

Appendix 1

Draft EIR Notices



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA MONICA MOUNTAINS NORTH AREA PLAN AND COMMUNITY STANDARDS DISTRICT UPDATE

DATE: May 14, 2020

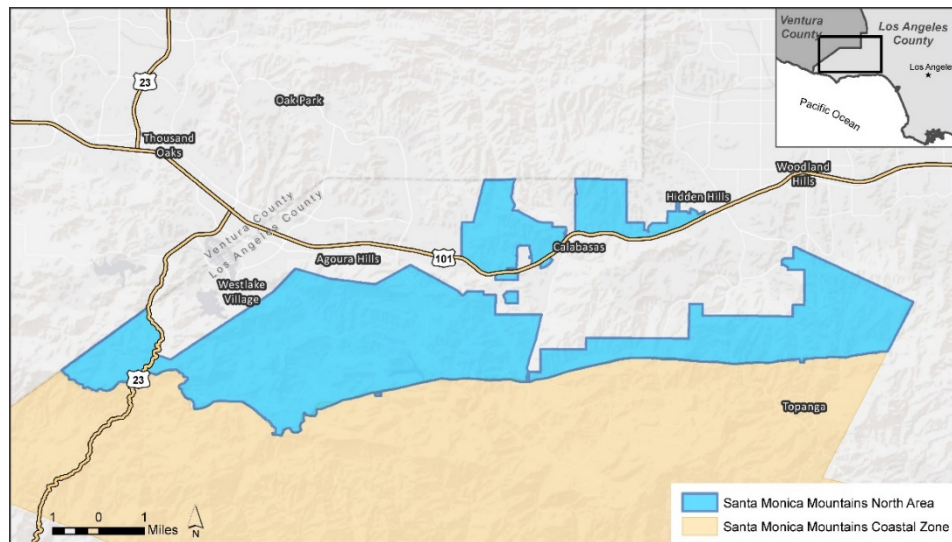
PROJECT TITLE: Santa Monica Mountains North Area Plan and Community Standards District Update

PROJECT LOCATION: Unincorporated Community of Santa Monica Mountains North

The Los Angeles County Department of Regional Planning (“County”), as the lead agency pursuant to the California Environmental Quality Act (“CEQA”), completed a Draft Environmental Impact Report (“DEIR”) for updates to the Santa Monica Mountains North Area Plan and Community Standards District. The County has prepared this Notice of Availability (“NOA”) to consult with and request comments from responsible agencies, trustee agencies, and other interested parties regarding the environmental analyses presented in the DEIR. The DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification.

PROJECT LOCATION

The Santa Monica Mountains North Area (“SMM North Area”) is in the western portion of Los Angeles County and includes privately-owned and publicly-owned lands. The SMM 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 project area encompasses 32.3-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 to the right). The US 101 Freeway is the major transportation corridor that provides regional access to the North Area.



PROJECT SUMMARY

The County is proposing comprehensive updates to the policies within the SMM North Area Plan and to development standards in the accompanying Community Standards District. The SMM North Area Plan is a component of the County's General Plan with focused objectives and policies for the SMM North Area. The Community Standards District implements the policies of the SMM North Area Plan and includes development standards that are specific to the SMM North Area. The updates are proposed to address concerns that have developed since the adoption of the existing North Area Plan 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 existing SMM North Area Plan and Community Standards District to be in alignment on many of the environmental protection policies in the Santa Monica Mountains Local Coastal Program. 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 existing SMM North Area Plan policies adopted in 2000 have not been implemented in the Community Standards District, including development standards for signs, vegetation management, and water resources protections; these issues will be addressed in the proposed updates.

PUBLIC REVIEW PERIOD

In accordance with Section 15105 of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the DEIR. **The formal public review period will start on May 15, 2020 and end on June 30, 2020.**

PUBLIC COMMENTS

Please submit all written comment letters no later than 5:00 p.m. on June 30, 2020.

Please send by mail to the following address:
Los Angeles County Department of Regional Planning
Attn: Thuy Hua
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

For email submittal of your comment letter, send to: smmnortharea@planning.lacounty.gov

All written comment letters/emails will be included in an appendix in the Final EIR and responded to in the Response to Comments section of the final document.

PUBLIC MEETING

The County will conduct one online public meeting to present results of the DEIR findings and solicit comments from interested parties on the findings of the DEIR. All interested parties are invited to participate in the public meeting.

**June 11, 2020
5:00 p.m.
Online meeting**

Visit <http://planning.lacounty.gov/smmnap> or call (213) 974-6465 for more meeting information.

AVAILABILITY OF MATERIALS

Digital copies of the DEIR are available on the project website at: <http://planning.lacounty.gov/smmnap>. The DEIR will also be available for review at the Los Angeles County Department of Regional Planning office located at 320 W. Temple Street 13th Flr, Los Angeles, CA 90012 once Governor Newsom's COVID-19 "stay-at-home" order is lifted.



