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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030492

Project Title: Rocky Oaks Guest Ranch (R2014-02690 / RCUP-201400127)

Lead Agency: Los Angeles County Department of Regional Planning

Contact Name: Tyler Montgomery

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Project Location: 340 Kanan Road, Malibu CA 90265 Los Angeles County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant proposes the conversion of an existing 4,042-square-foot single-family residence into a guest ranch. The conversion would consist of adding approximately 420 square feet—an ADA-accessible restroom—to the existing residence. Three parking areas of permeable pavement—5,634 square feet, 10,924 square feet, and 9,280 square feet, respectively—would be placed at three previously graded locations along the existing 1,900-foot-long driveway. These parking areas would hold a total of 67 off-street parking spaces. The facility would host a maximum of eight overnight guests and six employees. A total of one exterior special event with a capacity of up to 200 people would be allowed at the facility per month, along with 12 interior special events of less than 100 people and 12 interior special events with 100 to 200 people. An unlimited number of smaller meetings, limited to 45 persons or less, would be permitted from 8:00 a.m. to 8:00 p.m. year-round. A total of 350 cubic yards of grading is proposed (200 cubic yards cut, 150 cubic yards fill) is proposed. The project requires a significant ecological area conditional use permit (“ SEA-CUP ”) as the project is proposed within a mapped significant ecological area (“ SEA ”). Existing vineyards on the site would be reauthorized using current best management practices. Walking trails are also located on the site.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Biological Constraints Analysis was prepared for the project site by Rachel Tierney Consulting in July of 2020 and reviewed by Department of Regional Planning staff biologists. Two sensitive plant species were confirmed to exist on the project site: Plummer's mariposa lily (Calochortus plummerae) and Nevin's brickellbush (Brickellia nevinii). A stand of canyon sunflower scrub was observed west of the existing vineyards, and rocky outcrops are scattered throughout the project site. Each of these are considered to be sensitive natural habitat. The project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, habitat restoration, and a native bird survey. These have been added to the Mitigation Monitoring and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns have been raised by local residents regarding the compatiblity of the proposed accessory special events with local parklands and residential uses. Increased traffic, as well as light and noise trespass have been cited. Draft conditions limiting outdoor special events to one per month, a noise monitoring program, limited operating hours, and constructions of a southbound left-turn lane on Kanan Road have been proposed to address these concerns.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish & Wildlife
Santa Monica Mountains Conservancy
Resource Conservation District of the Santa Monica Mountains
California Department of Parks & Recreation