Where is the documentation from our agricultural scientists that vineyards are the "Darth Vader" of the Santa Monica Mountains compared to other crops and equestrian facilities?

I believe standards should be created so new vineyards adhere to sustainable farming best practices. For instance, the use of organic fertilizers, prohibition of commercial fertilizers and pesticides, requirement to use soil sensors to reduce over watering, just to name a few. Vineyards up and down the coast have been utilizing these practices for several years and the results have been positive for the environment and their communities. Why isn't the department using any of this data which has been exhaustively studied and reported on by agricultural scientists?

If you're a Game of Thrones Fan, I'm sure you've heard the term "Winter is Coming".

Wildfires are coming to the SM mountains and I'm hopeful this EIR will examine the role of vineyards as a natural firebreak to protect private property.

Sincerely,

Steve Bernal  
818-694-1681  
31307 Birdella Rd  
Malibu, CA 90265

## North Area Plan – EIR Feedback from Jacqui Lorenzen

**The existing Zoning, North Area Plan, and Los Angeles County Municipal code do not need significant revision. As written they control noise by zone, they curtail light pollution and preserve the nighttime environment by eliminating light trespass and they limit special event facilities by CUP or by dance pavilion permit. We need enforcement and compliance, not additional regulation.**

1. **Land Entitlements & Zoning** – Cases where a property owner has chosen a ‘permitted use’ such as residential in an area zoned Resort Recreational (RR) does not downgrade the rights of the RR zoned property. In these cases, the residential property owner has knowingly chosen to locate their residence in an RR zone. They then intend to take away zoning rights and entitlements from the RR zoned property which would effectively downgrade the RR zoning to residential and take away recreational opportunities of areas zoned for recreation. These residential users complain that they don’t have good neighbors, they use up county budget & resources, they call law enforcement on events that comply with the noise ordinance, lighting standards, etc. and possibly divert law enforcement from potentially life-threatening emergencies only to harass property owners and operators.

- a. I ask to honor the current guiding principle of The North Area Plan. “let the land dictate the type and intensity of the use.”

### **A. Guiding Principles**

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The guiding principle of the Santa Monica Mountains North Area Plan is to:

**‘let the land dictate the type and intensity of use.’**

### **A. Guiding Principles (pg II-10)**

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**, and 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**.

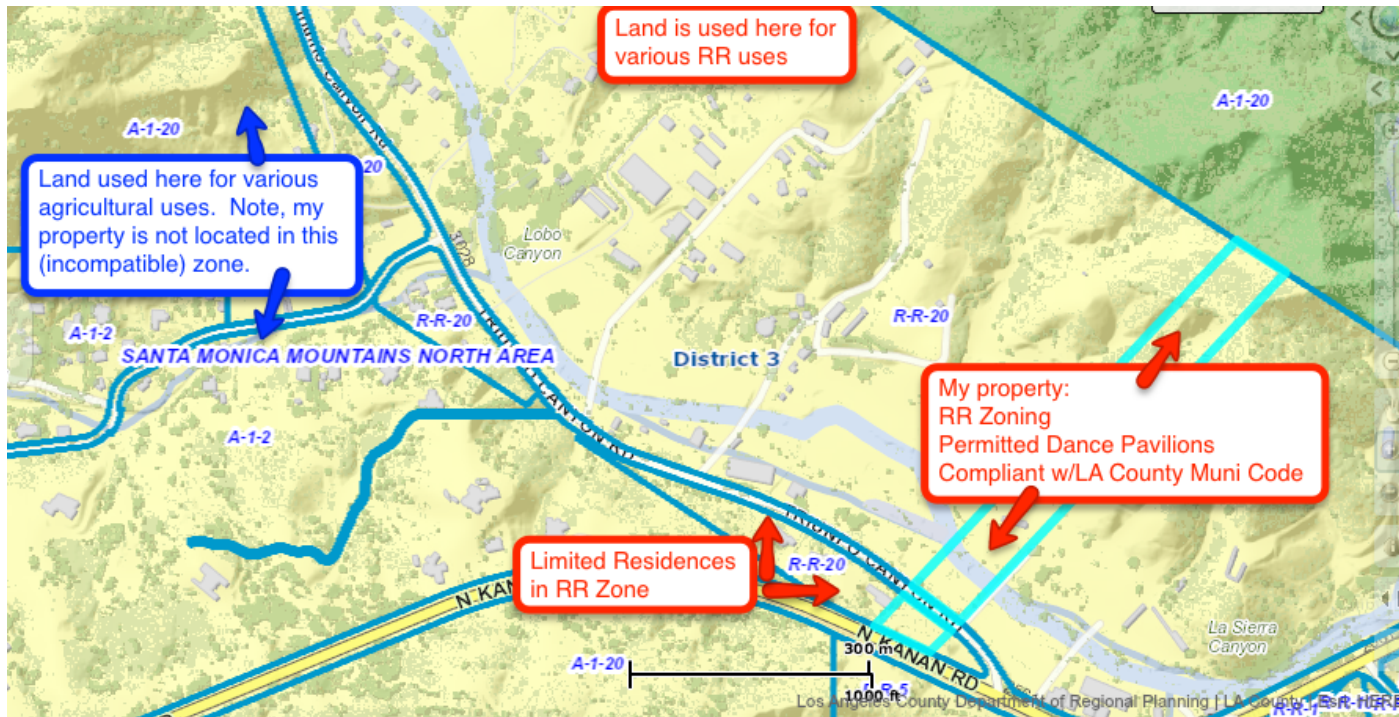
### **H. Recreation And Trails**

One of the most important functions of this portion of the Santa Monica Mountains is its ability to provide the Los Angeles metropolitan region with a wide range of public and private recreational opportunities. The natural environment of the mountains--throughout the unincorporated area as well as adjacent cities-- is particularly well suited for active and passive outdoor recreational experiences in an unstructured natural setting. In view of the need for energy conservation, the value of recreation in close proximity to the urban complex is immense. The Santa Monica Mountains area represents the last opportunity to maintain a critical element of a ‘close-in,’ outdoor, recreational-oriented lifestyle within the Los Angeles region, and the communities along the Ventura Freeway corridor serve a gateway function into the mountains.

The cornerstones of the area’s recreation potential are the existing federal, state, and local parks and trails. These parks and proposed acquisitions, linked by the proposed scenic routes and a network of riding, hiking, and bicycle trails across all jurisdictions, would all integrate with the Santa Monica Mountains National Recreation Area. These public recreation areas, which could be supported by compatible **commercial recreation** uses, such as resorts, lodgings, camps and equestrian facilities, would maximize the recreational opportunities available to the public.



- b. For example, my property is located in Resort Recreational (RR) zoning. Title 22.44.1760 states many uses are permitted in RR zoning including but not limited to: outdoor recreation, dance pavilions, picnic areas, farmer's markets, outdoor festivals, wineries, tasting rooms, etc. I have neighbors on Triunfo Canyon Rd. that utilize the RR zoning for events, camps, equestrian and single-family residences. A small handful neighbors have chosen to reside in single family residences along the RR zoning on Triunfo Canyon Rd. (note, not a primary use of RR Zoning). They are working to eliminate my permitted use of dance pavilions. To unequivocally grant them their request would not honor the guiding principle of The North Area Plan. I chose to purchase in RR zoning (not residential, not agricultural, etc.) for the opportunity to develop recreational activity. Note, there is an agricultural zone one road over, located at Lobo Canyon in which no RR activities occur, refer to DRP's GIS map below.



## 2. Special Events & Dance Pavilions

- a. There is not justifiable need for additional regulation, there is need for enforcement of those in violation of existing code (i.e. facilities operating without dance pavilion permits).
- b. I request to refrain from putting additional regulation on existing **compliant uses and compliant operations** and to honor the following existing LA County Municipal Code:
- Noise – Allowed so long as compliant with existing Title 12, 12.08 (see below). Note, a threshold to limit the increase over ambient is not included.
    - For example, my facility has a sound consultant and employs various noise mitigation measures and noise monitoring measures to ensure compliance (in house sound limiting system, sound walls, white noise, etc.).

## COUNTY OF LOS ANGELES COMMUNITY NOISE CRITERIA

### Title 12, 12.08

Triunfo Creek Vineyards is in a Resort Recreational Zone and falls under the "Commercial" property use.

Residential neighbors are in a Agricultural Zone and fall under the "Residential" property use.

Noise Zone	Land Use of Receptor Property	Time	Level (dBA)				
			Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std 3 L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 At any time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10PM to 7AM	45	50	55	60	65
		7 AM to 10 PM	50	55	60	65	70
III	Commercial	10 PM to 7 AM	55	60	65	70	75
		7 AM to 10 PM	60	65	70	75	80
IV	Industrial	Anytime	70	75	80	85	90

C. If the measurement location is on a boundary property between two different zones, the exterior noise level utilized in subsection B of this section to determine the exterior standard shall be the arithmetic mean of the

After 10pm the noise level at the complainant's property should not exceed 50dB.  
 Mean calculation:  
 Residential zone of 45dB +Commercial zone of 55dB)/2= 50dB

Before 10pm the noise level at the complainant's property should not exceed 5dB.  
 Mean calculation:  
 Residential zone of 50dB +Commercial zone of 60dB)/2= 55dB

exterior noise levels in subsection A of the subject zones. Except as provided for above in this subsection C, when an intruding noise source originates on an industrial property and is impacting another noise zone, the applicable exterior noise level as designated in subsection A shall be the daytime exterior noise level for the subject receptor property.

**From:** Robert Vasquez [mailto:rvasquez@ph.lacounty.gov]  
**Sent:** Saturday, June 24, 2017 11:37 AM  
**To:** Jacqui Lorenzen <jlorenzen@triunfocreek.com>  
**Cc:** Woodard, Michael R <MRWoodar@lasd.org>; NEnglund@bos.lacounty.gov; Evenor Masis <emasis@ph.lacounty.gov>; James Tang <jatang@ph.lacounty.gov>  
**Subject:** Re: Triunfo Creek Vineyards - Noise

Hi Jacqui

This confirms that after 10 pm the standard is 50 dba(average noise 30 min on the hour) across residential property lines. Yes the standard drops 5 dba after 10pm.

I suggest to minimize noise as much as you can since the last monitoring done in may was more noticeable or audible with compliance with standard. Well submit a report to Nicole as soon as we can on the last monitoring.

Robert Vasquez  
 LACDPh

- ii. Traffic/Vehicles/Parking – Adherence to a facility’s approved parking plan will successfully limit the number of vehicles on site.
  - 1. For example, my property has an occupancy load, that occupancy load dictates the amount of parking spaces needed and available on site. We have parking to match our occupancy load. We encourage shuttling and mandate shuttling when appropriate. Note, it is not always appropriate to mandate shuttling (i.e. small guest count, carpools are utilized, etc.).
- iii. Event Hours/Setup & Breakdown Times – The mention and concern of event times I must assume relates to “noise.” Please refer to those specifics above. No additional regulation on existing **compliant uses and compliant operations** should be added.
  - 1. For example, my evening wedding events comply with the noise ordinance (see above). To further ensure compliance and be a responsible neighbor we adhere to the following schedule:
    - a. Setup: Begins at 10am
    - b. Event: Begins at 4pm or 5pm
    - c. Music Cutoff/Event End: 10pm on weekdays, 11pm on Friday/Saturdays.
    - d. Rentals: Rental load out is done the following day from 8am to 11am for all events that end after 8pm.
- iv. Lighting – Allowed so long as compliant with existing Chapter 22.44 – part 9 (see below – no light trespass, etc.). No new restrictions should be put on complying parties.

22.44.540 - General development standards.



In addition to complying with the applicable provisions of the Building and Electrical Codes of the County of Los Angeles, outdoor lighting within the rural outdoor lighting district, other than street lights, shall be subject to the following requirements:

- A. Lighting allowance. For properties located in a residential, agricultural, open space, or watershed zone, outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.
- B. Light trespass. Outdoor lighting shall cause no unacceptable light trespass.
- C. Shielding. Outdoor lighting shall be fully shielded.
- D. Maximum height.
  - 1. The maximum height for an outdoor light fixture, as measured from the finished grade to the top of the fixture, shall be as follows:
    - a. 20 feet for a property located in a residential, agricultural, open space, or watershed zone;
    - b. 35 feet for a property located in an industrial zone; and
    - c. 30 feet for property located in any other zone.

### 3. Economic Impact

- a. To put additional regulation on properties/uses that are currently complying with LA County Code and using their land in accordance with their designated zoning code will cause significant financial hardship to land owners, operators and employees. This will decrease recreation and tourism to our beautiful area.
- b. For example, I’m a mother to a 7-month-old and a 2 year old. I own and operate my business in the Santa Monica Mountains and I’m proud to work hard to support my family. I am mindful of the county requirements, I pay my taxes and I go above and beyond to address neighborhood concerns (beyond what county code dictates). To limit the use of my land beyond the

requirements I fully follow today will hurt my business, my family & those families I employ. I bought this land, have a loan on it and need to operate my business to make ends meet.

**Goal IV**

***Protection and expansion of the wide range of public and private outdoor recreational opportunities serving residents of, and visitors to, the area.***

Goal IV recognizes the role of the area as a major recreational and open space resource for the regional population owing to its strikingly scenic natural environment and system of linked public lands. The future focus for these recreational areas will be on an interconnected system of parks, regional trails, and use of existing facilities. Future public open space preservation programs will focus on the protection of natural resources, and provide passive and other recreational opportunities to the region consistent with the need for such environmental protection. In the past, the area's recreational potential has been recognized through substantial investments of public recreation funds (over \$200 million to-date) in federal, state, and county parks, and the establishment of the Santa Monica Mountains National Recreation Area and agencies such as the Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority. However, not all recreational opportunities and uses are limited to formal parks; other existing open lands provide substantial passive recreation to the County's residents as well. This includes significant investments by private land trusts holding land for future transfer to public agencies, as well as entrepreneurial and family investments in private recreational facilities.

**4. Existing Physical Environment Conditions in the North Area vs. New Applications for Development**

- a. Existing compliant land uses & pre-existing applications to the NAP CSD update should identified and allowed to operate and apply under the set of conditions existing at the time of application or when the project was put into use (i.e. grandfathered).
  - i. For example, I have applied for certain permits 4 years ago. We are actively working with our engineers, MND team, the county, etc. regarding the project & revisions to take current code and environmental considerations into account. To have new code apply would be unjust and render the past 4 years of time and money wasted. I simply could not afford to start from scratch (see Part 4: Economic Hardship for supporting details).
- b. Previously disturbed areas mapped within and SEA or protected habitat area should be noted.
  - i. For example, my whole property was not originally mapped as part of an SEA but now is. I have acres of vineyard on my property, one of the many purposes it serves is a firebreak and prevents against hillside erosion. This should be noted in any mapping to show a previously existing condition so that it doesn't appear to be a violation.
- c. New applications should consider any new code, new environmental mitigation measures, new protected trees, etc.

