

## DRAFT MINUTES

**Meeting Date: June 02, 2025 – Monday**

**Time: 1:00 PM**

**To be approved by SEATAC at a future meeting**

### SEATAC MEMBERS

Ty Garrison  
Wendy Katagi, Ph.D.  
Cassy Aoyagi  
Jennifer Lentz, Ph.D. (absent)  
Greg Pauly, Ph.D. (absent)

### LA COUNTY PLANNING STAFF

Joe Decruyenaere, Senior Biologist  
Thuy Hua, Supervising Planner,  
SEATAC Coordinator  
Alejandrina Baldwin, Planner  
Shawn Skeries, Planner

### PART I – PRELIMINARY BUSINESS

1. Roll Call

### PART II – MINUTES FOR APPROVAL

2. Motion to approve the December 2, 2024 minutes made by Katagi and seconded by Aoyagi. The motion passed unanimously with no abstention.

### PART III – OLD BUSINESS [none]

### PART IV – NEW BUSINESS

3. PROJECT: Tapia Ranch Development-Tapia Canyon Road Bridge  
Replacement  
Project No.: R2012-02667  
Permit Nos.: Conditional Use Permit No. 201200054  
APNs: 2865-012-916, 2865-012-917, 2865-021-800, 2865-021-902  
LOCATION: Tapia Canyon Road, between Castaic Road and Charlie Canyon Road  
USGS QUAD: Newhall  
APPLICANT: DACA-Castaic, LLC  
BIOLOGIST: Thienan Pfeiffer, Glen Lukos Associates, Inc.  
DRP PLANNER: Alejandrina Baldwin  
DRP BIOLOGIST: Joseph Decruyenaere

**Project Description:** The application is a request to review the removal of an existing closed-conduit culverted crossing and construction of an all-weather open-bottom arch culvert bridge in the same location, referred to as the Tapia Canyon Road Replacement

Bridge, within the Santa Clara River SEA that is also referred to as the Castaic Creek Area within the Castaic Community Standards District (“CSD”). The proposed Project Site is located on four parcels totaling 290.80 acres. Proposed development encompasses approximately 8.08 acres of new construction and grading. The Project application pre-dates adoption of the updated SEA Ordinance and is subject to SEATAC review pursuant to County Code Section 22.312.080.E (Area Specific Development Standards – Castaic Creek Area) because it is within the Castaic Community Standards District (CSD) which requires an SEA-CUP for development within Castaic Creek. Although the Project would provide access to the proposed Tapia Canyon development (RTM-TR072126), the remainder of the Tapia Canyon development is not subject to SEATAC review as the CSD does not require it, and the project is not within an adopted SEA.

**SEATAC Comments:**

- Staff biologist clarified the word ‘modifications’ in the findings is a typo and staff recommends project is consistent with no modifications.
- SEATAC asked about the engineering of the proposed project structure in relation to bridge scouring analysis and aquatic movement. Project civil engineer discussed scouring through the bridge and riprap support upstream and downstream along the edges of the bridge would widen the flow path and allow for wildlife and aquatic movement. In addition, small sections of the riprap on the bank near the proposed bridge would require grouting, per DPW Land Development requirements, but the remainder of the riprap would not be grouted and would be buried under native soil.
- SEATAC asked if the stream flow is dependent on releases from Castaic Lake. The project biologist confirmed predominant water flow would come from Castaic Dam releases in addition to seasonal flows from Charlie Canyon.
- SEATAC recommended adaptive management and monitoring of translocation of fish by including a provision to consult with U.S. Fish and Wildlife Service and California Department of Fish and Wildlife on this improvement and to coordinate for any fish translocation activities.
- SEATAC asked for more details related to the invasive plant management program. Project planner confirmed the plan has not been prepared, but a temporary impact restoration plan will be provided in consultation with and following the permitting standards of the U.S. Army Corps of Engineers. SEATAC recommends updating the monitoring period to continue until the performance standards are met to the satisfaction of the Director of Regional Planning.
- SEATAC requested an update to the report to change the potential presence of Crotch’s bumble bee and American spadefoot toad to be listed as ‘likely present’. In addition, SEATAC recommended ongoing surveys considering the project site has suitable habitat for both species.
- SEATAC requested the applicant to provide a justification of the selected mitigation area by demonstrating that it can be expected to function as an ecologically viable area that will improve the SEA. In addition, SEATAC made it clear that the project approval is dependent on finding and accomplishing appropriate mitigation for the project’s impacts.