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The Draft Environmental Impact Report for the Santa Monica Mountains North Area Plan and Community Standards District is now available! We will be accepting comments until June 30th. Please visit our project website for more information: bit.ly/2uLRPvo



Draft Environmental Impact Report

for

Santa Monica Mountains North Area Plan and
Community Standards District Update

SCH# 2018071065



Los Angeles County
Department of Regional Planning

May 2020



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Reminder: Santa Monica Mountains North Area Draft Environmental Impact Report (DEIR) now available and virtual meeting on June 11th. More information here: bit.ly/2uLRPvo



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June 4 at 5:27 PM ·

Reminder: Santa Monica Mountains North Area Draft Environmental Impact Report (DEIR) now available and virtual meeting on June 11th. More information here: <http://bit.ly/2uLRPvo>



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Santa Monica Mountains North Area Plan Draft EIR Meeting



County of Los Angeles Department of Regional Planning was live. June 11 at 4:55 PM ·

LIVE: Virtual Zoom meeting for the Santa Monica Mountains North Area Plan Draft Environmental Impact Report. We are taking comments on the Draft EIR during this meeting.

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Video Transcript

County of Los Angeles Department of Regional Planning Videos Santa Monica Mountains North Area Plan Draft EIR Meeting

[Skip To Content \(#content\)](#)

Santa Monica North Area Plan (SMMNAP) Update

<http://planning.lacounty.gov/assets/img/entry/smmnap-logo.jpg>



Santa Monica North Area Plan (SMMNAP) Update

Contact Information

For more information regarding this project, please contact SMMNorthArea@planning.lacounty.gov (<mailto:SMMNorthArea@planning.lacounty.gov>).

The Santa Monica Mountains North Area is the unincorporated portion of the Santa Monica Mountains, west of the City of Los Angeles, and north of the Coastal Zone boundary, encompassing approximately 32 square miles.

[The Santa Monica Mountains North Area Plan \(SMMNAP\)](#)

http://planning.lacounty.gov/view/santa_monica_mountains_north_area_plan is a component of the General Plan that provides more focused policy for the regulation of development within the Santa Monica Mountains North

Area and was adopted by the Board of Supervisors in October 2000. The Santa Monica Mountains North Area Community Standards District (SMMNA CSD) implements a number of the goals and policies of the SMMNAP. It was adopted by the Board in October 2001, and has been amended four times since adoption: to add the Grading and Significant Ridgeline Ordinance in 2005, the Commercial Zoning Ordinance in 2007, the Fences, Walls, and Landscaping Ordinance in 2010, and the Vineyard Ordinance in 2015.

With the certification of the Santa Monica Mountains Local Coastal Program (SMMLCP) in 2015, it has become apparent that comprehensive revisions to the SMMNAP and SMMNA CSD are needed to ensure that land use regulations and environmental protections are applied **consistently and efficiently** across these two very similar areas. Moreover, there are a number of SMMNAP policies that have yet to be implemented by the SMMNA CSD, including development standards for signs, vegetation management, and water resources protection.

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. Corresponding changes to the SMMNA CSD would be proposed, in order to implement the updated SMMNAP policies. A California Environmental Quality Act review would also be conducted to ensure that potential impacts are evaluated and mitigated to the greatest extent feasible. **Estimated Plan Completion: 2020**

Revised Drafts of the Santa Monica Mountains North Area Plan, Community Standards District and Draft Environmental Impact Report (DEIR) are now available for review. Comments can be submitted until 5:00PM on June 30, 2020. We will be accepting comments at SMMNorthArea@planning.lacounty.gov (<mailto:SMMNorthArea@planning.lacounty.gov>). **DRP will be hosting a virtual meeting regarding the DEIR on June 11, 2020. Please see below for updated information on this meeting.**

Environmental

- [Draft Environmental Impact Report \(DEIR\)](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri.pdf)
 - [Appendix 1: Plan, CSD & Meeting Notice](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix1.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix1.pdf)
 - [Appendix 2: EIR Scoping](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix2.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix2.pdf)
 - [Appendix 3: Biological Assessment](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix3.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix3.pdf)
 - [Appendix 4: Tribal Consultation](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix4.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix4.pdf)
 - [Appendix 5: Noise Technical Report](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix5.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-deri-appendix5.pdf)
- [Notice of Availability – NOA](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-noa.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-noa.pdf)
- **Draft EIR virtual meeting – June 11, 2020**
 - [Agenda](http://planning.lacounty.gov/assets/upl/project/smmnap_meeting-agenda-20200611.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_meeting-agenda-20200611.pdf)
 - [Video](http://planning.lacounty.gov/assets/upl/project/smmnap_meeting-video-20200611.mp4) (http://planning.lacounty.gov/assets/upl/project/smmnap_meeting-video-20200611.mp4)
- [Scoping Meeting Presentation - August 21, 2018](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-presentation.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-presentation.pdf)
- [EIR Scoping Meeting Video 8-21-18 - Session 1](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-meeting1.mp4) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-meeting1.mp4)
- [EIR Scoping Meeting Video 8-21-18 - Session 2](http://planning.lacounty.gov/assets/upl/project/smmnap_eir-meeting2.mp4) (http://planning.lacounty.gov/assets/upl/project/smmnap_eir-meeting2.mp4)
- [NOP - Notice of Preparation](http://planning.lacounty.gov/assets/upl/project/smmnap_nop.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_nop.pdf)
- [Santa Monica Mountains North Area General Reference Map](http://planning.lacounty.gov/assets/upl/project/smmnap_reference-map.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_reference-map.pdf)