5. **Emergency Protocol** – While it is evident that the number of vehicles in Triunfo Canyon is being exaggerated (I've heard a neighbor complain of 2,000 vehicles each day when given that we tend to have a max of 70 vehicles on site a few times a week that must be a stretch), I agree and have been a huge proponent of the importance of employing safety standards and emergency plans in this canyon. To no avail, I ran for Triunfo Lobo Board with the goal of working with the community to develop evacuation protocol and implement community wide safety measures (see email where I ran for board below). A neighboring venue operator and I took it upon ourselves to work together to develop emergency protocol and safety regulations for our two facilities.



**Jacqui Lorenzen**

I grew up in the Santa Monica Mountains with a passion for riding horses at Pegasus (now Brookview), working on the ranch, and all things outdoors. I currently own and manage Triunfo Creek Vineyards. In 2014, I married my husband Nick at the venue and we now have a one year old son. If elected to the TLC Board, my vision would be to facilitate a closer working relationship between the local venues and the residents. Additionally, I would work with the fire department, residents and venues towards an effective fire evacuation plan in case of emergency.

**Shyam Tony Reyes**

- Singer/songwriter/musician – inspirational/spiritual music
- Graphic Designer
- Continuing universal spiritual student
- Resident at Ashram for over 25 years
- Has been serving as TLC Board member for about 2 decades

I envision us (TLC) moving into a highly-coherent intentional community that is ahead of the curve in anticipating and planning together for the accelerating global climate changes, its impact on our community, and the need for response, planning and development of "adjustment" infrastructures from a highly-functional and cohesive local community within a network of other co-intentional communities. I believe this would entail a wholehearted cultivation of Goodwill by each one of us within the community; goodwill will be our most solid foundation for successfully achieving such a vision. With or without a common community intention, goodwill is, nevertheless, a great thing to have in abundance in our small community.

**Tom Viren**

a. Fire & Evacuation

i. My facility has implemented the following regulations & plans:

1. A fire department signed and approved evacuation and shelter in place plan.
2. No use of flame, fire, sparklers, candles, etc.
3. A force majeure clause in our venue contract. Specifically, we will not hold events in dangerous conditions or we reserve the right to employ whatever additional precautions are necessary (red flag warning protocol specifically is specifically addressed).
4. Employee emergency training.

Thank you for your consideration in reading this feedback. I appreciate having a voice and I sincerely hope we can work together to find the best solutions.

Jacqui Lorenzen  
Triunfo Creek Vineyards  
2714 Triunfo Canyon Rd.  
Agoura Hills, CA 91301  
Direct Dial 818.292.8217

Dear Community,

As you should already know June 4, 2017 is our General Meeting and Picnic. This event is being held at the home of the Lawrence's, 31582 Lobo Canyon Road from 12:00-3:00 pm.

There are three seats open for this election. Those who have expressed an interest in serving our community are Tom Viren, Shyam Reyes, Terri Webb and Jacqui Lorenzen. In order to vote you will need to pay your membership of \$50.00. If you are unable to attend and wish to vote by absentee ballot please let the board know.

Attached is a short bio on each of the nominees. We are also attaching a copy of the Letter that had been delivered to each mailbox along with the Community Resident form.

We will be providing Hamburgers or Vegi Burgers, buns, condiments, paper goods and non-alcoholic beverages. We will be emailing a sign up asking you to bring a side dish or dessert to share. There is a pool so please bring your towel & sunscreen, there will be a Lifeguard to help watch over your children. There will also be shuttle service from Lobo up to the Lawrence's home.

If you wish to vote by absentee ballot or have any questions please email the board at [board@triunfolobo.org](mailto:board@triunfolobo.org).



**From:** [Bill Carrier](#)  
**To:** [DRP SMMNorthArea](#); [Anita Gutierrez](#); [Luis Duran](#)  
**Cc:** [Carrie](#); [nenglund@bos.lacounty.gov](mailto:nenglund@bos.lacounty.gov)  
**Subject:** Items to include in the Santa Monica Mountains North Area Plan  
**Date:** Friday, August 31, 2018 10:45:56 AM

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Hi

The items below are very important to me and many others in the North Area. Please include these items in the North Area EIR:

### **NO MORE POISON**

Those of us in the Topanga Creek Watershed Committee work very hard (for no money) to try to prevent poison (pesticides, herbicides, insecticides, etc.) in the Mountains. We live in a natural environment full of animals, trees, and people. All three of these groups are harmed when poison is used. There is NEVER a good reason to use poison. There are ALWAYS alternatives to poison that do not harm the environment and everything living in it. We plan to fight against poison for the rest of our existence; however, if a ban is instituted in the North Area plan, the need to fight against poison will happily be greatly diminished.

This NO MORE POISON issue includes:

### **-NONTOXIC APPROACHES TO LAND/VEGETATION MANAGEMENT IN PUBLIC AND PRIVATE SPACES (Including roads and parks)**

Please require that all "restoration" projects or "invasive species" campaigns be conducted in an environmentally friendly manner that **bans the use of toxic pesticides/herbicides**. Any projects undertaken in the name of "environmental protection" should not involve the use of toxic chemicals. Further, any such "restoration" campaigns should minimize the destruction of any valuable habitat for wildlife. Extra care should be taken to protect any and all tree species unless it can be proven that they pose an imminent threat to humans, wildlife or structures.

### **-AGRICULTURE AND EXCESSIVE WATER USE, PESTICIDE USE AND MONOCULTURES**

The profit potential in two kinds of crops (grapes/vineyards and cannabis) have the potential to destroy the Santa Monica Mountains as we know them and create environmentally harmful monocultures that exacerbate an intense future of near-constant drought as well as eliminate crucial habitat for many highly vulnerable wildlife species. Agriculture also seems to go hand-in-hand with intensive and regular pesticide use, air pollution from pesticide drift, run-off from fertilizers and pesticides-thereby directly exacerbating water quality issues. While growing a handful of fruits and veggies on one's property is fine, I think agriculture should be curtailed in the North Area to prevent the same issues that we see in our ag-dominated areas of the State. In general, people will try to use their land for the most lucrative purpose. If we don't place strict limits on vineyards and cannabis growers, what you'll see is mass land conversion for profit. Our environmental consciousness and sensitive areas will be sacrificed sadly and needlessly.

### **AIRBNB / HOME SHARING REGULATIONS**

We desperately need Airbnb regulations. As it stands, anyone and everyone is advertising their homes, etc. on Airbnb and other websites. The NAP and Zoning Code already provide for bed & breakfasts through a fee-funded CUP process that requires applicants to go through a robust review for even small establishments. I see no reason to eliminate that and allow people to create B&Bs without proper review for things like parking, fire safety, septic system capacity, loss of AFFORDABLE long-term rental housing for residents, noise, etc. If we do not require a thorough review of B&B's, we will be inundated with B&Bs and face a number of issues as a result (especially as regards fire safety, cars on narrow streets, noise, litter, fire evacuation issues, etc). A robust review process keeps the number of establishments to a reasonable level, protects the residential character of the area, and ensures compliance with all public safety rules and environmental standards.

Sincerely

William Carrier  
1820 N Topanga Canyon Blvd  
[billcarrier@gmail.com](mailto:billcarrier@gmail.com)

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To Whom it May Concern,

My husband and I owned [Triunfo Creek Vineyards](#) from 1999 to 2014. In 2014, my husband and I sold the property to my daughter and her husband. Today I am a stakeholder in the business and a local resident of the Santa Monica Mountains.

My feedback regarding the upcoming Santa Monica Mountains North Area Plan and Community Standards District Update (SMMNAP) is mainly to enforce compliance with existing zoning and code, not to put additional restrictions on property owners and operators that are compliant.

The North Area Plan and its guiding principles state to “provide for both public and private recreational opportunities” (NAP pg II- 10)... “as well as entrepreneurial and family investments in private recreational facilities.” (NAP II-12). Since 1999 my family has created recreational activities at our property (equestrian, conferences, charity events, etc.).

We provide jobs, we are responsible to our neighbors (though there will always be a few we cannot please), we showcase the beautiful Santa Monica Mountains to our clients and their guests, and we preserve the natural habitat on our site.

To put additional restriction on the property’s ability to conduct special events on the permitted dance pavilions contradicts our Resort Recreational (RR) land use entitlements. A few neighbors that have chosen to live in a RR zone should not be allowed to downgrade the RR land use entitlements of others.

I ask that you consider the responsible recreational opportunities we provide to the Los Angeles metropolitan region. If you would like to come for a site visit to see what measures are taken to comply with existing code I would very much like to arrange for it.

Vera Stewart

[http://secure-web.cisco.com/1ES-TA5ISmVZ7J0TMIGRNaH1ZV-oBR9XezZ\\_o8tWZ55ZOVZafVJE2SA9siP-SwrsjX92MfZnJH\\_-piG1hfeTsEZ1nAex6u\\_INeqLyIVGrLgzkU1FMSTxgSHNw8glCcYG5QGZWDv-Z9F1vEA1C0j7YcMZEiPhzajezm876O0KpfduHxgleOnBBSQbWzvzdGRJ4vYqQYDGP8vzsfxSIhg4yYh6InyclMk4T7GXbU5BgByRrIrnTVVDIxVekwFewKRwc1zCHp1x6Kr4XH\\_fc\\_cJb1B5JiXR50tITayDqZra5uJBBakWI7NmNGsbqhjsmlprY0801uZE1Pkz\\_OX\\_ekMcE03AfIWb3QNpMX-OJVKFnYYI78IRUpuMOiiefo8XR3pVlk3wOYK0ufwr7rQQ00MKxQ/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1ES-TA5ISmVZ7J0TMIGRNaH1ZV-oBR9XezZ_o8tWZ55ZOVZafVJE2SA9siP-SwrsjX92MfZnJH_-piG1hfeTsEZ1nAex6u_INeqLyIVGrLgzkU1FMSTxgSHNw8glCcYG5QGZWDv-Z9F1vEA1C0j7YcMZEiPhzajezm876O0KpfduHxgleOnBBSQbWzvzdGRJ4vYqQYDGP8vzsfxSIhg4yYh6InyclMk4T7GXbU5BgByRrIrnTVVDIxVekwFewKRwc1zCHp1x6Kr4XH_fc_cJb1B5JiXR50tITayDqZra5uJBBakWI7NmNGsbqhjsmlprY0801uZE1Pkz_OX_ekMcE03AfIWb3QNpMX-OJVKFnYYI78IRUpuMOiiefo8XR3pVlk3wOYK0ufwr7rQQ00MKxQ/http%3A%2F%2Fwww.triunfocreek.com)

Sent from my iPad



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8-30-18 Name: \* William S. Humphrey & Lisa Schram  
Telephone Number: \* 310-699-1176 Affiliation (if any): \* Triunfo Lobo Comm Assoc  
Address: \* 2940 Triunfo Canyon Rd.  
City, State, Zip Code: \* Cornell, CA 91301  
Email: \* williamh35@gmail.com Prefer paperless (email) notification? ☐ Yes ☐ No

Comment:

As an eighteen year resident of Triunfo Canyon, I am gravely concerned about the apparent direction of the County in allowing multiple wedding and event venues to operate in the shadows of the Santa Monica Mountain Conservancy. My specific concerns in this regard are noted below:

- 1) The amplified sound, which travels far from its source, has robbed me of my right to the quiet enjoyment of my property. As a result of the combination of loud music, DJ's and screaming, drunken crowds, I am no longer able to open my windows on a summer evening or sit outside and enjoy the night sky.
- 2) The hundreds of cars, carrying even more passengers, creates a dangerous hazard on our narrow streets. On any given weekend night, we have potentially a thousand strangers, all in party mode and jacked up on music & alcohol, invading our quiet, rural community. This would be particularly dangerous in the event of an evacuation. It is frightening to imagine the chaos of some three hundred residents, many with horses and other pets, fighting for their lives, the lives of their loved ones, and their possessions at the same time as a thousand drunken, disorderly revelers are all heading for the same exit way out.

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smnortharea@planning.lacounty.gov](mailto:smnortharea@planning.lacounty.gov). Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.



In closing, I urge you to contemplate what you would do if this circus moved into your own neighborhood. I beg each and every one of you to come to our home on a "party" night to understand that the current decimal keel being allowed is not appropriate in this quiet canyon. We, in this community, are all happy to welcome legitimate recreational activities; kids on bikes, hikers, horseback riders, but ~~we~~ should not have to suffer these endless insults from for profit businesses.



**From:** [Deke Williams](#)  
**To:** [Anita Gutierrez](#); [Nicole Englund](#); [DRP SMMNorthArea](#)  
**Cc:** [TLC Board](#)  
**Subject:** Scoping Comments - EIR for the Santa Monica Mountains NAP  
**Date:** Friday, August 31, 2018 12:06:05 PM

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Deke Williams  
32069 Lobo Canyon Rd  
Agoura Hills, CA 91301  
805-432-4459

**SCOPING COMMENTS - EIR for the Santa Monica Mountains North Area Plan and Community Standards District Update**

To whom it may concern,

As a member of the Triunfo and Lobo Canyon community, I feel a major focus of the EIR should be a study of the damage and disaster potential caused by businesses running Weddings and Events on a weekly, or more frequent, basis. I ask that the EIR thoroughly review the licenses and CUPs that are being misused and violated by these venues. In addition, please address noise level limits with an ear towards revising current sound regulations to be more respectful of the community and the established ambient sound level. Lastly, ensuring that all venues (and residents) adhere to the Dark Sky Ordinance must be emphasized.

While the community can certainly coexist with certain businesses that maintain and respect the rural atmosphere, such as horse-boarding facilities, vineyards, and other farming/agricultural activities, the flagrant stretching of a "Dance Pavilion" license to encompass all manifestations of a large-scale wedding venue is nothing short of exploitative.

Thank You,  
Deke Williams

**From:** [Michael Stewart](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** EIR / NAP Meeting  
**Date:** Friday, August 31, 2018 12:07:19 PM  
**Attachments:** [image001.png](#)

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To Whom it May Concern,

I think it's important to point that much of talk for further limitations in the NAP comes from people who chose to live an RR zone and but then do Residential. Obviously if you build or buy a house next to commercial property, or resort recreational property, which allows for anything, ranging from dance pavilions to equestrian centers to hog farms then you should be aware of that there will most certainly be conflicts between your permitted use vs the intended use & zoning dictated by the land and the county.

Thus, it's unfair for the residential user to impose their residential use on the other properties zoned RR. The equivalent would be the RR zoned property trying to push out the residential user because they don't bring more business to the area (which would be considered ludicrous). For some reason, it seems as if the more irrational, louder, squeaky wheel, is getting privileges that are not at all equitable or fair. Moreover, it would be a tremendous loss of use for all other residents in Los Angeles and Ventura Counties not to be able to visit, use and recreate in the Santa Monica Mountains in beautiful area that are zoned to permit people to get out of the city and live, breathe and thrive in the Santa Monica Mountains

As all informed parties are aware, the area is zoned for these uses but a couple of people are bullying our government and wasting county planning, government and Sheriff resources because of their desires to limit activities around their house(s) which they purchased or built in the RR zone. Contrast this with the RR zones properties that, I can almost certainly guess, have been very accommodating, kind, helpful, and considerate to compromise.

