

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DAVID DE GRAZIA
Deputy Director,
Current Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

JON SANABRIA
Deputy Director,
Land Use Regulations

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

JOSEPH HORVATH
Administrative Deputy,
Administration

October 24, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

4 October 24, 2023



CELIA ZAVALA
EXECUTIVE OFFICER

**HEARING ON THE SANTA MONICA MOUNTAINS HABITAT IMPACT FEE UPDATE
PROJECT NO. PRJ2023-000322-(3)
ADVANCE PLANNING CASE NO. RPPL2023000462
PLAN AMENDMENT NO. RPPL2023000732
PROJECT LOCATION: SANTA MONICA MOUNTAINS PLANNING AREA
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended actions are to approve the Santa Monica Mountains Habitat Impact Fee Update, Project No. PRJ2023-000322-(3), Advance Planning Case No. RPPL2023000462, and Plan Amendment No. RPPL2023000732 ("Project"). The Project amends the General Plan to update the Santa Monica Mountains Local Coastal Program ("LCP") and amends Title 22 (Planning and Zoning) of the Los Angeles County Code to update the Santa Monica Mountains Local Implementation Plan ("LIP") and Santa Monica Mountains North Area Community Standards District ("SMMNA CSD").

The LCP mandates that the existing Habitat Impact Fee ("Existing Fee") be updated within five years of certification of the LCP. The Project fulfills that mandate. The Project provides continued protection of biological resources in the unincorporated Santa Monica Mountains, aligns the replacement costs for habitat impacts with actual costs, and directs funding for acquisition and long-term management of equivalent habitat where impacts to sensitive habitat are unavoidable and on-site restoration and mitigation is not possible. The project must also be approved by the California Coastal Commission.

A project summary is included as Attachment 1, the proposed LCP Plan Amendment is included as Attachment 2, the proposed Ordinance amending Title 22 (Planning and Zoning) is included as Attachment 3.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Find that the recommended Project is consistent with Chapter 3 policies of the California Coastal Act, Santa Monica Mountains Land Use Plan (LUP), and Santa Monica Mountains North Area Plan;
3. Indicate its intent to approve the Project as recommended by the Regional Planning Commission (RPC);
4. Instruct County Counsel to prepare the final Plan Amendment amending the General Plan and Ordinance amending Title 22 (Planning and Zoning) of the County Code, and to submit the final documents to the Board for its consideration;
5. Upon adoption, instruct Regional Planning to submit the Project to the California Coastal Commission for its consideration; and
6. Instruct Regional Planning to work with the necessary County departments to establish and administer the Santa Monica Mountains Habitat Impact Mitigation Account, with interest-bearing, to record funds generated for the acquisition, conservation, and long-term management of parcels containing H1/H2 and S1/S2 habitat in the Santa Monica Mountains.
7. Instruct the Los Angeles County Department of Parks and Recreation to administer the Santa Monica Mountains Habitat Impact Mitigation Special Fund subject to the parameters outlined in the Board letter.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The Project amends the two components of the LCP, the Santa Monica Mountains LUP and the Santa Monica Mountains LIP in Title 22, to replace the Existing Fee. The Project also amends the SMMNA CSD. The Project applies to the Santa Monica Mountains Coastal Zone and the Santa Monica Mountains North Area because they share the same biological resources and comparable land acquisition costs within the same mountain range. Furthermore, the SMMNA CSD's biological protection requirements were developed in close alignment with those in the LCP.

The Existing Fee provides applicants with the ability to pay an in-lieu fee for acquisition and preservation of equivalent habitat off-site when impacts to sensitive habitat are unavoidable and on-site restoration and mitigation is not possible. Per the LCP, “[unavoidable] impacts to H1 Habitat from the provision of less than a 100-foot H1 habitat buffer and/or to H2 Habitat from direct removal or modification, shall be compensated by the provision of a required in-lieu habitat impact fee, as a condition of approval of individual projects (CDP’s).”

Similarly, the SMMNA CSD requires that if “there is no feasible alternative that can eliminate all impacts to S1 habitat, then the alternative that would result in the fewest or least significant impacts shall be selected. Any development that would result in impacts to S1 habitat that cannot be avoided through the implementation of siting and design alternatives shall require a SEA Conditional Use Permit, pursuant to Section 22.336.050 (Application and Review Procedures) and subject to payment of Habitat Impact Fees.”

