

DRAFT MINUTES

Meeting Date: December 02, 2024 – Monday

Time: 1:00 PM

To be approved by SEATAC at a future meeting

SEATAC MEMBERS

Greg Pauly, Ph.D.

Ty Garrison

Wendy Katagi, Ph.D.

LA COUNTY PLANNING STAFF

Joe Decruyenaere, Senior Biologist

Cameron Robertson, Senior Planner,
SEATAC Coordinator

Tyler Montgomery, Principal Planner

William Chen, Senior Planner

PART I – PRELIMINARY BUSINESS

1. Roll Call

PART II – MINUTES FOR APPROVAL

2. Motion/second to approve the June 3, 2024, minutes by Garrison/Katagi, Unanimous aye.

PART III – OLD BUSINESS

3. PROJECT: Saddle Rock Recreation Center
Project No.: 2017-004583-(3)
Permit Nos.: Local Plan Amendment No. RPPL2017010295,
Zone Change No. RPPL2017007304,
Conditional Use Permit No. RPPL2017007295,
Oak Tree Permit No. RPPL2017007302,
Parking Permit No. RPPL2017007303,
Environmental Assessment No. RPPL2017007305
APNs: 2058-016-025; 2058-016-026; 2058-015-030 (portion)
ADDRESS: 31727 Mulholland Highway, Agoura
SEA: Santa Monica Mountains
USGS QUAD: Point Dume
APPLICANT: Robert Semler
BIOLOGIST: Envicom Corporation
DRP PLANNER: Tyler Montgomery
DRP BIOLOGIST: Joseph Decruyenaere

Project Description: The application is a request to authorize the Saddlerock Recreational Center Project (“Project”) located on approximately 6.37 acres at a site located at 31727 Mulholland Highway, in unincorporated Los Angeles County near

Agoura Hills. The Project request includes a Significant Ecological Area (“SEA”) Conditional Use Permit (“CUP”), Zone Change, Plan Amendment, Oak Tree Permit, and Parking Permit. The Project would include grading totaling 64,000 cubic yards (“C.Y.”), of which 22,000 C.Y. would be cut and 42,000 C.Y. would be fill, requiring 20,000 C.Y. to be imported. The Project includes the construction of a 17,774 square-foot recreation hall, to include a visitor center, bike rental shop, yoga studios, hike check-in, general store, meeting space and offices. The Project also includes the construction of 2,217 square-foot barrel vault and wine shop, three detached recreational buildings, which include a 2,023 square-foot visitor center, shop and restroom building (SREC Building 1), a 3,285 square-foot wine tasting room (SREC Building 2), a 2,672 square-foot tasting room and food service building (SREC Building 3). Surrounding the three SREC Buildings, are several outdoor patios and seating areas. The Project site would include several parking areas, consisting of 334 parking spaces. The Project also includes an outdoor amphitheater, picnic areas, and water features. The Project Site is currently zoned Light Agricultural (“A 1-5”). The application includes a request of zone change from A-1-5 to Resort Recreation-Development Program (“R-R-DP”). The Project site has a land use designation of Rural Lands 5 (“RL5”). The application includes a request to change the land use designation from RL5 to Commercial Recreation (“CR”). Project grading activities would result in the removal of four (4) protected oak trees and encroachment into the tree protection zone (“TPZ”) of 20 protected oak trees, including one (1) heritage oak tree, which would remain in place with TPZ impacts. Three (3) of the oak trees that would be removed are part of an oak woodland. A total of 77 protected oak trees growing within the survey area would not be impacted by the Project.

SEATAC Comments:

- In modified Biota Report, correct the typo in the bike rental tour shop comment added by JA1 from ‘does include an evaluation of impacts’ to ‘does not include an evaluation of impacts.’
- Traffic impacts
 - Mitigate for impacts to wildlife by adding more informational signs on the property. Signs should be located at the project entrance and exit, as well as located along Mullholland Highway within 50 feet in either direction from the center of the property. Applicant shall explore posting signs on existing County posts/poles.
 - Mitigate for impacts to wildlife by distributing digital brochures or pamphlets to all visitors and manage digital signatures to ensure receipt of brochures. Include in the brochure the risks of animal collisions such as significant vehicle damage and expenses to be covered by individuals.
 - Increase awareness of all employees and designate one person to share roadkill sighting information with partner agencies.
 - Share any data on wildlife crossing sightings and roadkill with partner agencies, such as CDFW or RCD, for animal collision monitoring and adaptive management.
- SEATAC recommends adding language prohibiting use of anticoagulant rodenticides or neurotoxic rodenticides on project site.

- SEATAC recommends a measure to require an escrow account for the monitoring period, including funding and staffing, to ensure mitigation measures are upheld and are being reported to the County, even if ownership changes.

Motion/second by Garrison/Katagi:

Move that the project be found compliant with the SEA criteria given the inclusion of the four measures discussed: signage along the roadway, acknowledgement of receipt of the educational materials by staff and visitors, a monitoring component accomplished by a project applicant staff and reported to the appropriate agencies for roadkill within the property boundaries, and the hiring and contracting of the setting aside funds the monitor for the biological mitigation measures.

Vote: Aye, unanimous.