My company 1099 Pro, Inc just had a several day tax seminar at Triunfo Creek Vineyards (TCV) with people from all over country and they loved it! And my wife & I were married at TCV - thus introducing dozens of people to the the Santa Monica Mountains. I would hate to lose that part of my past and that opportunity for future generations.

We need to keep RR as Resort Recreational.

Sincerely,

Michael Stewart

p.s. below is a building permit for residential use (an add on to the existing structure) in RR zoning which is across from the venue mentioned above.



**From:** [Kristi](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** SMMNAP and CSD Plan Update Feedback  
**Date:** Friday, August 31, 2018 12:22:42 PM  
**Attachments:** [instagram-logo.png](#)  
[facebook.png](#)

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To Whom it May Concern,

I work at A Rental Connection, rental vendor for Triunfo Creek Vineyards.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

For many years we have worked responsibly with Triunfo Creek Vineyards to execute special events. We follow some very specific rules, some of which being:

- Setting up the dance floor space **only** under the patio or just off the patio (where their permitted dance pavilions are located).
- Loading in for events at 10am on the day of the event and loading out evening events the following morning from 8am to 10am/11am.
- Setting up lighting so that it does not shine directly toward Triunfo Canyon Rd./neighbors.

To penalize the venue with various additional restrictions, such as but not limited to, shortened event setup & load out timeframes would likely make it impossible to conduct weddings on site. This would directly affect our company economically. Please don't penalize a complying venue and its vendors for the non-compliance of others. We have always been respectful, quiet during all hours but especially in the morning, and we will continue to do so. I ask that you allow us to work in the same capacity going forward as we do today.

Thank you for taking the time to read my feedback. Please let me know if you need any further information. For more information on Triunfo Creek Vineyards, you can visit at [http://secure-web.cisco.com/1\\_bKfqSv3ZX6hIKBO85B5wWIGlIw2s\\_OtUPXOCTklvEQFRgFY2NaolvD5GuopS5G8JhD\\_ZaSkRt7elZW7ZYBKfF5a9s5frchJH87USDHPcQ922tW-mv-odGpQHqJRvg3et02bgrzSGI8DGrvSkH3Qr9LSHewgDcTw20DymxfGZGeRhXHW86353T3N8r7yCN5NOpO2BtyHlkdIqhnkaX9Rg4hb78f0pUseTdVexfHdVwAqOENBOp2oZWpAW9UxHHXICk9ALOPmwvupSJ99Wx6t9QQuvTACtAmYpGtu89fTYobUJ2sUvqfOLdWt8a9uj4rIs24MLLu9bjZWS2XxX\\_IJT1xEuPhlMnfiBj2CCQELAiA9tENCZegtmVy1gju2CQ1NcHW57I9-KDpWQM7ahbo\\_A/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1_bKfqSv3ZX6hIKBO85B5wWIGlIw2s_OtUPXOCTklvEQFRgFY2NaolvD5GuopS5G8JhD_ZaSkRt7elZW7ZYBKfF5a9s5frchJH87USDHPcQ922tW-mv-odGpQHqJRvg3et02bgrzSGI8DGrvSkH3Qr9LSHewgDcTw20DymxfGZGeRhXHW86353T3N8r7yCN5NOpO2BtyHlkdIqhnkaX9Rg4hb78f0pUseTdVexfHdVwAqOENBOp2oZWpAW9UxHHXICk9ALOPmwvupSJ99Wx6t9QQuvTACtAmYpGtu89fTYobUJ2sUvqfOLdWt8a9uj4rIs24MLLu9bjZWS2XxX_IJT1xEuPhlMnfiBj2CCQELAiA9tENCZegtmVy1gju2CQ1NcHW57I9-KDpWQM7ahbo_A/http%3A%2F%2Fwww.triunfocreek.com).

**Kristi Schoenrock**

A Rental Connection  
5397 N. Commerce Avenue  
Moorpark, CA 93021  
805-876-0020  
Fax 805-876-0196

[kristi@arentalconnection.com](mailto:kristi@arentalconnection.com)

[http://secure-web.cisco.com/1BOttH DU4hQYh22jz26i3llmh4Z8q4BC08l4w5\\_SR Gh--MJGRhk ciruc-A39stHR2t6pa8tR-YdKBW8qa2dvc0iCWNz22DYt-pRF-SLyWj0uQ3JSzj6gNzFGhTCkCxrNa0RZxm5WFwOluntCyT9qys9OW7POZoKgaoDmTrP19HfVzcKWtH5UMCXL2NTC0QNEoPpR0i0b8\\_ilvP-idcW06XYR34M3iQtDuFGcMDYP4wd56zzlTb lq1MJgfk mU-6xzY6wTMOjHN6r-SLPKHTH3jw2cPOc6wo lWD6q6xuRM-UHe4-r33zO-z2\\_426prggY8xEUdMimrFlmOafmJp9T2eBTd4Cy-BIXqFA0Pp3GSmKPCq6Ce19p22z81G8wJox-xNSyynwOa3JQjXLTbmjt7klw/http%3A%2F%2Fwww.arentalconnection.com](http://secure-web.cisco.com/1BOttH DU4hQYh22jz26i3llmh4Z8q4BC08l4w5_SR Gh--MJGRhk ciruc-A39stHR2t6pa8tR-YdKBW8qa2dvc0iCWNz22DYt-pRF-SLyWj0uQ3JSzj6gNzFGhTCkCxrNa0RZxm5WFwOluntCyT9qys9OW7POZoKgaoDmTrP19HfVzcKWtH5UMCXL2NTC0QNEoPpR0i0b8_ilvP-idcW06XYR34M3iQtDuFGcMDYP4wd56zzlTb lq1MJgfk mU-6xzY6wTMOjHN6r-SLPKHTH3jw2cPOc6wo lWD6q6xuRM-UHe4-r33zO-z2_426prggY8xEUdMimrFlmOafmJp9T2eBTd4Cy-BIXqFA0Pp3GSmKPCq6Ce19p22z81G8wJox-xNSyynwOa3JQjXLTbmjt7klw/http%3A%2F%2Fwww.arentalconnection.com)





**From:** [L.A. Roots](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** SMMNAP and CSD Plan Update Feedback  
**Date:** Friday, August 31, 2018 12:58:56 PM

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To Whom it May Concern,

I work at LA Roots Catering, caterer for Triunfo Creek Vineyards.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Over many years of working at and with Triunfo Creek Vineyards we have first-hand experience that they are responsible venue operator. To penalize the venue with various additional restrictions, such as but not limited to, shortened event setup timeframes would likely make it impossible to conduct weddings on site. This would directly affect me financially. Please don't penalize a complying venue and its vendors for the non-compliance of others. We have always been respectful and quiet when working at Triunfo Creek Vineyards and we ask that you allow us to work in the same capacity going forward as we do today.

Thank you for taking the time to read my feedback. For more information on Triunfo Creek Vineyards, you can visit at [http://secure-web.cisco.com/11yg2YnWGe7uBD9t39jXUtXJXoEiZGOFItlwxOKi-N31W9oCZ4IXftODkFuXNQVfy4TlrhhOgf4RaO9i1-9xDKL27VeyK1xE4NrO1isR\\_HRb-jcn-kkzAVEM-yxC1QNBTTUheTILyA7sJO0eZtNFTS4FAyPf85bewTuMy1ALeY31OqRRwk-xF7zohwZkwOh4pFgRM\\_gl8Q1V-71p34FsEiuoalknLAEwWFF0eunA8P\\_I5MMvb1AVML6I72BLJF6llyc0YDbTSuG3GdKHZcOv62r4y aquSs6OcqRX6zgRHyq4bHEf1n5pl5hUIZcM9tiQrNK-D6Z5SqQKjL0sLCdYTDd7ebU0yVd3qFxYQ2B9P5J1hMkLyyuiOgnQY8FNKEcPtbAXMy63VpvsKR0-gnrwxZbjpePmkyNRpE1Xf5ounCQ/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/11yg2YnWGe7uBD9t39jXUtXJXoEiZGOFItlwxOKi-N31W9oCZ4IXftODkFuXNQVfy4TlrhhOgf4RaO9i1-9xDKL27VeyK1xE4NrO1isR_HRb-jcn-kkzAVEM-yxC1QNBTTUheTILyA7sJO0eZtNFTS4FAyPf85bewTuMy1ALeY31OqRRwk-xF7zohwZkwOh4pFgRM_gl8Q1V-71p34FsEiuoalknLAEwWFF0eunA8P_I5MMvb1AVML6I72BLJF6llyc0YDbTSuG3GdKHZcOv62r4y aquSs6OcqRX6zgRHyq4bHEf1n5pl5hUIZcM9tiQrNK-D6Z5SqQKjL0sLCdYTDd7ebU0yVd3qFxYQ2B9P5J1hMkLyyuiOgnQY8FNKEcPtbAXMy63VpvsKR0-gnrwxZbjpePmkyNRpE1Xf5ounCQ/http%3A%2F%2Fwww.triunfocreek.com).

**ISAIAH SEAY - CHEF/OWNER**  
**LA ROOTS CATERING**  
**818.899.1115**

[INFO@LAROOTSCATERING.COM](mailto:INFO@LAROOTSCATERING.COM)  
[http://secure-web.cisco.com/1NyJGtV0gkc972kLLBLMHJAPHh7MPJM0YEI2ITU-YFHGF\\_x9-AQWCOEGNTYIKELHKOCE3/LZWDRSXUN3GUGOTXAQGEZJ-LE09YLFSAUFNF8ELIBRICRMLJAYXTNEK9AMUXOPNTQ6Z9HUGPPTfNBcXRDOOQS5CVLMASAZEP-XFDGZJADQIAOPXXEKFXLCZF3BAG-8FWS-ODRFUNSYTISBDWGMFJXWHMTCYCUTQWGLN7AqGyCIJJJXF\\_HME7I9iiVKhTHGPHUOFWRGfIC1ENPRZC72FEQONTURWAUGOOV8ZCEFSIXYU8-D7ZZANQIYUEFLKPA12FODNHTQGCER9TD1KAZ20YAv37pusYbEuYx34mVOVNHTuHZxFLU8BCYMNDgVVIHXB03QVNUZ3H0GUEMMKTCYFLPKGGMt9REBJQ/http%3A%2F%2Fwww.LAROOTSCATERING.COM](http://secure-web.cisco.com/1NyJGtV0gkc972kLLBLMHJAPHh7MPJM0YEI2ITU-YFHGF_x9-AQWCOEGNTYIKELHKOCE3/LZWDRSXUN3GUGOTXAQGEZJ-LE09YLFSAUFNF8ELIBRICRMLJAYXTNEK9AMUXOPNTQ6Z9HUGPPTfNBcXRDOOQS5CVLMASAZEP-XFDGZJADQIAOPXXEKFXLCZF3BAG-8FWS-ODRFUNSYTISBDWGMFJXWHMTCYCUTQWGLN7AqGyCIJJJXF_HME7I9iiVKhTHGPHUOFWRGfIC1ENPRZC72FEQONTURWAUGOOV8ZCEFSIXYU8-D7ZZANQIYUEFLKPA12FODNHTQGCER9TD1KAZ20YAv37pusYbEuYx34mVOVNHTuHZxFLU8BCYMNDgVVIHXB03QVNUZ3H0GUEMMKTCYFLPKGGMt9REBJQ/http%3A%2F%2Fwww.LAROOTSCATERING.COM)



**From:** [Danny Margolis](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** SMMNAP and CSD Plan Update Feedback  
**Date:** Friday, August 31, 2018 1:06:09 PM

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To Whom it May Concern,

I am the owner of Command Performance Catering and a caterer for Triunfo Creek Vineyards.

I request that in the SMMNAP & CSD update, that the county and EIR team recognize operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Over many years of working at and with Triunfo Creek Vineyards we have first-hand experience that they are a responsible venue operator. To penalize the venue with various additional restrictions, such as but not limited to, shortened event setup timeframes would likely make it impossible to conduct weddings on site. This would directly affect me and my company financially. Please don't penalize a complying venue and its vendors for the non-compliance of others. We have always been respectful and quiet when working at Triunfo Creek Vineyards and we ask that you allow us to work in the same capacity going forward.

Sincerely,

Danny Margolis  
Command Performance Caterings

**From:** [Albert Scola](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** Triunfo Creek Vineyards  
**Date:** Friday, August 31, 2018 1:17:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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To Whom it May Concern,

I am the Executive vice President of Secural Corporation, vendor to Triunfo Creek Vineyards.

I request that in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Over the past year or so we have worked with Triunfo Creek Vineyards with regard to their evening events, predominantly weddings. We enforce a set of very specific rules, some of which being:

- Taking decibel readings along the property line to ensure noise ordinance compliance.
- Communicating with the lead venue site representative to maintain music output is below the ordinance limit.
- Enforcing music cutoff at 11pm on Friday and Saturday and 10pm any other day.
- Showing previous and current decibel levels to the Sheriff deputies upon their arrival to show compliance (a deputy comes to site almost every wedding due to a neighbor calling into the station regarding disturbing the peace).

To date, my staff has not logged a noise violation from the venue. We take care to lower levels when necessary. Do not penalize a complying venue and its vendors for the non-compliance of others.

Thank you for taking the time to read my feedback. For more information on Triunfo Creek Vineyards, you can visit them at [www.triunfocreek.com](http://www.triunfocreek.com).

Sincerely,

A.J. Scola III  
Executive Vice President  
Secural Security Corporation  
(818) 225-0813 ext. 228  
(877) 2SSC 4ME  
[www.SecuralSecurity.com](http://www.SecuralSecurity.com)  
[www.CalabasasProtectionBureau.com](http://www.CalabasasProtectionBureau.com)  
"Committed to Community"





1073



# Scoping Comments

Scoping Process – EIR for the Santa Monica Mountains  
North Area Plan and Community Standards District Update  
County of Los Angeles, Department of Regional Planning



Date: 8/30/2018 Name: HUGH S. ROBERTSON  
Telephone Number: 805-660-2327c Affiliation (if any):   
Address: 30940 Lobo Canyon Rd, Agoura, CA 91301  
City, State, Zip Code: Agoura, CA, 91301  
Email: hr@robgeotech.com Prefer paperless (email) notification? ☒ Yes ☐ No

Comment: Important issues to be addressed & evaluated as part of the EIR  
(1) No amplified sound between 8:00 pm and 8:00 AM. - NONE - at least establish a normal ambient dB level for specific communities that takes into account topographic effects on sound travel and only allow 2 dB above the established ambient level for the specific community.  
(2) Provide efficient mechanisms to issue violations and enforce - This is NOT being done now in our Triunfo / Lobo Canyon community where illegal wedding venues have hijacked out weekend evenings and the County is doing nothing.  
(3) Make provisions for enforcing violations of the "Night Sky Ordinance"  
(4) Limit entertainment venues activities to take into account the specific neighborhood. Eliminate multiple party facilities in communities that are residential areas. Limit the size and number of events that can be held and the hours of operation to eliminate adverse

\*PLEASE PRINT. Your name, address, and comments become public information and may be released to interested parties if requested.