The funds generated by the Project are to be directed to the Santa Monica Mountains Habitat Impact Mitigation Account reserved for the acquisition and long-term management of parcels containing H1/H2 and S1/S2 habitat in the Santa Monica Mountains.

On April 19, 2023, the RPC held a public hearing to consider the Project and recommended that the Board of Supervisors (“Board”) consider and adopt the Project. The summary of proceedings for the RPC public hearing is included as Attachment 6 and the resolution approved by the RPC is included as Attachment 7.

KEY COMPONENTS:

Based on the findings by the Santa Monica Mountains Habitat Impact Fee Study (Attachment 4), the Project proposes \$83,478 per acre (from the current \$15,500 per acre) for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and required off-site brush clearance areas assuming a 200-foot radius from all structures, and \$20,870 per acre (from the current \$3,900 per acre) for non-irrigated on-site fuel modification areas. These fee levels will be adjusted for inflation annually and shall not require amendments to the LCP or SMMNA CSD.

The Project proposes that, with the Board’s direction, the Santa Monica Mountains Habitat Impact Mitigation Account be established as an interest-bearing account. The funds generated by the Project shall be directed to the Santa Monica Mountains Habitat Impact Mitigation Account and reserved for the acquisition, conservation, and long-term management of parcels containing H1/H2 and S1/S2 habitat in the Santa Monica Mountains.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Project supports the County’s Strategic Plan Goal II: Foster Vibrant and Resilient Communities, Strategy II.2.3: Prioritize Environmental Health Oversight and Monitoring; and

Strategy II.3: Make Environmental Sustainability Our Daily Reality by protecting important biological habitats, prioritizing environmental preservation, and promoting open space conservation.

FISCAL IMPACT/FINANCING

Adoption of the Project will not result in any significant new costs to the Regional Planning or other County departments and agencies. The Project includes a one percent administrative charge (based on land protection costs for a total of \$618 per acre) to cover County staff costs related to the administration of the Santa Monica Mountains Habitat Impact Mitigation Account.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on April 19, 2023, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice (Attachment 8) has been given pursuant to the procedures and requirements set forth in Section 22.222.120 of the County Code. Additionally, 477 members of the public have been notified via email. The email notification list has been included as Attachment 9.

The Project is subject to public hearing by the California Coastal Commission pursuant to Section 22.44.700 of the County Code to amend the Santa Monica Mountains LCP. The Project must be submitted pursuant to the requirements of section 13551 et seq. of the California Code of Regulations and effectively certified by the Coastal Commission pursuant to Chapter 6, Article 2, of the California Coastal Act.

ENVIRONMENTAL DOCUMENTATION

The Project is exempt pursuant to CEQA Guidelines Sections 15061(b)(3), 15265, and 15378(b)(4). The Project is covered by the 'common-sense' exemption that CEQA does not apply to projects that do not have the potential for causing a significant effect on the environment; that CEQA compliance is shifted from the local agency to the California Coastal Commission for local coastal programs; and that CEQA does not apply to funding and fiscal activities that do not involve commitment to projects that have potentially significant environmental impact, and therefore do not qualify as a 'project' (Exhibit E – Environmental Determination).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services.

Should you have any questions, please contact Cameron Robertson, Senior Regional Planner with the Environmental Planning and Sustainability Section, at (213) 974-6416 or crobertson@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amy Bodek', with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:TH:CR

Attachments:

1. Project Summary
2. Draft Habitat Impact Fee Update Ordinance
3. Draft Santa Monica Mountains Local Coastal Plan Amendment
4. Santa Monica Mountains Habitat Mitigation Fee Study
5. Environmental Determination
6. Regional Planning Commission Hearing Proceedings
7. Regional Planning Commission Resolution
8. Hearing Notice
9. Notification List (email)

c: Executive Office, Board of Supervisors
 County Counsel
 Chief Executive Office
 Auditor-Controller
 Parks and Recreation