Draft Documents

- [SMMNA Community Standards District – May 2020](http://planning.lacounty.gov/assets/upl/project/smmnap_csd-2020may.pdf) (http://planning.lacounty.gov/assets/upl/project/smmnap_csd-2020may.pdf)

- (http://planning.lacounty.gov/assets/upl/project/smmnap_csd-2020may.pdf)
- (http://planning.lacounty.gov/assets/upl/project/smmnap_csd-2020may.pdf) **SMMNA Plan - May 2020**
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may.pdf) **Figure 1 – Planning Area Boundary**
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure1.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure1.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure1.pdf) **Figure 2 – Biological Resources**
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 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure2.pdf) **Figure 3 – Scenic Resources**
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 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure6.pdf) **Figure 7 – Land Use**
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure7.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure7.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure7.pdf) **Figure 8 – Zoning**
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure8.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure8.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure8.pdf) **Figure 9 – Highway Plan**
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure9.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure9.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-2010may-figure9.pdf) **Table 22.336-A - Protected Trees in the Santa Monica Mountains** (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-protected-trees.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-protected-trees.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-protected-trees.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-protected-trees.pdf) **SMMNA Community Standards District - August 2019**
(http://planning.lacounty.gov/assets/upl/project/smmnap_csd-20190829.pdf)
 - **SMMNA Plan - August 2019** (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-20190829.pdf)
(http://planning.lacounty.gov/assets/upl/project/smmnap_plan-20190829.pdf)
 - (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-20190829.pdf) **Appendix A** (http://planning.lacounty.gov/assets/upl/project/smmnap_bio-assessment.pdf)
 - **SMMNA Community Standards District – Oct. 1, 2018** (http://planning.lacounty.gov/assets/upl/project/smmnap_csd-20181001.pdf)
 - **SMMNA Plan – Oct. 1, 2018** (http://planning.lacounty.gov/assets/upl/project/smmnap_plan-20181001.pdf)

Outreach

September 19, 2019

- **September 19, 2019 - Community Meeting Presentation** ([http://planning.lacounty.gov/assets/upl/project/SMMNAP Community Meeting Presentation - 09182019.pdf](http://planning.lacounty.gov/assets/upl/project/SMMNAP%20Community%20Meeting%20Presentation%20-%2009182019.pdf))
- **September 19, 2019 - Community Meeting Postcard** ([http://planning.lacounty.gov/assets/upl/project/September 19, 2019 - Community Meeting Postcard.pdf](http://planning.lacounty.gov/assets/upl/project/September%2019,%202019%20-%20Community%20Meeting%20Postcard.pdf))
- **September 19, 2019 - SMMNAP Update Summary Sheet** ([http://planning.lacounty.gov/assets/upl/project/September 19, 2019 - SMMNAP Update Summary Sheet.pdf](http://planning.lacounty.gov/assets/upl/project/September%2019,%202019%20-%20SMMNAP%20Update%20Summary%20Sheet.pdf))

April 3, 2019

- **April 3, 2019 - Community Meeting Presentation** (http://planning.lacounty.gov/assets/upl/project/smmnap_20190403-presentation.pdf)
- **April 3, 2019 - Community Meeting Postcard** (http://planning.lacounty.gov/assets/upl/project/smmnap_20190403-postcard.pdf)
- **April 3, 2019 - SMMNAP Update Summary Sheet** (http://planning.lacounty.gov/assets/upl/project/smmnap_20190403-summary.pdf)

October 25, 2018 and November 14, 2018

- [October 25, 2018 - Community Meeting Presentation \(http://planning.lacounty.gov/assets/upl/project/smmnap_20181025-powerpoint.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_20181025-powerpoint.pdf)
- [October 25 and November 14, 2018 - Community Meeting Postcard \(http://planning.lacounty.gov/assets/upl/project/smmnap_20181025-20181114-postcard.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_20181025-20181114-postcard.pdf)

August 16, 2017 Community meeting

- [August 16, 2017 - Community Meeting Presentation \(http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-ppt.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-ppt.pdf)
- [August 16, 2017 - Community Meeting Postcard \(http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-postcard.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-postcard.pdf)
- [August 16, 2017 - SMMNAP Update Summary Sheet \(http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-meeting.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_20170816-meeting.pdf)

[Las Virgenes Homeowners Federation Meeting Notes 4-19-2017 \(http://planning.lacounty.gov/assets/upl/project/smmnap_lvhf-meeting-notes.pdf\)](http://planning.lacounty.gov/assets/upl/project/smmnap_lvhf-meeting-notes.pdf)