PART IV – NEW BUSINESS

4. PROJECT: Epi Malibu
Project No.: 2018-003308-(3)
Permit Nos.: SEA Conditional Use Permit No. RPPL2018005145,
Environmental Plan No. RPPL2022011464,
Parking Permit No. RPPL2019004354,
Oak Tree Permit No. RPPL2019004351,
Certificate of Compliance No. RPPL2018005151,
Ministerial Site Plan Review No. RPPL2018005146
APNs: 2063-001-018, 2063-001-023
ADDRESS: 3430 Triunfo Canyon Road Agoura Hills, CA 91301
SEA: Santa Monica Mountains
USGS QUAD: Thousand Oaks
APPLICANT: Triunfo Holdings, LLC
BIOLOGIST: Jim Anderson, Envicom Corporation
DRP PLANNER: William Chen
DRP BIOLOGIST: Joseph Decruyenaere

Project Description: The application is a request to authorize a new private recreation club on a Project Site that encompasses two parcels totaling 47 acres within the Resort Recreation (“R-R”) Zone. The Project Site was formerly occupied by a youth equestrian and camping facility which operated from 1983 to 2017. All existing structures and facilities were subsequently destroyed in the 2018 Woolsey Fire. The Project proposes 19.31 acres of new development footprint and fuel modification on land areas which were previously developed prior to the fire. The development will include reconstruction of destroyed structures in addition to new structures which did not previously exist. The project proposes to abandon the existing Arizona crossing and to widen the existing concrete bridge which traverses Triunfo creek. The project is subject to the SEA provisions of the Santa Monica Mountains North Area Plan in effect as of the date of project application (i.e., the pre-2020 SEA Ordinance).

SEATAC Comments:

- Traffic impacts: SEATAC addresses Table 8 which provides data on daily activity and requests clarification on the total daily activity, including traffic data and occupancy rates especially considering the property is at a cul-de-sac and on a popular road.
- SEATAC recommends planting native trees instead of palms on the landscape plan, since palms can become invasive.
- SEATAC recommends expanding restriction on rodenticides to include neurotoxic rodenticides in addition to anticoagulant rodenticides.
- SEATAC shared that Southwestern Pond Turtle will soon be listed as threatened. They advise to consult CDFW regarding impacts to the species considering there have been reported sightings along the creek. The applicant agrees and will be updating the mitigation measures on the report to include CDFW recommendations.
- SEATAC recommends consulting with Malibu State Park for guidance on aquatic and invasive management and watershed connectivity from the Aquatic Invasive Species Watershed Management Plan that will soon be released.
- SEATAC suggested that impermeable surfaces may be appropriate along roads and parking lots to keep pollutants from leaking into the soil and down to the creek. However, bioswales with native species should be incorporated to intercept flows so that contaminated runoff does not enter the creek.
- SEATAC recommends a plan to provide safe opportunities for turtles to mate and breed along the creek. In addition, include a short wall barrier on the project side of Triunfo Canyon Road to keep them from entering the road.
- SEATAC recommends putting up warning and educational signs to provide awareness of wildlife habitat surrounding the creek that is part of the Malibu Canyon Watershed. In addition, provide educational materials to all attending members and staff to increase environmental awareness and highlight potential environmental impacts to roadkill, terrestrial pond turtles, and nesting birds. A digital signature confirming receipt of information will also be required.
- SEATAC recommends including mitigation for litter control to keep litter from entering the creek.
- SEATAC reminds applicant that all taking (killing) of native wildlife is prohibited, including all snakes. Provide awareness to all members and staff of prohibition.
- SEATAC requests a revised site plan to keep the proposed developments in existing disturbed areas and reduce or remove additional impacts. They recommend mitigating for impacts by improving disturbed areas on-site, turtle mitigations, and clearing of non-natives along the creek and amongst the oaks.
- SEATAC recommends keeping all fences permeable and open.

Motion/second by Garrison/Katagi:

Move that the project return to SEATAC with revisions based on all these suggestions: response to site daily activity questions; mitigation measures adjusted for non-native

species that no new introductions take place, which would include abandonment of pets which could become invasive, and to include that in the acknowledgment and environmental materials shared with guests and employees; request to reconsider a more native character to the landscaping plan and to remove any kind of palm; to expand the prohibition against anticoagulants BIO6, to include reference to the new state law which also bans neurotoxic rodenticides in addition to anticoagulants rodenticide; be aware of the plan Malibu Creek Ecosystem Restoration Project and Invasive Species Management Plan and incorporate reference and recommendations of both plans, including outreach, into the awareness packet; address possible sources of water quality impacts to the parking area; incorporate a short wall barrier against Triunfo Canyon Road to reduce turtle crossing and roadkill; incorporate signage for hazardous wildlife and resource sensitivities on-site; incorporate strong language to prohibit the killing of any native wildlife on-site; litter control prevention be made both to control the production of litter and also secure trash cans and ensure they are emptied on a regular schedule; and suggest to make adjustments to the current plan to eliminate new impacts or find a new mitigation program for the remainder of the developed portions of the project to compensate for such impacts.

Vote: Aye, unanimous.

PART V – PUBLIC COMMENT

4. **Public comment pursuant to Section 54954.3 of the Government Code:**
There was no public comment.

PART VI – ADJOURNMENT

5. Adjournment to 1:00 pm, January 6, 2025.

MEETING MATERIALS: The agenda package is accessible on the Department's website at <https://planning.lacounty.gov/agenda/seatac>. Any meeting-related writings or documents provided to a majority of the SEATAC after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

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