S_C_10242023_AP_BL_HIFU

**ATTACHMENT 1
PROJECT SUMMARY**

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	The Santa Monica Mountains Habitat Impact Fee Update (“Project”) amends the Santa Monica Mountains Local Coastal Program (“LCP”) and Title 22 (Planning and Zoning) of the Los Angeles County Code to provide continued protection of biological resources in the unincorporated Santa Monica Mountains, align the replacement costs for habitat impacts with actual costs, and direct funding for acquisition and long-term management of equivalent habitat where impacts to sensitive habitat are unavoidable and on-site restoration and mitigation is not possible. The LCP mandates that the existing Habitat Impact Fee (“Existing Fee”) be updated within five years of certification of the LCP. The Project proposes an updated Habitat Impact Fee and fulfills that mandate. The Project also applies to the Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”).
REQUEST:	Approval and adoption of Plan Amendment and Title 22 update.
LOCATION:	Santa Monica Mountains Planning Area
STAFF CONTACT:	Mr. Cameron Robertson at (213) 974-6416
RPC HEARING DATE(S):	April 19, 2023
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Plan Amendment and Title 22 update.
MEMBERS VOTING AYE:	Commissioners Duarte-White, Louie, O’Conner, Moon, and Hastings
MEMBERS VOTING NAY:	None

ATTACHMENT 1 PROJECT SUMMARY

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES:

This Project satisfies the LCP requirement to update the Existing Fee. The Project proposes \$83,478 per acre (from the current \$15,500 per acre) for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and required off-site brush clearance areas assuming a 200-foot radius from all structures, and \$20,870 per acre (from the current \$3,900 per acre) for non-irrigated on-site fuel modification areas. The Project will be adjusted for inflation annually. Annual inflation adjustments to the Project shall not require amendments to the LCP or SMMNA CSD.

This action will require approval from the California Coastal Commission.

MAJOR POINTS FOR:

The Project balances landowners' ability to develop with the actual costs of permanently protecting equivalent habitat within the Santa Monica Mountains.

The Project prioritizes the preservation of biological habitats during the development review process, which implements the biodiversity policies in the LCP and Santa Monica Mountains North Area Plan.

The Project aligns habitat impact fees between Santa Monica Mountains Coastal Zone and North Area.

The Project supports a no-net-loss approach for land containing rare and biologically significant habitats in the Santa Monica Mountains through parcel acquisition and long-term management.

The Project promotes habitat and open space conservation.

The Project limits cumulative development impacts.

The Project supports the retention of rural and semi-rural character of the Santa Monica Mountains.

**ATTACHMENT 1
PROJECT SUMMARY**

The Project facilitates the acquisition and long-term management of important biological resources in the Santa Monica Mountains.

MAJOR POINTS AGAINST:

The Project represents a five-fold increase from the Existing Fee.

The Project requires establishment and administration of the Santa Monica Mountains Habitat Impact Mitigation Account.

**SANTA MONICA MOUNTAINS NORTH AREA AND COASTAL ZONE HABITAT
IMPACT FEE UPDATE ORDINANCE**

ORDINANCE NO. _____

An ordinance amending Title 22 (Planning and Zoning) to update the Habitat Impact Fee in the Coastal Zone Local Implementation Program and Santa Monica Mountains North Area Community Standards District.

SECTION 1. 22.44.1950 is hereby amended to read as follows:

22.44.1950 – Mitigation.

...

A. Resource Conservation Program. Unavoidable impacts to H1 habitat from the provision of less than a 100-foot H1 habitat buffer, and/or to H2 Habitat from direct removal or modification, shall be compensated by the following, at a minimum. At its sole election, the County may require restoration as mitigation instead of reliance on the Resource Conservation Program.

...

3. The County shall track and prepare an annual monitoring report at the end of each calendar year the RCP is in operation. The report for the calendar year shall itemize all acquisitions made that year, in addition to all of the following information:

...

f. The amount of the Habitat Impact fee as determined appropriate for each CDP in accordance with the following:

i. ~~Current In-Lieu Fee: During the first five years following certification of the LCP, or until an updated fee is certified through an LCP amendment, the County shall utilize the Coastal Commission's Habitat Impact Fee that was implemented through individual coastal development permit actions prior to certification of the LCP, adjusted for inflation.~~ The current fee amounts are:

(A) ~~\$15,500~~ \$83,478 per acre for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and required off-site brush clearance areas (assuming a 200-foot radius from all structures);

(B) ~~\$3,900~~ \$20,869 per acre for non-irrigated fuel modification areas (on-site);

ii. Updated In-Lieu Fee: The amount of the Habitat Impact Fee, approved through an amendment to the LCP, pursuant to subsection A.2 of this Section 22.44.1950, shall be used and adjusted for inflation annually. Annual adjustments for inflation to the in-lieu fee shall not require an amendment to the LCP.