Please either deposit this sheet at the sign-in table before you leave today; fold, stamp, and mail; or email to [smmnortharea@planning.lacounty.gov](mailto:smmnortharea@planning.lacounty.gov). Include additional sheets if needed. COMMENTS MUST BE RECEIVED BY AUGUST 31, 2018.



8/30/2018

2 of 3

impacts on peace and enjoyment of rural residential communities. The County should stop putting the business interests over those of established residential communities after some arbitrary decision by staff that opens the door to inappropriate and disruptive business because of some archaic zoning language.

Example: Multiple wedding venues being allowed to operate within a mile of each other where amplified sound and loud party activities occur each weekend evenings. This is a negative impact on all who live here so eliminate them and their amplified sound.

⑤ Consider that traffic and population increase associated with the party events creates a hazard in the event of a fire with the need to evacuate the community along with the visitors. Narrow roads with constrained roads and exit points must be considered when the County considers allow party venues in rural residential communities.

8/30/18

3 of 3

- ⑥ Don't interfere with established residential use that conforms to Codes and approvals with respect to landscaping and brush maintenance for fire. Don't restrict the ability of owners to maintain and improve their properties in conformance with standards and Codes provided proper permitting, CUPs as required are considered. Don't prevent me from maintaining my property.
- ⑦ Don't create an environment that drives equestrian facilities out of the Santa Monica Mountains. These facilities are a part of the area and can and do operate in an environmentally responsible manner.

**From:** Sue Johnson  
**To:** DRP SMMNorthArea  
**Subject:** Comments re AIRBNB negative impact on the North Area and Monte Nido  
**Date:** Friday, August 31, 2018 1:54:51 PM

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Hello,

I live in Monte Nido and my family has resided here since 1969.  
We have watched our wonderful special rural village retain its character through the years.

That is until the current trend of Airbnb's.  
We live on a private road, and we use to know all of our neighbors that walked our streets and drove by.  
Now are little neighborhoods are filled with strangers.

Our roads are small single lane country roads, and strangers drive them fast.  
We are in dark skies and many properties do not have perimeter fencing.  
In summary, often there are strangers staying right outside our bedroom windows, in the country, in the dark skies and we do not know who they are.  
It is creepy.  
The Airbnb's change the nature of our rural village, and that is against the LIP.  
The LIP should be amended to state no Airbnb's in Monte Nido.

Thank you,  
Sue Johnson,  
Resident at 588 Crater Camp Drive, Monte Nido, CA since 1969.

Susan E. Johnson, Paralegal  
Kenneth E. Devore & Associates  
Attorneys at Law  
31355 Oak Crest Drive, Suite 250  
Westlake Village, CA 91361  
Telephone: 818-338-3252  
Fax: 818-338-3287  
[http://secure-web.cisco.com/1nDQWJImxM1OdXWdUhdSUG4FTRxjiaf4uuqX5v0pOFN5vgwoMK8yN\\_aZVpHwvzEvnGWwPSI1BHusmy16zJ39HlInnZnnV2BMgEE68fChQY7Yk-A3CXLmo7eCQ2rHGyzCLUCaOJTtw5LF-BQnsr7EJTWqLaUVV38h2IL7gLkCGXGa9nthCS1X2naZ6jwrGAD7q9ZdrqcBmlqwjOhSjOOo6KdIrBqLIr0hzFpyM4mPPZMdu8s169nHvbrM5-5OOIYTW\\_G9Wxxo7R5FTtHpHa6Fa5gh\\_OXTilyoH9E5XoGUMfiM-zTOgUu0Cx\\_8uVYTqXDbBvEo8r0rTJIMcoL8LCztJZlbfjF2wNy63g\\_vhGWkC7vlKbcrD1zo4\\_p5W4gecS3kYE1NZbB5HQROLmu6dcJRZoQ/http%3A%2F%2Fwww.trustplanner.net](http://secure-web.cisco.com/1nDQWJImxM1OdXWdUhdSUG4FTRxjiaf4uuqX5v0pOFN5vgwoMK8yN_aZVpHwvzEvnGWwPSI1BHusmy16zJ39HlInnZnnV2BMgEE68fChQY7Yk-A3CXLmo7eCQ2rHGyzCLUCaOJTtw5LF-BQnsr7EJTWqLaUVV38h2IL7gLkCGXGa9nthCS1X2naZ6jwrGAD7q9ZdrqcBmlqwjOhSjOOo6KdIrBqLIr0hzFpyM4mPPZMdu8s169nHvbrM5-5OOIYTW_G9Wxxo7R5FTtHpHa6Fa5gh_OXTilyoH9E5XoGUMfiM-zTOgUu0Cx_8uVYTqXDbBvEo8r0rTJIMcoL8LCztJZlbfjF2wNy63g_vhGWkC7vlKbcrD1zo4_p5W4gecS3kYE1NZbB5HQROLmu6dcJRZoQ/http%3A%2F%2Fwww.trustplanner.net)

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**From:** [Steven Schultze](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** SMMNAP and CSD Plan Update Feedback **Date:** Friday, August 31, 2018 3:27:05 PM

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To Whom it May Concern,

I own and operate Sandman Security and SoCal Valet, mandatory and exclusive vendors to Triunfo Creek Vineyards.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

For many years we have worked responsibly with Triunfo Creek Vineyards to execute special events. We enforce a set of very specific rules, some of which being:

- \* Enforcing the setup of the dance floor in the permitted location(s) only.
- \* Enforcing music vendors to plug in to the in-house system only.
- \* Enforcing music cutoff at 11pm on Friday and Saturday and 10pm any other day.
- \* Staffing the gate & valet team to ensure there is never a backlog of cars on Triunfo Canyon Rd.
- \* Enforcing lighting never points toward a neighboring home.
- \* Taking decibel readings along the property line to ensure noise ordinance compliance.
- \* Checking that there are no signs or lights in the public roadway.
- \* Ensuring vendors setup quietly.
- \* Directly trucks where to turn around in a circle vs. backing up and making beeping noises.
- \* Working with the ABC licensed bar staff & valet staff to prevent potentially intoxicated guests from driving.

To penalize the venue with various additional restrictions, such as but not limited to, a limited number of events, shortened event setup & load out timeframes, lower noise standards, etc. would likely make it impossible to conduct weddings on site. This would directly affect my two companies and all those I employ.

Do not penalize a complying venue and its vendors for the non-compliance of others. I ask that you allow us to work in the same capacity going forward as we do today.

Thank you for taking the time to read my feedback. For more information

on Triunfo Creek Vineyards, you can visit at [http://secure-web.cisco.com/1Acl4e9gcc7cYkxck107fpH\\_IeORVfKNDhLW2g0VbGC0hUnBF6zceYxxCHjpjdiTJJtD5cqT05iLjx\\_ZEy\\_YXmtT3iMPGRHPWaS3h0Kbz\\_KSOGRh8BxrtHC-kGvOXsTo-EfIOD3gShcXXawsItcMqtHeeeSfBnMRWoOmJ\\_7M9K\\_p-JcW9U3qTDEZgaCEPduovBsHZxWQDUHK9saAiJh-CE1XvKSMWSEJ812hwa5qDkpUmEXCnNhBtXQbrvBAesu8Rwzl9vmLohxoiPsoeQ4p1EWYExeMAKa9ON54FzjuoVov ez4JWcxQaZOk6XGyhS70KrNEbDFevMylo5X14HKCzeN12afqXkn3F9VYNcxH4zRezdXhuOotp9bG9XEbPRHL4oRz8f1Q9WvM8seBesAK4CsOXvEo-u8LIA8vxnl4Jl/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1Acl4e9gcc7cYkxck107fpH_IeORVfKNDhLW2g0VbGC0hUnBF6zceYxxCHjpjdiTJJtD5cqT05iLjx_ZEy_YXmtT3iMPGRHPWaS3h0Kbz_KSOGRh8BxrtHC-kGvOXsTo-EfIOD3gShcXXawsItcMqtHeeeSfBnMRWoOmJ_7M9K_p-JcW9U3qTDEZgaCEPduovBsHZxWQDUHK9saAiJh-CE1XvKSMWSEJ812hwa5qDkpUmEXCnNhBtXQbrvBAesu8Rwzl9vmLohxoiPsoeQ4p1EWYExeMAKa9ON54FzjuoVov ez4JWcxQaZOk6XGyhS70KrNEbDFevMylo5X14HKCzeN12afqXkn3F9VYNcxH4zRezdXhuOotp9bG9XEbPRHL4oRz8f1Q9WvM8seBesAK4CsOXvEo-u8LIA8vxnl4Jl/http%3A%2F%2Fwww.triunfocreek.com).

Steve Schultze  
President of Sandman Security and SoCal Valet

**From:** Ralph Bracamonte  
**To:** DRP SMMNorthArea  
**Subject:** SMMNAP and CSD Plan Update Feedback  
**Date:** Friday, August 31, 2018 3:43:51 PM  
**Attachments:** image001.png, image002.png, image003.png, image004.png

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To Whom it May Concern,

I work at Vox DJs, DJ for Triunfo Creek Vineyards.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Specifically, my company, Vox DJs, works weddings on site at Triunfo Creek Vineyards. We are mandated to plug into their on-site sound system and we always do. We understand the noise ordinance in the area and take great pride in operating responsibly under the limits. We work with various site reps to ensure the music noise level is within an acceptable range on the dance floor and at the property line.

I support the venue as it acts in compliance with the noise ordinance. To penalize the venue and lower the allowed decibel output would likely make it impossible to conduct weddings on site. This would not only affect the venue and its direct employees way of making a living, but mine and my company's as well. Please don't penalize a complying venue for the non-compliance of others.

Thank you for taking the time to read my feedback. For more information on Triunfo Creek Vineyards, you can visit at [http://secure-web.cisco.com/1KF5khJEpal3i7xMkKBXeBT4c6bKt80bTwDXFetPoQWwKI8GcKMUsjac0dE66x9GxyFdAb8DAyGy8GjARKb0SyvVDWrsi43BS4sLGtiU3AOUUSF7ILqsrnpMtBAKyIvIxFwXISEcBvesBcqcWVQjd5tFTQaa43fyofyH7fzVnb4hdRrWrq8aEuVaxwUKD8440CCI6dTp6RpjHanshdQKYXHgvTEEho7fh7hfP6JsgEPH\\_zDX9FwqwW\\_kykB6Xq8Jx85bbTSe6KYJgQI8nmNcPIHlm3dmqVNP331lgSKeSPTUvGSStjajDqk5wIWPF1PGb851Dogc\\_g2f5eMgFpfOBc232zYz2kk5xsCNpnaWyM\\_PNS4K0iGJatsLywM8e0yKy3I6Kwsl0y2RmS4AHTYIQ/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1KF5khJEpal3i7xMkKBXeBT4c6bKt80bTwDXFetPoQWwKI8GcKMUsjac0dE66x9GxyFdAb8DAyGy8GjARKb0SyvVDWrsi43BS4sLGtiU3AOUUSF7ILqsrnpMtBAKyIvIxFwXISEcBvesBcqcWVQjd5tFTQaa43fyofyH7fzVnb4hdRrWrq8aEuVaxwUKD8440CCI6dTp6RpjHanshdQKYXHgvTEEho7fh7hfP6JsgEPH_zDX9FwqwW_kykB6Xq8Jx85bbTSe6KYJgQI8nmNcPIHlm3dmqVNP331lgSKeSPTUvGSStjajDqk5wIWPF1PGb851Dogc_g2f5eMgFpfOBc232zYz2kk5xsCNpnaWyM_PNS4K0iGJatsLywM8e0yKy3I6Kwsl0y2RmS4AHTYIQ/http%3A%2F%2Fwww.triunfocreek.com).

Respectfully,  
Ralph Bracamonte



**Ralph Bracamonte**

Sales & Business Development Manager | Elite DJ/MC

Office: 310.372.2222 | Mobile: 310.630.9562

Locations: [LA](#) | [OC](#) | [SD](#) | [AZ](#)

DJs/MCs | Event Lighting | Photo Booth





**From:** [Chris Deleau](#)  
**To:** [DRP SMMNorthArea](#)  
**Cc:** [Everyone](#)  
**Subject:** Comments on North Area Plan Update (SMMNAP) Notice of Preparation (NOP)  
**Date:** Friday, August 31, 2018 3:57:01 PM  
**Importance:** High

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To Whom it May Concern:

The SMMNAP NOP is legally and practically insufficient. Section 15082 of the CEQA regulations provides that the NOP must, "...provide the responsible and trustee agencies and the Office of Planning and Research with sufficient information describing the project and the potential environmental effects to enable the responsible agencies to make a meaningful response. At a minimum, the information shall include:

***(A) Description of the project,***

(B) Location of the project (either by street address and cross street, for a project in an urbanized area, or by attaching a specific map, preferably a copy of a U.S.G.S. 15' or 7-1/2' topographical map identified by quadrangle name), and

***(C) Probable environmental effects of the project. [bold italic emphasis added]***

It is our understanding that a working draft of the North Area Plan Updated Ordinance is available (but not for public circulation at this point). Since the "Project" is an "ordinance," the draft of the ordinance should be circulated with the NOP in order to meet the requirements of (A) above, to provide a meaningful "description of the project" and also to allow the OPR, responsible agencies and trustee agencies to make a "meaningful response." The very generic description of the changes in the law does not come close to being "sufficient information" as is required by the regulation above cited. Additionally, the NOP does not state what the "potential environmental effects" might be. The NOP simply lists all impact categories that are to be considered (in any EIR). This does not meet the requirement of 15082(a)(1) which anticipates that the County will conduct an initial assessment (usually following an Initial study" that identifies the areas of potential impact to the environment from the project, nor does the NOP list or discuss the "Probable environmental effects of the project" on the environment. No such analysis has been done or publicly disseminated. It is unknown if the County has conducted an Initial study or what the results of that initial study are (this would be the information required by CCR 15082 (A)(1)(C).)

Withholding the text of the ordinance, the initial study, and the requisite analysis of probable environmental impacts, is tantamount to "hiding the ball". CEQA requires an open and transparent process when evaluating projects. The withholding of this information is far from transparent and grossly fails to inform the public and the responsible/trustee agencies as to ***the probable impacts*** that this ordinance may have to the environment. How can a member of the public comment on this ordinance in any intelligible manner if we don't have a copy? Notwithstanding the requirements of CEQA and the CEQA regulations, it would behoove the County to circulate the complete text of the ordinance and an initial study before having community meetings [on the ordinance] and prior to the release of the NOP so that the County can efficiently and with maximum public participation, finalize this ordinance in a manner that considers the needs and concerns of the County's North Area residents and constituents.