**Motion/second by Garrison/Katagi:**

I move that the Significant Ecological Areas Technical Advisory Committee close the review of project no. R2012-02667 and find that the project is consistent with the Significant Ecological Areas program policies and development standards with minor project modifications and report modifications and recommend approval of the project to the Regional Planning Department. The minor project modifications are to include a more complete description of what the mitigation improvements to the preserved jurisdictional waters area are; include adaptive management and monitoring language relative to aquatic species and other species for this project as it moves into implementation; and to ensure maintenance of the mitigation areas does not sunset at 5 years but continues until performance standards are met.

**Vote:** The motion carried unanimously.

4. PROJECT: Duggan Wells and Pipeline  
Project No.: PRJ2024-001019-(3)  
Permit Nos.: Conditional Use Permit No. RPPL2024001500  
APNs: 4471-001-015, 4472-002-006, 4472-002-011, 4472-003-043, 4472-003-044, and 4472-003-048  
ADDRESS: 302 E. Carlisle Road, Thousand Oaks, California  
SEA: Santa Monica Mountains  
USGS QUAD: Point Dume  
APPLICANT: Martha Duggan  
BIOLOGIST: David L. Magney, David Magney Environmental Consulting  
DRP PLANNER: Shawn Skeries  
DRP BIOLOGIST: Joseph Decruyenaere

**Project Description:** The application is a request to authorize establishment of a water well, 5,000-gallon storage tank, and above-ground piping and associated support footings to provide water to an existing residence. The proposed Project Site is a 1.034-mile-long alignment along an existing dirt road that traverses six parcels totaling approximately 240 acres. The disturbance footprint for the storage tank would be approximately 500 sf, and the total disturbance for 303 footings spaced 18 ft apart would total approximately 1,212 sf. All new development is proposed within the disturbed area of an existing dirt road. Fuel-modification is not necessary for the tank or pipeline. The residence served by the water system is accessed from Ventura County and therefore has a Ventura County address, but the residence itself is within Los Angeles County, and the proposed water system would be constructed over parcels within Los Angeles County and under the same ownership as the residence. The entire development footprint of the proposed project lies within the Santa Monica Mountains SEA, and the project is subject to the biological resource protections of the Santa Monica Mountains North Area Plan.

**SEATAC Comments:**

- SEATAC asked if there has been analysis on impacts to water sources within the SEA as a result from water well drilling. Project representative confirmed this analysis has not been performed; however, they stated there are no springs in the vicinity of the proposed project that would be impacted.
- SEATAC discussed piping material and requested containment best practices for contaminants and combustibles during construction site when joining either PVC or metal piping.
- SEATAC recommended providing bird deterrents to dissuade bird roosting or nesting on the solar panels if panels will be used to power the water wells.
- SEATAC discussed potential for sensitive wildlife and requested pre-construction surveys and regular monitoring for sensitive species during construction.

**Motion/second by Garrison/Aoyagi:**

I move that the Significant Ecological Areas Technical Advisory Committee close the review of Project No. PRJ2024-001019-(3) and find that the project is consistent with the Significant Ecological Areas program policies and development standards, and recommend approval of the project to the Regional Planning Department with minor project modifications or confirmations: that there are stringent monitoring standards for terrestrial mammals and reptiles, specifically along the roadway (with applicable standard bird protections), and the site management is stringent—littering, deposition of chemicals from pipe joinery, and fire protection are implemented.

**Vote:** The motion carried unanimously.

**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, July 7, 2025.**

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**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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