...

B. Habitat Impact Fee. Unavoidable impacts to H1 Habitat from the provision of less than a 100-foot H1 habitat buffer and/or to H2 Habitat from direct removal or modification, shall be compensated by the provision of a required in-lieu habitat impact fee, as a condition of approval of individual projects (CDP's), in either of the cases described in subsection 1 or 2 below:

1. When the earliest of the following events occurs: a) the ten-year period of the RCP ends; or b) the cumulative amount of the Habitat Impact Fee required for

issued CDPs exceeds \$2,000,000; or c) at such time as the County elects to discontinue the RCP.

2. When approved confined animal facilities result in the expansion of the required fuel modification area of the principal permitted use and/or equestrian pasture is approved outside the required fuel modification area of the principal permitted use on a property, pursuant to subsection D or E of Section 22.44.1940.

~~3. The amount of the habitat impact fee, on a per-acre basis, will be determined by the in-lieu fee study required pursuant to subsection A2 of Section 22.44.1950. No CDPs that involve impacts to H1 habitat from the provision of less than a 100-foot H1 habitat buffer and/or to H2 habitat from direct removal or modification may be processed until the amount of the in-lieu fee is incorporated into this LCP through an LCP amendment, subject to the provisions of Section 22.44.700, that is certified by the Coastal Commission.~~

~~4.~~3. A determination of the total area of H1 and/or H2 Habitat impacted by a project and the total fee amount required (based on the fee per acre multiplied by the total area of habitat impacted) shall be included in the findings of every coastal development permit approved for development that is subject to the provisions of this policy. A condition of approval on each coastal development permit for development subject to the provisions of this subsection, shall require the payment of the in-lieu fee into the "Habitat Impact Fund" administered by the County. The proceeds of the "Habitat Impact Fund" shall be used by the County to purchase and permanently preserve properties that contain substantial areas of H1 and/or H2 habitat in the coastal zone of the Santa Monica Mountains.

...

SECTION 2. 22.336.060 is hereby amended to read as follows:

22.336.060 – Biological Resource Standards.

A. Biological Resources

...

4. Development Standards for Habitat Categories

...

f. Streams. Development shall be prohibited in streams, except where it has been demonstrated that there is no feasible less-environmentally-damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such development shall be subject to mitigation fees ~~when a mitigation fee is adopted~~, be consistent with this [Section 22.336.060](#), and be limited to the following uses:

...

10. Habitat Impact Fees. ~~Reserved.~~ Unavoidable impacts to S1 Habitat from the provision of less than a 100-foot S1 habitat buffer and/or to S2 Habitat from direct removal or modification, shall be compensated by the provision of a required in-lieu habitat impact fee, as a condition of approval of individual projects.

a. In-Lieu Fee Amount:

i. \$83,478 per acre for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification

zones, and required off-site brush clearance areas (assuming a 200-foot radius from all structures);

ii. \$20,869 per acre for non-irrigated fuel modification areas (on-site);

b. Updated In-Lieu Fee: The amount of the Habitat Impact Fee shall be adjusted for inflation annually. Annual adjustments for inflation to the in-lieu fee shall not require an amendment to the SMMNA CSD.

c. A determination of the total area of S1 and/or S2 Habitat impacted by a project and the total fee amount required (based on the fee per acre multiplied by the total area of habitat impacted) shall be included in the findings of every permit approved for development that is subject to the provisions of this policy. A condition of approval on each permit for development subject to the provisions of this subsection, shall require the payment of the in-lieu fee into the "Habitat Impact Fund" administered by the County. The proceeds of the "Habitat Impact Fund" shall be used by the County to purchase and permanently preserve properties that contain substantial areas of S1 and/or S2 habitat in the Santa Monica Mountains North Area.

...

AMENDMENT TO THE SANTA MONICA MOUNTAINS LAND USE PLAN

...

CO-86a Unavoidable impacts to H1 habitat from the provision of less than a 100-foot H1 habitat buffer, and/or to H2 habitat from direct removal or modification, shall be compensated by the following, at a minimum.

...