This lack of transparency at the outset of the Environmental Review process is very disconcerting. We respectfully request that the ordinance and initial study be publicly released with a revised NOP that meaningfully responds to the comments herein and that the public be offered a meaningful opportunity to participate in this process.

Thank you in advance for your consideration of our comments.

Best,

***Christopher M. Deleau, JD, AICP***

General Counsel | **Schmitz & Associates, Inc.**

V: (818) 338-3636 | F: (818) 338-3423

**\*\*\*Please note our NEW Address as of Dec. 23, 2016\*\*\***

28118 Agoura Rd., Ste. 103

Agoura Hills, CA 91301

From: [Kathi Carlson](#)  
To: [DRP\\_SMMNorthArea](#)  
Subject: Overreach of Environmental Restrictions  
Date: Friday, August 31, 2018 4:24:48 PM

---

1.

1. **What are the implications of the SMMNAP update to the housing stock and future development?**
2. **How many homes have been built in the Santa Monica Mountains North Area and signed off for occupancy to date this year?**
3. **Of the homes that were built and signed off on in the SMMNAP in 2018, how many of the homes would not have been allowed to be built under the new EIR restrictions?**
4. **If the answer to number 3 is not yet determined because the zones are not yet set as of yet then how can anyone effected buy the possible new EIR Zone map make educated question?**
5. **Isn't it way too early to open and end public comments to this issue if the actual plan is not even mapped or published or completed for public review?**
6. **Are these new areas going to limit weed abatement areas for the parks, roads and crops and thus increase wild fire hazards?**
7. **What is the prohibition for sensitive areas with regard to development?**
8. **What will be done with regard to historical cultural resource protection (agricultural and equestrian)?**
9. **How will the plan update impact recreational opportunities?**
10. **Will the expanded tree protection provisions supplant the Oak Tree Ordinance?**
11. **With recent fires like the Thomas and Carr Fires, how does this plan update affect fire safety?**

**I look forward to detailed responses to your questions?**

**Thank you, Kathi Carlson and Andy Carlson**

2.

1.

Thank you for the opportunity to “comment” on the proposed changes to the General Plan. This is a difficult task as the proposed changes have not yet been published.

I would like to address what I believe may be published based upon the one-page pamphlet I received at the “Scoping” hearing.

“A **scoping review** (also **scoping** study) refers to a **rapid gathering of literature** in a given policy or clinical area where the aims are to accumulate as much evidence as possible and map the results”

We received notice from Schmitz and Associates the day before the hearing, otherwise we would not have known of the meeting. I was shocked after being Stewarts of my property, paying property taxes for almost two decades, to learn that a “rapid” gathering would determine its future. The room was overcrowded, and the second session was incomplete with regards to the slide projector not able to be switched on.

To give you some background on our property, it is zoned A1-10. Agricultural, we were approved for a vineyard which we started a small section on our property. We have harvested Malibu Honey which is being sold at local markets. The property was graded in the year 1999 by the previous owners and was slated to house 4 single family homes. We choose to keep it as one and make it into our family farm.

We have a 3-bedroom mfg. home on the property which we have been paying taxes on for the past 15 years. It presently houses two university graduates who work maintaining the property.

We wanted to “keep it simple”, peaceful and pleasant and not to be rushed into further development.

I would like the following to be addressed: The Black is commentary leading to the question in Red.

- 1)** The Law states that “Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least \$500 per violation” *How will the policy drafters who are proposing to amend the North Area Plan [NAP] mitigate the cross over contradiction of the existing Fuel Modification law?*
- 2)** It is the law that areas within 200’ from graded pads and 10’ on either side of existing roads and driveways will need to be maintained for Fire Department Weed Control, otherwise it is illegal and dangerous. Over the years I have known people who have been killed because they were not able to get out of their property because it was not cleared according to Fire Department standards. Therefore, the Fire Department Standards, Human Life and Public Safety needs to override. *Will the people who are making the changes accept legal accountability should they obstruct the existing Fuel Modification Plan Regulations?*
- 3)** The weed clearing, thinning existing brush according to the already strict standards is imperative to providing fire breaks 10’ each side along public and private roads and driveways. During my life I have assisted in fighting two very vicious Malibu fires. The Fact is that the damage to the environment is greater *after a fire and mud slides* verses allowing for the overgrowth within the Fire Department Weed Modification Zone. Please note what happened in Montecito to the beautiful Heritage Oak trees and loss of human and

wildlife when they were washed away by debris. Last December the Thomas Fire burned approximately 281,893 acres (440 sq mi; 114,078 ha), becoming the largest [wildfire in modern California history](#) *The Environmental Devastation area easily outnumbers the “buildable” undeveloped lots.* *Has there been any study of the heavy burden and environmental damage which is caused by Fire and Mudslides as a result of not controlling the growth of native vegetation?*

- 4) Implementing a more regulated no-clearing, no development has a much greater propensity for environmental damage than utilizing our existing guidelines for clearing and development. For example, The Thomas Fire, which was started because brush that was supposed to have been cleared was ignited by SCE employees. The water district was named in the lawsuit as there were not adequate water supply to put out the small fire burning the native vegetation in early stages. *What are the legal ramifications for implementing policy that precludes clearing within a fuel modification zone?* The fire claimed 281,000 acres, and two lives. Imagine the damage, the pain, the wildlife destroyed. *The parties that implement any legislation that precludes the 200' Fuel Modification Zone from carrying out the safety measures which was imposed for the purpose of protecting human and wild life, will be held personally responsible for the loss of the environment and human life if it were to happen. We should not have to live in fear of burning alive. If Fuel Modification is to a minimum standard already.* Perhaps you have not lived long enough to remember the people who were burned and killed in the 1993 Malibu Fire. I remember it well, I was there, they were my neighbors who were found charred November 4<sup>th</sup>, 1993 in their car. Leave Fuel Modification Zones alone! Follow the devastation to the environment from the animals to the sediment that flows into our oceans. Think, think, think again and then act. There needs to be a complete EIR done, one which must be sent out for public review and comment, one that holds accountability for the policy it mandates.



- 5) Properties who have started farming need be allowed to continue with their farming as planned. After 17 years of ownership, we should not have to move because we cannot



**continue with our farming. This life plan should not be impeded by new anti-farming legislation especially when it was previously approved.**

1. For ease when “area” refers to the area which will be impacted by the proposed EIR.
2. Who will be voting if my property will be losing its current rights to farm my land and build my needed accessory buildings. Will the actual property owners have a vote?
3. How many of the people who would be voting for or against this initiative live in the North area?
4. Are they property owners or renters?
5. Do they pay property tax in the area which will be affected by the proposed changes?
6. How many of the people who are writing and/or voting on this proposed change initiative do not pay property taxes in the area.
7. If I am not able to farm or build a new home and barns on my land that will be a taking as I will not have a way to earn income or be able to live on my land and in that case will the government pay me the fair market value for my land in order to keep my property open space? If that were to happen I would be able to do a 1033 exchange so that I can take that money and purchase land where I can farm, have horses and build a new home on it with my retirement money as is my intended use since I purchased the land in 2001?
8. What is the appeals process should I believe the burden placed on my property is unfair and unjust other than litigation rights?
9. We believe it is a show that you are listening to our concerns and that you are not going to give valid answers to our questions. Can you assure the residents of the North Area do have a valid voice, time to research new proposals and reports and vote in the new laws being placed on their properties?
10. The new proposed restrictions are approximately 10 times harder than the California Coastal Commission Zone, which is the first 3 miles from the beach. The California Coastal act was voted into effect by the entire state and is a State-run agency. Can the residents of the North Area Plan, become their own city so that they can have local governing over their agricultural rights and their development rights?
11. Can the residents of Malibu unincorporated join have incorporated Malibu? Can the unincorporated Agoura join Agoura Hills etc. and same for Westlake?
12. What would be the process for question 6 & 7 if the residents and local community in the North Area joined together and voted for local governing.
13. The rules and regulations are already extremely restrictive, we have numerous setbacks and protected grounds, all of which dictate the kind of crops and locations of where we can and

cannot build or farm or have horses. Are the community in downtown Los Angeles who are in favor of more rules to allow more open space in our north area aware of all of the complicated restrictions already in place which will naturally already insure vast acreage of open space?

14. Can we have more time to provide education to the community about the value of agricultural small farms?

15. I would like to share a true story and it can be verified because the Los Angeles City Council meeting was of course recorded. The following questions were asked by the city council members after they allowed the North Area residents to speak for 3 minutes regarding the future of the use of their land. Some residents and land owners spoke about septic systems and property taxes that they have been paying on their land for over 10 to 20 + -years. At the end of the Los Angeles City council meeting which was held regarding the Ridge Line Ordinance that was being proposed in the unincorporated Malibu, and since was voted as law. Two of the 6-8 city council members that were present at the crowded small meeting room downtown asked the following two questions to each other just prior to ending the meeting.

One city council member asked:

1. What is a septic system?

The other city council member asked:

2. What are property taxes based on?

These questions reflected a major disconnection from our Agricultural zoned properties and even property owner's hard costs in property ownership. There is a belief by many concerned residents that it is illegal what the City Council is doing by taking away our agricultural rights in order to create open space without purchasing the land from the property owners. We have heard there are large lawsuits being filed against the county due to the unjust taking of their land via the restrictions already put in place by the last updated General Plan.

9a. What is the budget to fight those law suits?

9b. What Los Angeles county account will those funds come from?

9c. The California Coastal Commission has been sued many times due to their agency actions on private property owner. The State has very large deep funding and was able to afford those costs. Is Los Angeles county able to afford the litigation costs and possible settlement costs from the taking of property rights that run with the Right to Farm Act in California, in agricultural zones rights?

9b. If the courts determine it is a taking and thus the County of Los Angeles is required to pay the cost of the land that was deemed not usable for anything but protected open space, does the county have enough funds to pay multi-millions to the property owners effected in the North Area Plan? If so, please be specific so that school teachers and welfare recipients and other members of Los Angeles County may make a wise decision as to whether they want their county/city funding going toward litigation and settlement cost just because the people they vote in want the farm land in the North area to be restricted and designated as open space?

9c. Have the City Council members made that clear to the citizens of the County of Los Angeles, that there could be expensive litigation and settlements potentially taking tax dollars which could be better spent on schools, and other community resources? Are they clearly made aware of this risk?

10. Is the community aware that the more restrictions that are placed on the land the more economic distance is realized in community of the North Area? Only the mega wealthy can afford to build. Unlike prior properties in Malibu, Agoura and Westlake where individuals could purchase a property and build for a similar price or less than buying a home in the city? Is that the goal to limit that only the very wealthy can afford to build in the North Area?

How many accessory building will I be able to put on my land?

Are there limits if I can grow grapes on my property?

Are their limits on my being able to build a barn on my land?

Will this legislation or general plan limit where or if at all I can have horses, farming and housing on my property more so then is already in place?

What are the setbacks from slopes or Environmental protected zones and Oak trees? The entire North area is mountain topography and most covered in Oak trees, what is the formula to at least promise that the property owners can still farm and live on the property and weed clear for fire safety?

11. Just take a drive into and around Santa Barbara and you will find many homes constructed under the shade of an oak tree or next to or surrounded by oak tree groves, many of those homes have co-existed for over 70 years. Oak trees and homes co-exist in excellent condition and in fact residents provide much needed water for them during droughts when they can easily die, and home owners and property owners protect the oak trees from illnesses as property owners value their oak trees as one of their most valued features of their property. Property owners watch over their oak trees health as the residents in the North Area LOVE their oak trees, and the oak trees provide shade and peaceful atmosphere from nature in return. My question is who has determined that oak trees and homes cannot co-exist? Is there a study to back that people and houses cannot be close to each other?

12. What are the risks that we are going to be placed in if we cannot conduct fuel modifications to our land due to these restrictions?

13. What is the budget to litigation if it is determined that the wild fire spread at an uncontrollable rate due to the proposed ordinance limiting weed abatement?

We are out of time, otherwise would have neatly presented these questions.

Sincerely

*RT*

8/31/2018

**From:** [Alfredo Flores](#)

**To:** [DRP SMMNorthArea](#)

**Subject:** Triunfo Creek Vineyards -County Feedback Request from Vendors and Parners

**Date:** Friday, August 31, 2018 4:59:01 PM

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To Whom it May Concern,

I am a landscaper and contractor for Triunfo Creek Vineyards ([http://secure-web.cisco.com/1gbNYWlb2SPrWzvr2SLMxaeFqhlIkRgPRG-moPPKs9aCwx9CevLY0DgUDxI2b6TnqqPTh5mmQlInvFIS7x1voqibNdwxOxtzSS3BunBUMS3rdfs3VaejCKxnQ1-fNQomWO33s9f\\_S7Hhr9yuKkjc5pAtCuJFLXeVF6xU0nyy-RgL1GRXYTucY7K55aHv3myowB67PdYrQR5JEHoxJUGaqNsmZ1lpP7jiw8kzzgcAF6mnlw1T-i5kAhLOfVeDixNX6nKiV6Q8PipBvpSu70BXVgW\\_pprvROZHTT7QmW9osv8zESaTVi\\_gYJ2GknjKT9wKm7Yf-gv02kmNfyocPSYYxzduUitdug4LB4R46rdWVXFdiebunz6cXmmWps1DFNbw9FyCCIdDKlqllvYhJQ/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1gbNYWlb2SPrWzvr2SLMxaeFqhlIkRgPRG-moPPKs9aCwx9CevLY0DgUDxI2b6TnqqPTh5mmQlInvFIS7x1voqibNdwxOxtzSS3BunBUMS3rdfs3VaejCKxnQ1-fNQomWO33s9f_S7Hhr9yuKkjc5pAtCuJFLXeVF6xU0nyy-RgL1GRXYTucY7K55aHv3myowB67PdYrQR5JEHoxJUGaqNsmZ1lpP7jiw8kzzgcAF6mnlw1T-i5kAhLOfVeDixNX6nKiV6Q8PipBvpSu70BXVgW_pprvROZHTT7QmW9osv8zESaTVi_gYJ2GknjKT9wKm7Yf-gv02kmNfyocPSYYxzduUitdug4LB4R46rdWVXFdiebunz6cXmmWps1DFNbw9FyCCIdDKlqllvYhJQ/http%3A%2F%2Fwww.triunfocreek.com))

and have been for the past 6 years. I believe that the venue operates responsibly and legally. I am proud to work here and use it as partial means to provide for my family. Recently, Jacqui Lorenzen, the owner, had me install handicapped parking as per permit. I have helped with or completed various permitted projects on site.

I ask that you please don't put additional limits on what Triunfo Creek Vineyards is permitted to do because I would like to continue working here for many more years.

Thank you.