- The number of acres of each sensitive habitat classification allowed to be developed or otherwise impacted from issued CDPs: a) in the previous year, and b) cumulatively since the starting date of the RCP;
- The amount of the Habitat Impact fee determined appropriate for each CDP in accordance with the following:
 1. ~~Current In-Lieu Fee: During the first five years following certification of the LCP, or until an updated fee is certified through an LCP amendment, the County shall utilize the Coastal Commission's Habitat Impact Fee that was implemented through individual coastal development permit actions prior to certification of the LCP, adjusted for inflation. The current fee amounts are:~~
 - ~~\$15,500~~ \$83,478 per acre for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and required off-site brush clearance areas (assuming a 200-foot radius from all structures).

- ~~\$3,900~~ \$20,869 per acre for non-irrigated fuel modification areas (on-site).

2. Updated In-Lieu Fee: The amount of the Habitat Impact Fee, approved through an amendment to the LCP pursuant to subsection b above, shall be used and adjusted for inflation annually. Annual adjustments for inflation to the in-lieu fee shall not require an amendment to the LCP.
 - A table or tables depicting the cumulative acreage of impact from issued CDPs in relation to the acreage acquired and preserved pursuant to the RCP, the cumulative amount of the Habitat Impact Fee that would otherwise have been required for the issued CDPs, and monies spent and monies remaining under the RCP. All acres of habitat shall be categorized by the number of acres of each sensitive habitat classification impacted/acquired; and
 - A summary of other restoration or enhancement efforts in the Santa Monica Mountains, such as TDCs, donation of other property, and grants for further funding of the RCP.

...

CO-86b Unavoidable impacts to H1 Habitat from the provision of less than a 100-foot H1 habitat buffer and/or to H2 Habitat from direct removal or modification, shall be compensated by the provision of a required in-lieu habitat impact fee, as a condition of approval of individual projects (CDP's), in each of the following cases:

- a. When the earliest of the following events occurs: 1) the ten-year period of the RCP ends; or 2) the cumulative amount of the Habitat Impact Fee required for

issued CDPs exceeds \$2,000,000; or 3) at such time as the County elects to discontinue the RCP.

- b. When confined animal facilities and/or equestrian pasture are approved outside the required fuel modification area of the principal permitted use on a property pursuant to Policy CO-57, CO-103 or CO-104.

~~The amount of the habitat impact fee, on a per-acre basis, will be determined by the in-lieu fee study required pursuant to subsection b of Policy CO-86a above. No CDPs that involve impacts to H1 habitat from the provision of less than a 100-foot H1 habitat buffer and/or to H2 habitat from direct removal or modification may be processed until the amount of the in-lieu fee is incorporated into this LCP through an LCP amendment that is certified by the Coastal Commission.~~

A determination of the total area of H1 and/or H2 Habitat impacted by a project and the total fee amount required (based on the fee per acre multiplied by the total area of habitat impacted) shall be included in the findings of every coastal development permit approved for development that is subject to the provisions of this policy. A condition of approval on each coastal development permit for development subject to the provisions of this policy shall require the payment of the in-lieu fee into the "Habitat Impact Fund" administered by the County. The proceeds of the "Habitat Impact Fund" shall be used by the County to purchase and permanently preserve properties that contain substantial areas of H1 and/or H2 habitat in the coastal zone of the Santa Monica Mountains.

...

Technical Report

Santa Monica Mountains Habitat Mitigation Fee Update

The Economics of Land Use



**Jodi McGraw
Consulting**

Prepared for:
County of Los Angeles

Prepared by:
Economic & Planning Systems, Inc. (EPS)
Jodi McGraw Consulting (JMc)

EPS #184044

February 2023

*Economic & Planning Systems, Inc.
800 Wilshire Boulevard
Suite 410
Los Angeles, CA 90017
213 489 3838 tel*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

Table of Contents

1.	Introduction and Summary of Findings	1
	Study Introduction	1
	Project Approach	2
	Updated Mitigation Fee Level.....	4
2.	Fee Program Parameters	6
3.	Technical Analysis.....	7
	Habitat Protection Costs	7
	Habitat Management Costs	9
	Program Administration Costs	10
	Mitigation Fee	11
4.	Potential Future Fee Levels	12
	Appendix A: References	13

List of Tables

Table 1	Updated Habitat Mitigation Fee: Components and Total Per Acre	5
Table 2	Details for Acquisitions Dataset.....	8
Table 3	Comparable Preserves for Land Management Costs	10
Table 4	Projected Future Fee Levels Per Acre Through 2027	12

List of Figures

Figure 1	Stakeholders Interview and Meeting Participants	3
----------	---	---

1. Introduction and Summary of Findings

Study Introduction

The Local Implementation Plan (LIP) of the Local Coastal Program (LCP) for the Santa Monica Mountains (County of Los Angeles 2014) requires the County of Los Angeles (“County”) to charge a Habitat Mitigation Fee (“Mitigation Fee”) on projects that impact sensitive ecological resource areas designated as H1 and H2 habitats in the LCP, which include riparian, wetland, oak woodland, grassland, coastal scrub, and chaparral. The fee is to be used to protect H1 and H2 habitat to compensate for impacts to these resources by development and related projects permitted by the County in the Coastal Zone.

In 2014, the County adopted the California Coastal Commission’s (CCC) Mitigation Fee as part of the LIP (County of Los Angeles 2018), with an understanding that the fee would be updated by the County at a later date. As indicated by County staff, the updated Mitigation Fee will also apply in the Santa Monica Mountains North Area Plan and Community Standards District that regulates the northern portion of the Santa Monica Mountains outside of the Coastal Zone. These plans have established habitat categories S1 and S2, similar to the H1 and H2 in the LCP.

Economic & Planning Systems, Inc. (EPS) and Jodi McGraw Consulting (JMc) – together the “Consultant Team” – have worked closely with County staff to complete this Mitigation Fee Update. The updated Mitigation Fee includes three fee components—habitat protection, land management, and administration—which are described in more detail below. The updated fee maintains the current program structure in the LIP, which charges two per-acre fees based on the following impacts (County of Los Angeles 2018, page 553):

1. **Building Site and Adjacent Impacts Fee:** Charged for the approved building site area, driveway/ access roads and turnaround areas, any required irrigated fuel modification zones, and required off-site brush clearance areas.
2. **Non-Irrigated Fuel Modification Fee:** Charged for the areas located on the property that are subject to fuel modification required by the Fire Department for lawfully-established structures.

The following sections of this chapter summarize the project approach and key findings of the analysis, including the updated fee levels. The remainder of the report details the analysis conducted by the Consultant Team to establish the updated fee levels.

Project Approach

The Consultant Team, with guidance and support from County staff, conducted the following steps to develop the updated Mitigation Fee:

1. **Program Document Review:** The Consultant Team reviewed the relevant documents for the Santa Monica Mountains LIP (in particular, Section 22.44.1950) and the Santa Monica Mountains North Area Plan, and met with County Planning staff, to understand the habitat mitigation fee program.
2. **Stakeholder Interviews:** In 2019, the Consultant Team interviewed representatives from several public and non-profit organizations involved in habitat preservation, restoration, and management in the Santa Monica Mountains (**Figure 1**). These interviews provided insights into current conservation activities and their costs as well as expected future conservation efforts and associated issues, such as land availability, as well as restoration and management issues.

In 2022, the Consultant Team met with representatives from the same conservation organizations, as well as with representatives of the California Coastal Commission, to discuss and refine the key assumptions to be used in the fee update analysis and receive feedback and additional documentation as relevant.

3. **Define Fee Program Parameters:** Using the information from items 1 and 2, the Consultant Team identified the mitigation requirements and associated cost categories for the mitigation fee (detailed in **Chapter 2**). County staff reviewed the identified mitigation requirements and refinements were made based on County direction.
4. **Technical Analysis:** Building from the fee program parameters from item 3 and the insights provided by the stakeholder groups, the Consultant Team developed an approach to estimating mitigation costs by category using available data. The Consultant Team then conducted additional research and technical analysis to develop mitigation costs estimates on a per-acre basis. These estimates were combined to provide potential updated mitigation fees. County staff reviewed the estimates and refinements were made based on County feedback, resulting in the findings presented in this report.

Figure 1 Stakeholders Interview and Meeting Participants**California State Parks (Angeles District)**

Suzanne Goode, Sr. Environmental Scientist
Danielle LeFer, Environmental Scientist
Lori Harrod, Superintendent

National Park Service (Santa Monica Mountains National Recreation Area)

Melanie Beck, Outdoor Recreation Planner
Joseph Algiers, Restoration Ecologist
Justin Yee, Outdoor Recreation Planner

Resource Conservation District

Clark Stevens, Executive Director
Rosi Dagit, Sr. Conservation Biologist
Dan Cooper, Sr. Conservation Biologist