Sigifredo Diaz

General Manager

South Hardscape

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**From:** [Ray Stewart](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** NAP  
**Date:** Friday, August 31, 2018 4:59:42 PM

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Keep RR zoning as RR!  
No more residential uses in RR



**From:** [hobie.beman](#)  
**To:** [DRP SMMNorthArea](#); [TLC Board](#)  
**Subject:** EIR comments  
**Date:** Friday, August 31, 2018 5:00:12 PM

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To whom it may concern

The EIR should include an Exemption for existing single family residential homes that will allow those homes to build or expand upon their existing building footprint up to 1000 sq feet or 25 percent whichever is greater. The reasoning behind this is that should a family expand or have extended family move back due to age or finance our homes would be unable to expand like all other homes in Los Angeles county that have the available space. In addition without this it would diminish residential property values. It should also be noted that the existing SEA ordinance had an exemption for single family residential development. This was confirmed by regional planning back in 2014. There must be some exemption for existing residential home development (additions and ancillary structures). In the North area plan ridge line ordinance there was an exemption for existing single family residential homes that allowed the homeowner to expand their homes.

Thank you  
Hobert Beman  
Lobo canyon resident

[Sent from Yahoo Mail for iPhone](#)

Thank you for the opportunity to “comment” on the proposed changes to the General Plan. This is a difficult task as the proposed changes have not yet been published.

I would like to address what I believe may be published based upon the one-page pamphlet I received at the “Scoping” hearing.

“A **scoping review** (also **scoping** study) refers to a rapid gathering of literature in a given policy or clinical area where the aims are to accumulate as much evidence as possible and map the results”

1. We received notice from Schmitz and Associates the day before the hearing, otherwise we would not have known of the meeting. I was shocked after being Stewarts of my property, paying property taxes for almost two decades, to learn that a “rapid” gathering would determine its future. The room was overcrowded, and the second session was incomplete with regards to the slide projector not able to be switched on, not able to know what was said live at the prior meeting. It felt as if it was a deliberate break up of the people concerned. That meeting needs to be redone as it was not conducted properly. All laws regarding these meetings must be held to the highest level as it effects such a vast number of people and residents and their life

long investments. How many properties - apn #s will be affected and acres by this EIR if it is passed?

2. How many less home will be allowed to be built every year? An estimate would be better than nothing and should be included in the EIR report.
3. How many acres will be prohibited from crops or weed clearing in the SMMNA if this is passed?
4. What is the fire risk impact?
5. Will it increase fire insurance rates if a wild fire breaks out and it is determined that lack of fire breaks and weed clearing increased the fire damage/
6. What is the environmental damage to historic and sensitive habitat if a uncontrollable wildfire goes through the SMMNA per acre?
7. To give you some background on my property, it is zoned A1-10. Agricultural, we were approved for a vineyard which we started a small section on our property. We have harvested Malibu Honey which is being sold at local markets. The property was graded in the year 1999 by the previous owners and was supposed to house 5 single family homes. We choose to keep it as one and make it into a family farm.
8. We have a 3-bedroom mobile home on the property which we have been paying taxes on for the past 15 years. It presently houses two university graduates who work maintaining the property.

9. The private driveway is all weather, and we would like to keep it that way, however for fear of not being able to meet the new fire codes of 20' wide, asphalt before your plan is implemented we are now being forced to rapidly move ahead with asphalt paving and processing plans for a "stick-built home".
10. We are senior citizens and this farm is our retirement. We wanted to "keep it simple", peaceful and pleasant. Who would have thought that the younger generation would be trying to take away what we worked for during our life?
11. I would like the following to be allowed:
12. Areas within 200' from graded pads and the driveways leading to the pads will need to be maintained for Fire Department Weed Control otherwise it is illegal and dangerous. Over the years I have known people who have been killed because they were not able to get out of their property because it was not cleared according to Fire Department standards. Therefore, the Fire Department Standards, Human Life and Public Safety needs to override.
13. The weed clearing, thinning existing brush according to the already strict standards is imperative to providing fire breaks along public and private roads and driveways. During my life I have been in the midst of two very vicious fires which I assisted the fire department and saved several animals from horses, birds, dogs and pot belly pigs.

The damage to the environment will be much greater after a fire and mud slides verses allowing for the overgrowth of brush within the Fire Department Weed Modification Zone. Please note what happened in Montecito to the beautiful Heritage Oak trees when they were washed away by debris after the Thomas Fire.

14. Implementing a no-clearing, no development has a much greater propensity for environmental damage than conscientious development. For example, in the case of the Thomas Fire, which was started because brush that was supposed to have been cleared was ignited by SCE employees. The water district was named in the lawsuit as there were not adequate water supply to put out the fire in early stages. Has anyone in your group thought about the legal ramifications for implementing policy that precludes clearing within a fuel modification zone? The fire claimed 281,000 acres, and two lives. Imagine the damage, the pain, the wildlife destroyed. *The parties that implement any legislation that precludes the 200' Fuel Modification Zone from carrying out the safety measures which was imposed for the purpose of protecting human and wild life, will be held personally responsible for the loss of the environment and human life if it were to happen. We should not have to live in fear of burning alive. If Fuel Modification is to a minimum standard already.* Perhaps you have not lived long enough to remember the people who were burned and killed in the 1993 Malibu Fire. I



remember it well, I was there, they were my neighbors who were found charred November 4<sup>th</sup>, 1993 in their car. Leave Fuel Modification Zones alone! Follow the devastation to the environment from the animals to the sediment that flows into our oceans. Think, think, think again and then act. There needs to be a complete EIR done, one which must be sent out for public review and comment, one that holds accountability for the policy it mandates.



15.

16. Properties who have started farming need be allowed to continue with their farming as planned. After 15 years of ownership, we should not have to move because we cannot continue with our farming. This life plan should not be impeded by new anti-farming legislation especially when it was previously approved and vested, simply to be implemented at the appropriate time.

17. Who will be voting on whether my property will be losing its current rights to farm my land and build my needed accessory buildings. In other words, will the property owners and my neighbors have a vote?
18. Is it 100% non-local law makers voting on the destiny of my land?
19. If I am not able to farm or build a new home and barns on my land that will be a taking as I will not have a way to earn income or be able to live on my land and in that case will the government pay me the fair market value for my land in order to keep my property open space? If that were to happen I would be able to do a 1033 exchange so that I can take that money and purchase land where I can farm, have horses and build a new home on it with my retirement money as is my intended use since I purchased the land in 2001?
20. What is the appeals process should I believe the burden placed on my property is unfair and unjust other than litigation rights?
21. We believe it is a show that you are listening to our concerns and that you are not going to give valid answers to our questions. Can you assure the residents of the

North Area do have a valid voice, time to research new proposals and reports and vote in the new laws being placed on their properties?

22. The new proposed restrictions are approximately 10 times harder than the California Coastal Commission Zone, which is the first 3 miles from the beach. The California Coastal act was voted into effect by the entire state and is a State run agency. Can the residents of the North Area Plan, become their own city so that they can have local governing over their agricultural rights and their development rights?
23. Can the residents of Malibu unincorporated join incorporated Malibu? Can the unincorporated Agoura join Agoura Hills etc. and same for Westlake?
24. What would be the process for question 6 & 7 if the residents and local community in the North Area joined together and voted for local governing.
25. The rules and regulations are already extremely restrictive, we have numerous setbacks and protected grounds, all of which dictate the kind of crops and locations of where we can and cannot build or farm or have horses. Are the community in downtown Los Angeles who are in favor of more rules to allow more open space

in our north area aware of all of the complicated restrictions already in place which will naturally already insure vast acreage of open space?

26. Can we have more time to provide education to the community about the value of agricultural small farms?

27. I would like to share a true story and it can be verified because the Los Angeles City Council meeting was of course recorded. The following questions were asked by the city council members after they allowed the North Area residents to speak for 3 minutes regarding the future of the use of their land. Some residents and land owners spoke about septic systems and property taxes that they have been paying on their land for over 10 to 20 + -years. At the end of the Los Angeles City council meeting which was held regarding the Ridge Line Ordinance that was being proposed in the unincorporated Malibu, and since was voted as law. Two of the 6-8 city council members that were present at the crowded small meeting room downtown asked the following two questions to each other just prior to ending the meeting.

28. One city council member asked:

29. What is a septic system?

30. The other city council member asked:

31. What are property taxes based on?

32. These questions reflected a major disconnection from our Agricultural zoned properties and even property owner's hard costs in property ownership. There is a belief by many concerned residents that it is illegal what the City Council is doing by taking away our agricultural rights in order to create open space without purchasing the land from the property owners. We have heard there are large lawsuits being filed against the county due to the unjust taking of their land via the restrictions already put in place by the last updated General Plan.
33. a. What is the budget to fight those law suits?
34. b. What Los Angeles county account will those funds come from?
35. c. The California Coastal Commission has been sued many times due to their agency actions on private property owner. The State has very large deep funding and was able to afford those costs. Is Los Angeles county able to afford the litigation costs and possible settlement costs from the taking of property rights that run with the Right to Farm Act in California, in agricultural zones rights?
36. b. If the courts determine it is a taking and thus the County of Los Angeles is required to pay the cost of the land that was deemed not usable for anything but protected open space, does the county have enough funds to pay multi-millions to the property owners effected in the North Area Plan? If so, please be specific so that school teachers and welfare recipients and other members



of Los Angeles County may make a wise decision as to whether they want their county/city funding going toward litigation and settlement cost just because the people they vote in want the farm land in the North area to be restricted and designated as open space?

37. c. Have the City Council members made that clear to the citizens of the County of Los Angeles, that there could be expensive litigation and settlements potentially taking tax dollars which could be better spent on schools, and other community resources? Are they clearly made aware of this risk?
38. Is the community aware that the more restrictions that are placed on the land the more economic distance is realized in community of the North Area? Only the mega wealthy can afford to build. Unlike prior properties in Malibu, Agoura and Westlake where individuals could purchase a property and build for a similar price or less than buying a home in the city? Is that the goal to limit that only the very wealthy can afford to build in the North Area?
39. How many accessory building will I be able to put on my land?
40. Are there limits if I can grow grapes on my property?
41. Are their limits on my being able to build a barn on my land?

42. Will this legislation or general plan limit where or if at all I can have horses, farming and housing on my property more so then is already in place?
43. What are the setbacks from slopes or Environmental protected zones and Oak trees? The entire North area is mountain topography and most covered in Oak trees, what is the formula to at least promise that the property owners can still farm and live on the property and weed clear for fire safety?
44. Just take a drive into and around Santa Barbara and you will find many homes constructed under the shade of an oak tree or next to or surrounded by oak tree groves, many of those homes have co-existed for over 70 years. Oak trees and homes co-exist in excellent condition and in fact residents provide much needed water for them during droughts when they can easily die and home owners and property owners protect the oak trees from illnesses as property owners value their oak trees as one of their most valued features of their property. Property owners watch over their oak trees health as the residents in the North Area LOVE their oak trees, and the oak trees provide shade and peaceful atmosphere from nature in return. My question is who has determined that oak trees and homes can not co-exist? Is there a study to back that people and houses can not be close to each other?

45. What are the risks that we are going to be placed in if we cannot conduct fuel modifications to our land due to these restriction?
46. What is the budget to litigation if it is determined that the wild fire spread at a uncontrollable rate due to the proposed ordinance limiting weed abatement?

Please take your time to answer my very serious concerns. I have several questions and hope to have another opportunity to ask questions prior to any laws put in place especially since I do not know the map on my property that I am heavily invested in.

Regards,

Tom Colsen

**From:** [Laura Gilbard](#)  
**To:** [DRP SMMNorthArea](#); [Nicole Englund](#); [Anita Gutierrez](#)  
**Subject:** EIR Scoping Request  
**Date:** Friday, August 31, 2018 5:02:29 PM

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RE: North Area Plan EIR Scoping

Thank you for inviting residents of the North Area Plan parameters to send scoping requests. I'm sure you've received many emails and letters regarding the event venues in our formerly peaceful canyons. The situation is completely out of control there and, if I didn't feel so many people had already called out the mistruths in a letter received yesterday by Brookview Ranch, I would be doing so in this email. One that stood out to me was in regards to the supposed survey they conducted. I am one of the neighbors *most* affected by Brookview Ranch's three day/week, loud, obnoxious events. Even though I work at home, no one approached us to participate in this survey. Suffice to say they are far from good neighbors, and if any one of the owners lived in my house, they would shut down that operation immediately. I have learned something from this experience — the words to every current popular wedding and party event playlist, and that's with my windows closed and television on.

What I'd like to pinpoint on my scoping request is the acceptance of vineyards in the North Area parameters. There are so many benefits to vineyards. They add beauty to the canyons and people are amazed at the fact that there is a pretty strong vineyard presence now in this area. They use very little water and are on drip systems. Some vineyards are experimenting with waterless or very little water growing. Many of us do not use any pesticides or fertilizer and prefer to grow organic grapes. The vineyards bring visitors to the recreation areas in the SM mountains. And finally, they are a much-needed firebreak in our canyons. Please consider and read the article I've attached regarding this subject. I thank you for your time in reading this email.

<http://www.latimes.com/business/la-fi-vineyards-firebreak-20171012-story.html>

Best regards,  
Laura Gilbard

[Laura Gilbard](#)

[\(818\) 519-7671 \(cell\)](#)

[3030 Triunfo Canyon Road](#)  
[Cornell, CA 91301](#)

**From:** [Steve Gilbard](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** NAP EIR Scoping - grape growing is a vital part of the region  
**Date:** Friday, August 31, 2018 5:03:10 PM

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The North Area Plan EIR Scoping needs to review, study and address the history, rights and needs of agriculture in the region and specifically grape growing, which is obviously agriculture. Grapes have been grown in the Santa Monica Mountains for more than 150 years and there is no proven science that they are going to take over the entire eco-system of the area. In fact they are scientifically far lower in water needs and far more effective in retaining the hillsides from erosion as they are a deep root plant than any other agriculture that can be farmed in the region.

The EIR needs to look at the extremely favorable benefits of the grapes from the standpoint of runoff - grapes grown in the North Area Plan region as well as in the entire Santa Monica Mountains are irrigated with drip irrigation. There is no excess runoff, there is no downstream pollution and the water usage is 15 to 1/10 the amount for other crops such as avocados, citrus or nuts.

The EIR review needs to investigate the recreational and regional economic value of the vineyards, which are a draw for visitors to the Santa Monica National Recreation Area. The SMNRA plan, as approved by LA County specifically calls for providing access and activities for the enjoyment of guests and visitors. More people come to visit the vineyards each year than the Backbone Trail. This does not make the Backbone Trail any less valuable, however it indicates the environmental value of the vineyards, their aesthetic and social value as well as the enjoyment of the beauty of the vines.

Please direct the EIR team to study the significant information that the vineyards are a valuable firebreak and it has been cited in numerous fires including the devastating fires in Northern California in the past 2 years that the vineyards were beyond a firebreak — they in fact were significant in protection life and property. We have all seen the photo of the devastation of burnt out homes and areas and the GREEN Vineyard and their home intact and undamaged.