**Mountains Recreation and Conservation Authority/
Santa Monica Mountains Conservancy**

Paul Edelman, Deputy Director
Chad Christensen, Deputy Chief, Natural Resources and Planning
Chris Trumpy, Project Analyst

TreePeople Land Trust

Kevin Gaston, Deputy Director

California Coastal Commission

Deanna Christensen - District Supervisor
Steve Hudson - District Director
Jonna Engel - Senior Ecologist
Barbara Carey - District Manager
Walt Deppe - Coastal Program Analyst
Mary Matella - Environmental Scientist

LA County 3rd District Supervisor's Office

Danielle Zapata - Senior Deputy, Planning
Timothy Lippman

Updated Mitigation Fee Level

The current habitat Mitigation Fee was established in 2014 and applies to Coastal Development Permits granted to new activity affecting the H1 and H2 habitat areas of the Santa Monica Mountains. The Mitigation Fee was set by the CCC as follows: \$15,500 per acre for building site and adjacent impacts, and \$3,900 per acre for non-irrigated fuel modification.

The updated 2022 Mitigation Fee includes a building site and adjacent impacts fee of **\$83,478 per acre**, and a non-irrigated fuel modification fee of **\$20,870 per acre**. The fees would apply to new Coastal Development Permits for activities affecting both the H1 and H2 habitat areas as well as S1 and S2 habitat areas in the Santa Monica North Area Plan. The component parts of the fee are shown in **Table 1** and include the following elements:

- **Habitat Protection**
 - **Land Acquisition:** The primary cost of the fee program is the protection of habitat through fee-title acquisition. The planning-level value of suitable land is estimated at about \$61,770 per acre.
 - **Transaction Costs:** There are a range of costs that are associated with land acquisition beyond the value of the land. These costs include site evaluations, inspections, appraisals, and legal documents. They typically represent between 2.5 and 5 percent of land values.¹ Based on feedback from stakeholders and County staff regarding the level of effort and associated costs to conduct land transactions, the transaction costs for this analysis were assumed to be 5 percent of land value, or about \$3,090 per acre.
- **Stewardship/ Land Management:** The \$18,000 per acre land management component of the fee is designed to cover long-term management of the acquired habitat. The calculation of the component assumes that the fee revenue will be placed into a non-depleting endowment sufficient to generate \$585 per acre per year for land management/ stewardship costs.
- **County Administrative Charges:** The administrative charge for County oversight of the fee program has been set at 1 percent of the habitat protection fee component, or \$618 per acre. This level is at the low end of typical administrative charges for fee programs.²

¹ For example, the South Sacramento Habitat Conservation Plan incorporates a five percent land transaction cost estimate.

² For example, the City of Santa Monica parks and recreation development impact fee incorporates a two percent administrative charge.

Table 1 Updated Habitat Mitigation Fee: Components and Total Per Acre

Fee Component	Fee Amount (Per Acre of Impacted Land)
Habitat Protection	
Land Acquisition	\$61,770
Transaction Costs	\$3,090
Land Management	\$18,000
Administrative Charge	\$618
Building Site and Adjacent Impacts Fee	\$83,478
Non-Irrigation Fuel Modification Fee [1]	\$20,869

[1] The non-irrigated fuel modification fee is equal to 25% of the building site and adjacent impact fee, aligned with the proportionality between the two fees in the current fee program.

Source: JMc; EPS

The Mitigation Fee program also has two unique implementation characteristics:

- **County Mitigation Funding/Crediting**

The County committed to spending at least \$2 million on the acquisition and preservation of H1 and H2 habitats through the Resource Conservation Program (RCP), a component of the LIP. To date, the County has fulfilled this obligation. The RCP also stipulates that this \$2 million commitment will be credited towards the mitigation fee obligations of new development projects until the funding is depleted and/or the program sunsets on October 10, 2024. Given that only \$28,451 in fee obligations have been incurred during the program to date, project developers may not need to make any direct payments until the program sunsets.

The RCP funding does not cover the impacts of confined animal facilities extending beyond the fuel modification area required for a permitted residence, for which landowners must pay the mitigation fee directly even before the RCP funding is depleted or the program sunsets.

- **Pass-Through of Funds**

The funding associated with the RCP is passed through to conservation organizations active in the Santa Monica Mountains. To date, these mitigation funds, as well as additional County funds, have been used to support several land acquisitions by conservation organizations. It is assumed that any fee revenues collected for stewardship/ management purposes through the updated fee program will also be passed through to the conservation organizations for appropriate use.