Thank you

Steven Gilbard  
3030 Triunfo Canyon Road  
Agoura Ca. 91301

**From:** [Martha Fritz](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** Comments on EIR Scoping Meeting  
**Date:** Friday, August 31, 2018 5:16:03 PM

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While the protections for wildlife and sensitive habitat areas are admirable, they seem to impact property owners more than park and trail users. More focus should be placed on restricting the damage caused by heavy use of the trails system & waterways than on private residents who are generally looking to preserve the beauty and wildlife on their land, anyway.

The private property owners who's land you restrict are the ones paying the taxes year to year and there are not that many of us around to pay your salaries down at the County. The users at the parks may, or may not pay any taxes and are not invested in the long-term protection of the natural resources they visit. Just like visitors to any park or residential renters, the part time user is the one causing the most damage and there is very little enforcement. Why make more laws that the County can simply not adequately enforce? **The racing cars and motorcycles on mountain roads, the littering of all kinds, the defecation in natural places, the bathing in natural streams, all these are things property owners generally do not do. But these are the things causing the most destruction of our wild spaces.**

The County should think about how to proactively encourage the use of native trees and plants for private property uses. Instead, because of the punitive restrictions, no property owner would think it a great idea to plant an oak tree on their property! This is a backward way to save the Oaks and it will eventually lead to no Oaks of younger generation living in private lands. You should continue current protections and allow property owners to get approval for planting natives that are not subject to the restrictions.

**The County should forget making more stringent "S" zones on private property and use County funds to keep people from straying off public lands into private lands. The County is negligent by not keeping people from living next to the streams and in the mountains where they bathe and leave litter and make camp fires.**

The County should **support the efforts of property owners who want to mitigate fire dangers** by allowing buffer zones where the natives are cleared. The County can make up for the loss of these natives by planting medians and freeway areas with native and wildlife friendly choices.

The number one thing that scares wild animals away and disturbs their habitat is increased pedestrian use of the mountains. Trail systems are great, but don't try to make up for the damage to the ecosystem caused by outsiders by becoming overly restrictive of the private property owners. They have a legal right to develop and use their property.

The parks are open with special privileges to the movie industry or for any kind of heavy gathering, but vineyard owners are not allowed special events? The historical equestrian use of the area has been heavily regulated, while at the same time non-agricultural recreational uses that have a bigger impact on wildlife are being encouraged by the County? The for-profit events held by private property owners are much more controlled than the free-for-all events using public lands. The Santa Monica Mountains has become the new party zone! It is a new swimming hole for family reunions, for blasting music and drinking beer, for leaving dirty diapers in the woods, and for littering food scraps for the wildlife to find.



Rather than worry about more protections, why not get a "common sense" review of the "unintended consequences" of the previous approach. **The County land use policies have decimated a prized rural community of long-term private stewards of the land and opened the doors, *with little restraint*, to greater LA and beyond.** That big advertisement for the Santa Monica Mountains at LAX inviting the whole world to "come enjoy" is a slap in the face to those who really want to protect the mountains- the private property owners who's land rights you want to further restrict! **What foolishness by politicians and conflicted policies of their hired planners!**

*Martha Fritz*

Leah Culberg  
32063 Lobo Canyon Road  
Cornell, CA 91301  
[leah@lobocreek.com](mailto:leah@lobocreek.com)

August 31, 2018

Anita Gutierrez, MPL, AICP  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Dear Ms. Gutierrez,

I attended the community meeting at Supervisor Kuehl's office which allowed us little time to speak. There are so many important issues affecting the mountains, and I am concerned that this EIR is too little, too late. How do you roll back what has already been allowed that is even at present against all regulations?

The North Area is part of a single large ecosystem comprised of the entire Santa Monica Mountains. Therefore, any plans should line up with the LCP, which has stronger restrictions regarding vineyards and tree protection. It is also part of the larger Mediterranean ecosystem, one of the rarest on earth, which is one of the reasons for this being a National Recreation Area. Consequently, we must offer the environment the maximum amount of protection possible within development allowances.

Native tree protection must include sycamores, the iconic tree of our riparian woodlands, cottonwoods, and alders. Without these trees providing shelter to wildlife as well as anchoring soil in the creeks, the streamside communities would be seriously depleted.

Our creeks must be protected in other ways, too. The use of pesticides and herbicides must be regulated or banned. Widespread insecticide use has been linked to bee colony collapse. I have witnessed aerial spraying of vineyards and the seemingly sudden collapse of pollinator populations, both butterflies and bees. Additionally, use of any of these chemicals ultimately poisons Santa Monica Bay, for all of it gets washed into our streams.

The vineyard owners have also dammed a blueline stream and drilled wells over one thousand feet deep critically depleting ground water, which dries out the chaparral making it ever more vulnerable to wildfire and harms their neighbors who are dependent on well water. Any commercial agriculture should be limited

to municipally available water because there are insufficient quantities of naturally occurring water to support such agriculture.

The vineyards are green and leafy in the summer but completely bare for many months in the winter during our raining season. Sedimentation from bare land is ten times greater than that of natural grassland or chaparral. Again, the sediment is washed into the streams by the storms and out into Malibu Lagoon, fouling it up, before exiting to the ocean. Fertilizers, too, are washed into the creeks increasing the nutrient load where it meets the salt water causing all kinds of problems. Because of the potential effects on our fragile ecosystem, existing commercial agriculture should be highly regulated and any new commercial agriculture should not be allowed.

These vineyards often serve as the lure to get the public to patronize the establishments at their real businesses, which is as special event venues. When this area was planned (I was on the North Area Plan citizen planning committee.), no one expected it would become the go to place for wine tastings, company parties, weddings, and such. The noise and lighting are the two most commonly cited problems by immediate neighbors. Noise also disturbs their wildlife neighbors. It has been documented that birds are changing their songs and animals are increasingly becoming nocturnal to avoid human activities such as these. But with many of the event venues playing their music until eleven or twelve o'clock as Saddle Rock Ranch does, how is anyone or any animal to escape the intrusion?

Protecting wildlife is obviously a priority of the National Recreation Area. Vineyards are required to only use "permeable" fencing to border or separate their growing areas, so I assume that, when the permitted vineyards are signed off, they don't have anything other than rail fencing. There are multiple vineyards in my neighborhood alone that have fencing of hardware cloth, chain link, or barbed wire and as high as eight feet. We have reported them to zoning to no avail. These types of fencing interrupt the wildlife trails in the best scenario, and in the worst, they injure the animals. I have witnessed panicked deer run into such fences. My suggestion is that vineyards are regularly spot-checked for compliance with zoning regulations because, if the vineyards are out of the public eye, the owners will install non-compliant fencing. Perhaps the cost of this could be figured into the permitting fees.

Finally, our greatest issue is traffic, which ultimately is about human safety. The traffic on Kanan Road is often impenetrable on the weekends, resulting in waits at the corner of Triunfo and Kanan up to ten minutes before being able to make a left hand turn. Yes, many of the cars are due to beach traffic, but at least as many are driven by individuals who come out to the mountains for entertainment at establishments which lack the appropriate permitting for their activities. In Lobo and Triunfo Canyons, we have five venues, but only one is operating with a CUP, which is the normally accepted permit form. Do they have business

licenses or alcohol licenses because they are certainly serving alcohol? Do they have entertainment licenses because I hear the DJ at Rocky Oaks Vineyard all the time? Some of them are operating as hotels or inns. I have never seen a notice for a permit for either. Their guests are no doubt drinking and then driving unfamiliar winding mountain roads, putting everyone at risk.

The large numbers of strangers in the mountains also results in a fire risk. How many times have we all read of brush fires being started by car fires? I was driving past Triunfo Creek Vineyards one afternoon when a car exploded sending flames shooting in the air. Luckily, it was not a windy day and a fire truck was nearby, but we can't rely on luck the next time. We have all seen people walking on the road from these venues and smoking to avoid bothering other guests. They throw their cigarettes down when they are through. All it takes is one to start a fire. If there are events at all of the venues in our canyon on the same day, there could be as many as 2000 extra people in our single ingress/egress community. They would not be able to exit onto Kanan because of the traffic being backed up there all summer long. I live at the very end of the canyon and have no expectations of ever being able to get out during a fire if it is on a weekend. I have already told my kids to sue the County if I die in a brush fire because I couldn't get out. You are allowing unpermitted usages and putting everyone's life at risk. You have a responsibility to protect the community that is here.

When we moved here in 1976, the regulations limited development on single ingress-egress roads to 75 homes. There was no mention of limits on commercial usage except that most all of it required a CUP, which allowed the community to weigh in. Now, we probably have in excess of 100 homes in our canyon and four heavily patronized venues without any serious review of compliance or any input by the community, the recent supposed survey by Brookview included. Contrary to what they wrote, there never was a survey. The County must create a solution that protects the community, our way of life, and safety, as well as the natural resources of the Santa Monica Mountains National Recreation Area.

Most Sincerely,

Leah Culberg

**From:** [Bonnie](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** North Area Plan - Triunfo Creek Vineyards  
**Date:** Friday, August 31, 2018 6:15:16 PM

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To Whom it May Concern,

My name is Bonnie Geisler and I am the Bookkeeper for Triunfo Creek Vineyards. I am grateful to have an opportunity to provide feedback in support of this venue. The staff here is honest and a hard working team.

I ask that the revisions to the North Area Plan do not take away from others enjoyment of the property that we have today. Outdoor weddings, picnics and charity events are a truly wonderful way to celebrate the Santa Monica Mountains Recreational Area.

Thank you,

Bonnie Geisler  
B. Geisler Consulting  
voicemail only: 818-309-5290  
fax: 818-743-7547

From: [Courtney Javier](#)  
To: [DRP\\_SMMNorthArea](#)  
Subject: Brookview Ranch  
Date: Friday, August 31, 2018 7:27:52 PM

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To Whom It May Concern,

Hello, my name is Courtney Javier and my husband and I got married at Brookview Ranch two years ago. I heard through a friend that you are wanting to hear public comments about Brookview and their integrity about abiding by laws and regulations. I wanted to take the time to express my thoughts regarding this venue. If I can get one point across it is this: Brookview upheld rules in a professional manner at all times. I can not speak more highly of them.

When I came to Brookview, wanting to get married there, one of the first things we discussed was their strict rules on many different aspects. I believe one of our first conversations was regarding the very strict noise ordinance. I was told that all amplified music/sound had to be off at 10pm exactly and this was not something that was able to be budged at all. In fact, the night of the wedding, I came up to one of the staff and tried to convince him to allow my music to go on until 11pm. He laughed with me that he had a feeling I would ask but kindly told me "no." I remember this so vividly because as my husband and I pulled out of the venue just a minute before 10pm and waved goodbye to our guests, I heard the music abruptly stop and was so happy we exited just on time.

While I prepped for our wedding, I noticed what care the groundskeepers kept on the plants and animals. I chatted with some of the families who board their horses there and they were so pleased at how well they felt looked after (something that put my mind at ease wondering how horses were affected by the wedding venue). As a bit of a pushy bride, asked the staff if we could plant some plants in a certain area and although they thought my idea sounded lovely, told me this would not be possible. When I probed why I was told it was because of the environmental impact it would have on the surrounding area. Although disappointed, I was impressed at their care.

Another safety issue brought up initially was how cars would be entering and exiting. I was very concerned that my guests would be backed up along the street along Brookview. When I asked Brookview staff how this would be handled, they showed me their traffic exit plan. Although as the bride I did not see how this occurred in real time, I asked my guests after about it and they commented at the ease it was to exit without traffic.

The staff there are amazing and are why I felt compelled to send you my comments. I was so surprised to hear anyone even remotely complain about them when I felt that they not only cared for my husband and I but the good of the neighborhood in general. I recently had a new person hired at my workplace and we put two and two together that her father in law lives on Triunfo himself. When I told her I got married at Brookview, she gushed at how often her and her family talk about its beauty and their positive experiences with it. I was proud to say I was married there and hope I can bring my children someday to see where their parents said "I do."



Please feel free to reach out to me if you have any more questions regarding Brookview. I would be share anything more about this great place.

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Courtney Javier

**From:** [Annie Harb](#)  
**To:** [DRP SMMNorthArea](#)  
**Subject:** North Area Plan Comments  
**Date:** Friday, August 31, 2018 8:14:29 PM

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Hi,

I was told that comments are being placed for the new North Area plan and wanted to give my input as I've been to a few different events at Brookview Ranch. I was in a wedding there and have been a guest at 2 other weddings there, so I feel that I have a good perspective on how Brookview runs their venue from many different angles. I have also been a guest at other wedding venues close to Brookview. All the venues operate similarly from what I can tell, but I have been to Brookview the most and interacted with their staff the most so I thought I would talk about them.

First, let me say that the staff at Brookview is one the friendliest, kindest groups of people I've encountered at the venues I've been to. They're kind while being firm with the rules.

Regarding the end of each wedding, Brookview had a clear 10 pm stop time that they did not budge on for any of the weddings. The wedding I was in even tried to convince the venue manager to let them go just a few minutes later and he wouldn't let us do it - we were stopped exactly at 10:00 pm. I also want to say that the on site manager didn't let us push the volume up any louder than what he said were county regulations, which was a little frustrating as a guest who loves to dance, but it's another example of them following the rules.

They're also consistent about staggering the people driving away from the wedding. They would only let a few people leave at a time so people didn't clog up the road, which I think is very considerate of the neighbors, especially since it's 10 pm and there seemed to be no other traffic on the road at all. Again, a little annoying as a guest who wanted to get home, but just more evidence that they're following your rules even if it's unpopular with wedding guests.

I also understand that there's been some people saying Brookview's lighting is too bright. I don't see how that's possible because they don't have much lighting there and it all points down at the ground. In fact, the lighting in the parking lot is so dim you almost can't see where you're going (a couple of guests complained about it and were told they were that dim because of county regulations - not sure if you guys are the ones who regulate that, but it would be great if you would let them have brighter lights).

Overall they are very clear about their rules and stick to them. It's really disappointing to hear about the flack they've gotten, especially since they're kind, honest people who host lots of local charity events, create local jobs, and boost the local economy. I can't imagine a valid reason for the established rules to be changed on the venues in the area, especially the venues who follow your rules - honestly I can't imagine that not being able to go past 10 pm and not making their music really loud hasn't cost Brookview (and I would think the other venues in the area) business, but they follow the rules anyway.

I really hope you consider my thoughts as you make your decision.

Thanks for taking time to read this,  
Anne

**From:** [Lindell L. Lummer](#)  
**To:** [DRP SMMNorthArea](#)  
**Cc:** [Lindell Lummer CTC, CSI, MIA, ASTM, CTIOA, IICRC](#)  
**Subject:** EIR scope process of the North Area Plan  
**Date:** Friday, August 31, 2018 9:05:15 PM

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To whom it may concern:

We have been a resident of Triunfo Lobo Canyon community for 33 years and would like to voice some of our concerns.

When we first moved here for approximately 20 years we had mountain lions visit our property as well as an occasional bob cat, many deer, coyotes 2 owls one in the back yard and the other somewhere across the street and many parrots. On the hill behind the house were two trails about a foot apart and 6" wide, one a deer trail the other coyotes, you could set your clock at the almost exact time they would access the trail as our dogs would alert us. Now, no more.

The two owls start conversations hooting with each other nightly around 2:00 am, however, recently Triunfo Creek Vinyards has installed lighting in their horse rink and are using it for parking, the light in my wife's bedroom is almost as bright as it is during daylight, the light trespass is so bright and direct through our living room and den that it is impossible to even watch T V. I have never heard the owls during the day until around the usual 2:00 am, however, when they turned those lights on the owls hooted at about 8:30 pm until the lights were turned off after 10:00 pm and were actually scheduled to be on past 2:00 am for either a film LA event or the rink was being rented out for parking for a film event.

Now along side the house there are deer fencing I believe electric and we watch deer move along behind the home where they used to cross the street to the stream below to access water; now they come to the fence and seem bewildered pause and return.

We used to see six to maybe ten deer across the street many times during the year, now never. What has changed? You tell me?

Now in addition to large wedding venues on either side of us one being Triunfo Creek Vinyards the other Brookview Ranch and a couple more. On the weekends its stereo amplified music screening and yelling at the top of peoples voices tear downs that go sometimes until 2:00 am, traffic, smoking, horn honking, car alarms to name just some of the nuisances we try to put up with.

Needless to say we have packed up and put away patio furniture as it is impossible to enjoy the peace and tranquility we moved her for. Not to mention diminished home values and the fact that we could never sell the property and move out a disclosure would prevent anyone in their right mind from purchasing. This has absolutely destroyed our quality of life and adversely affected my wife's health.

When we several years ago looked at the North Area Plan it stated that page 44: " V-31 OUTDOOR amplified sound or commercial activities shall be prohibited between the hours of 8:00 p. m. and 8:00 a. m. anywhere within the North Area Plan, except where specifically regulated by permit." I have two questions (1). Where are the permits? (2) Why was this omitted and not codified into the current North Area Plan?

The paragraph directly below in italics is a quote from one of my neighbors Steven Gilbard e-mail that I received this afternoon.

*"Furthermore, while Brookview and other commercial locations have cited, some more than 18 months ago (by Nathon Merrick from Regional Planning) for violation of the Los Angeles County Rural Outdoor Lighting District (Dark Sky) ordinance, they have done nothing to mitigate this violation and the EIR must investigate the environmental damage done to the region by the intentional avoidance of complying with both citations and fully ignoring the requirements of the Dark Skies ordinances, again with the intent to make enforcement of the statutes possible".*

And now we have all the light trespass of Triunfo Creek Vinyards directly across the street from our residence. In all there are many if not hundreds of complaints that have been filed with the Lost Hills Sheriff station. All to no avail.

*"The EIR Scope must include intense study into the general damage that is done to the environment by the large scale nighttime Wedding and Event businesses as part of the review for the new North Area Plan. These operations need to be eliminated within the soon to be updated North Area Plan unless they can fully mitigate all damages they cause weekly, which is fundamentally impossible. There is an absolute need to include studies of multiple environmental areas at several levels within the EIR Scope as to the massively disruptive conditions these activities introduce into the North Area Plan".*

Thank you,

Lindell L. Lummer  
Angelique' Lummer  
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Cornell, Ca. 91301

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(818) 706-7369 Office

[llummer@earthlink.net](mailto:llummer@earthlink.net)

**From:** [dlf38@netzero.net](mailto:dlf38@netzero.net)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** The Santa Monica Mountains North Area (SMMNA)  
**Date:** Friday, August 31, 2018 10:00:21 PM

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As a property owner in this area for decades I've seen a severe increase in the impacts to this beautiful and wild area in spite of the equally severe increase in regulations and restrictions placed on private property owners. Like most property owners we love this area and purchased here because of the beauty, tranquility and freedom it offered. However, due to the increased access by the general public it has become polluted, tagged by graffiti and over run with loud vehicles. Placing further restrictions on private property owners has not and will not better preserve this natural beauty or anything positive. Focus your energies on the real problems exist which are the public parks and areas where the restrictions and regulations are essentially unenforced. Stop taking the property rights of law abiding stewards of the land for its despoilment by the Public.

David

**From:** Jonathan Baeza  
**To:** DRP SMMNorthArea  
**Subject:** Triunfo creek vineyards  
**Date:** Friday, August 31, 2018 11:30:52 PM

To Whom it May Concern,

I am in charge of the grounds at Triunfo Creek Vineyards. I love the opportunity to work in the beautiful Santa Monica Mountains and I am grateful to work outdoors.

I request that the in the SMMNAP & CSD update, that the county and EIR team recognizes operators that are compliant with existing county code. For those that follow existing regulations, there is no additional need to further regulate events.

Specifically, I play a role in the compliance to the noise ordinance. Before every event I put up sound monitors on the property line and I take them down each weekend so that my manager can provide the complying sound levels to the local sheriff deputies. I also work hard to keep the property fire safe, I diligently weed whack, I stripe parking spaces prior to each event, and I arrange for fire extinguishers to be serviced on site.

My family depends on this income and I ask that you please don't penalize the venue when we all work so hard to follow the rules.

Thank you for taking the time to read my feedback.

For more information on the venue I work at, Triunfo Creek Vineyards, you can visit our website at

<http://secure->

[web.cisco.com/1s1ZkvehjB6iiAFi8nPxNrbUrX2XTuhAX0HxtBUERAiFY0Pqp5qlinW6aopP6lvWgjekY1exvr6gLLkxrbjEdhjaAOEyt4tMetSqBAmmpdCck9HmsQKL84qLVMoUe\\_zjCJHYw73h9\\_nz5congaUNo4EjpORnEx9rZBOvnovVorrjPimFANWGLLjqPUV64RN5cf7fgLciaWDEU2dc7ZYBvCzcmHiZFAvzJNYNUiOwKXDh9x1xCx7sCbNfoZo7EcNX36GyGXwa\\_Gpk3jiXAluFVuHYkt1wjCfIlffDj49ls9SfmwulyeO3WwmqKqd26appJmWr7FQu64gwi53chMRhW5qjCroFf\\_HBi3b7tkCFn4\\_dCYwa43ZA72e\\_mXTxZUQkQAHqrU0ZPRVKvSSQ6TNcX7g4bn7kLk6MAMem5REtNLA/http%3A%2F%2Fwww.triunfocreek.com](http://secure-web.cisco.com/1s1ZkvehjB6iiAFi8nPxNrbUrX2XTuhAX0HxtBUERAiFY0Pqp5qlinW6aopP6lvWgjekY1exvr6gLLkxrbjEdhjaAOEyt4tMetSqBAmmpdCck9HmsQKL84qLVMoUe_zjCJHYw73h9_nz5congaUNo4EjpORnEx9rZBOvnovVorrjPimFANWGLLjqPUV64RN5cf7fgLciaWDEU2dc7ZYBvCzcmHiZFAvzJNYNUiOwKXDh9x1xCx7sCbNfoZo7EcNX36GyGXwa_Gpk3jiXAluFVuHYkt1wjCfIlffDj49ls9SfmwulyeO3WwmqKqd26appJmWr7FQu64gwi53chMRhW5qjCroFf_HBi3b7tkCFn4_dCYwa43ZA72e_mXTxZUQkQAHqrU0ZPRVKvSSQ6TNcX7g4bn7kLk6MAMem5REtNLA/http%3A%2F%2Fwww.triunfocreek.com).



**From:** [Anita Gutierrez](#)  
**To:** [DRP\\_SMMNorthArea](#)  
**Subject:** FW: Response to your 8/15/2018 email Message from Sup. Kuehl  
**Date:** Tuesday, September 04, 2018 11:10:43 AM  
**Attachments:** [image003.png](#)

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**From:** Hugh Robertson [mailto:hr@robertsongeotechnical.com]  
**Sent:** Friday, August 31, 2018 3:08 PM  
**To:** Sheila Kuehl <skuehl@bos.lacounty.gov>; Sheila <Sheila@bos.lacounty.gov>; 'Englund, Nicole' <NEnglund@bos.lacounty.gov>; Anita Gutierrez <agutierrez@planning.lacounty.gov>  
**Cc:** Butch (Bill) Humpfrey <williamh35@gmail.com>; Steve Gilbard <steveg@theatrical.com>; Terri Webb <terriwebb3094@gmail.com>; Beth Holden <bholden@newtheme.net>; Bill Webb <shotwise@aol.com>; 'Yvette Robertson <ymrobertson@gmail.com>' <ymrobertson@gmail.com>; Lisa Kellogg <lisagracekellogg@icloud.com>; 'Jim Forbes' <jjforbes@mac.com>; Marge <auntiem1814@aol.com>; 'Richie Kotzen (Richiekotzen05@me.com)' <Richiekotzen05@me.com>  
**Subject:** Response to your 8/15/2018 email Message from Sup. Kuehl

Supervisor Kuehl...

This email is in response to your past email message to me and a recent form letter by Brookview Ranch mailed to me and others in the Triunfo and Lobo Canyon community.

I thank you for your verbal assurance that you and the County are pursuing compliance with the open violations at the wedding venues in my neighborhood. It is nice to know that you understand the incompatibility of residential uses with this type of outdoor business but they continue every weekend. Unfortunately, actions speak louder than words. I recommend you visit any of the affected properties in the evening and night on most Saturday and Sundays so you won't have to "imagine" the stress and discomfort associated with the hooting, hollering and amplified music emanating from these party facilities. Nothing has been done to enforce County violations or stop the persistent adverse impact on the peaceful use and enjoyment of our property and our neighbor's property.

We have been encouraged to call the Sheriff with the concept of "building a case". Really? Does the Sheriff really need to waste time visiting properties around Brookview Ranch and Triunfo Canyon Vineyards following disturbing the peace calls. The numerous calls made nearly every Saturday and Sunday nights, every weekend isn't sufficient to stop wasting the Sheriff's time? Numerous phone calls and emails to the County are not sufficient? It is time for action to stop the hijacking of our weekend evenings by the totally incompatible business ventures.

By the way, I don't know how the County made the leap from an undefined "dance pavilion" use to an approved wedding venue, but I would like to know the justification for this interpretation.

You indicated that Brookview's advocate, Mr. Afriat's primary role is community outreach within our neighborhood. You also indicated that Brookview hired an attorney, Kathleen Truman, who has been the lead contact working with the County to remedy the violations at the site. Remedy or assure Brookview Ranch can continue their operation and expand the facility for the next few years, leaving our community permanently adversely impacted?

We received a letter from Brookview Ranch earlier this week touting how they want to be good neighbors and listed the changes made in response to our concerns. In short, its hogwash.

Brookview Ranch is a weekend night wedding venue...not "in part" but in total. Their "sound capture" system is ineffective and amplified music, DJ hollering, cheers and screaming are clearly heard at my property and my neighbor's properties above and around Brookview generally from 5:00 pm to after 10:00 pm every weekend night and many Friday night too! You can't go outside or have windows open and not hear the parties. As an example, I hosted an outdoor party this last Saturday evening and my guests could hear the loud partying over my outdoor music. This certainly attests to the effectiveness of their "noise canceling system".

Brookview claims to have done a door to door survey of the entire neighborhood with past statements that 70% of the canyon residents had been surveyed. I know of no one in the impact zone who has been interviewed. Nobody! Have you seen the results of the survey? Neither have we!

The reported Brookview noise study is meaningless as it fails to record noise levels on the properties above and around the their party venue. Their "master control protocol" seems to lower the sound when the Sheriff is in the canyon and then pumps it back up when they leave! The LA County Health Department study at my house recorded the evening party noise that they felt sufficient to constitute disturbing the peace.

Brookview's traffic exit mitigation plan does nothing to stop the horn honking and hollering that some argue is encouraged by Brookview. Good neighbors eh?

Bottom line...the County is allowing business establishments in our rural Santa Monica Mountain residential community to persistently interfere with the peace, tranquility and evening weekend use of our properties. There IS a case for their disregard for our community and County violations. It is time for action to stop this crazy intrusion.

HUGH S. ROBERTSON

30940 Lobo Canyon Road

Agoura, CA 91301

h 818-706-8671

o 805-373-0057

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[hr@robgeotech.com](mailto:hr@robgeotech.com)

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**From:** Sheila <[Sheila@bos.lacounty.gov](mailto:Sheila@bos.lacounty.gov)>

**Sent:** Wednesday, August 15, 2018 12:59 PM

**To:** Sheila <[Sheila@bos.lacounty.gov](mailto:Sheila@bos.lacounty.gov)>

**Subject:** A Message from Sup. Kuehl

Greetings,

Thank you for reaching out to me regarding the special events taking place at wedding venues in your neighborhood. I want to assure you that the County is pursuing compliance with the open violations at these facilities. I understand that many years back the community negotiated an 8:00 PM end time to amplified music. As you know, that policy was not codified in the Community Standards District for the area and is not enforceable. This is very unfortunate and I can imagine the stress and discomfort the amplified music must cause you and your neighbors late in the evening.

As you know, I introduced the urgency ordinance which placed a moratorium on all new or

expanded dance pavilions. I authored this motion because I understand the incompatibility of residential uses with this type of outdoor business. The County Department of Regional Planning is in the process of updating the North Area Plan and the accompanying Community Standards District. In the updated plan, the department will be addressing many of the issues you have raised in your email such as the shut off time for amplified music and traffic. Additionally, the department will be setting a noise standard that is based upon the ambient noise level in the area rather than relying upon a general county-wide standard.

I also want to make it very clear that no one receives special attention from my office or the County departments. My office and a multitude of County departments have made significant investments in attempting to remedy the problems you and your neighbors experience. My staff has spent multiple nights in your neighborhood, the health department has monitored noise levels at the venues, and the Departments of Regional Planning and Public Works have conducted numerous site visits. The Department of Regional Planning's enforcement focus is always on compliance. While I know it may not seem to you that there has been progress, I assure you the department has been working diligently towards achieving compliance. Furthermore, regarding Mr. Afriat, my staff was informed that his primary role for Brookview is community outreach within your neighborhood. Brookview also hired an attorney, Kathleen Truman, who has been the lead contact working with the County to remedy the violations at the site.

I have asked Amy Bodek, Director of the Department of Regional Planning, and Mark Pestrella, Director of Public Works, to update you and your neighbors regarding their enforcement activities at the wedding venues in your neighborhood. They will be able to provide you with the most up to date information regarding the status of open violations. You will be hearing from them shortly. Should you wish to reach out to them directly, Mrs. Bodek can be reach at (213) 974-6401 and Mr. Pestrella can be reach at (626) 458-4001.

Office of Supervisor Sheila Kuehl

P: 213.974.3333

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