2. Fee Program Parameters

The Mitigation Fee contains three potential components. The habitat protection component is a definitive requirement of the LIP. The habitat management and program administration components are not specifically identified in the LIP but have been identified by the County as components which they are interested in incorporating into the fee.

- 1. Habitat Protection.** Habitat protection is required for impacts to H1/ H2 and S1/S2 habitats, per Section 22.44.1950, Subsections A and B of the LIP. The mitigation ratio is 1:1, meaning that for every acre of impact, an acre of habitat must be protected. The Consultant Team developed planning-level land value estimates based on a review of available land transactions data and the insights from interviews with organizations active in land protection in the Santa Monica Mountains. An additional habitat protection fee component is also estimated to cover typical land transaction costs (e.g., site evaluations, appraisals, etc.).
- 2. Habitat Management.** It may also be appropriate to incorporate into the fee program the costs of ongoing land management/ stewardship, which will be necessary to maintain the habitat values of protected lands through time. The Consultant Team reviewed available studies of land management/ stewardship costs to develop an average cost. This was then converted into a non-depleting endowment cost, where the endowment investment represents the amount of funding required to support ongoing land management.
- 3. Program Administration.** Many mitigation fee programs incorporate a cost associated with fee program administration. The Consultant Team provided a potential allocation for administrative costs.

The technical analysis utilized to estimate each of these components is detailed in the following chapter.

3. Technical Analysis

Habitat Protection Costs

Data Collection

To estimate the planning-level value of land to be protected through the mitigation fee program, the Consultant Team utilized land acquisitions data provided by the Mountains Recreation & Conservation Authority (MRCA) and the County's Open Space District (OSD). The MRCA provided data on 17 unique acquisitions, and the County OSD provided data on three unique acquisitions. The data included sale price, sale date, property acreage, and property address and parcel number. Acquisitions are located in the Santa Monica Mountains, range in size from 2.5 acres to 155.2 acres, occurred between 2017 and 2022, and were sold for between \$47,000 and \$28 million (in nominal dollars).

Refinement of Acquisition Dataset

To create a dataset that would be most representative in estimating land values, the Consultant Team excluded some of the land acquisitions from its analysis that were considered outliers or otherwise skewed the goal of estimating sales price per acre by parcel size. These excluded acquisitions included:

1. Seven acquisitions provided by the MRCA for which the sale price was categorized as "bargain," suggesting that it was acquired for less than market value; and
2. One acquisition provided by the MRCA that was located within the incorporated city of Malibu, rather than within unincorporated Los Angeles County where habitat mitigation land would be acquired.

Land Costs Analysis and Summary

The final analyzed dataset included 12 acquisitions, as shown in **Table 2**. Given that these sales occurred between 2017 and 2022, all total sale prices and associated prices per acre were escalated to 2022 dollars, using the Bureau of Labor Statistics' (BLS) Consumer Price Index (CPI) Inflation Calculator.³ Using the escalated numbers, the Consultant Team calculated the estimated weighted average land value in the Santa Monica Mountains to be **\$61,770 per acre**.

³ The CPI Inflation Calculator can be accessed at https://www.bls.gov/data/inflation_calculator.htm.

Table 2 Details for Acquisitions Dataset

Property	Acquisition Date	Number of Parcels	Acres	Sale Price	Price per Acre	2022 Price per Acre [1]
AGOURA HILLS - WELKIN TRADING	8/22/2018	1	98.5	\$200,000	\$2,030	\$2,385
TRIANGLE RANCH	4/2/2018, 9/26/2018, 9/19/2018, 11/30/2021	8	320.6	\$27,968,750	\$87,245	\$102,514
OLD TOPANGA CANYON- CALABASAS PEAK MTWY	5/28/2019	3	30.1	\$585,000	\$19,436	\$22,486
CALABASAS PEAK MOTORWAY- CROWN PARK HOLDINGS	1/24/2020	1	10.1	\$250,000	\$24,652	\$28,313
ROCKY LEDGE 1809 TUNA CYN RD	2/14/2017	1	6.3	\$220,000	\$35,010	\$42,579
CARBON CANYON- MILLS	6/26/2020	7	90.8	\$1,930,000	\$21,262	\$24,436
ENCINAL CANYON- PACIFIC RIM PROPERTIES	1/03/2019	1	2.5	\$190,000	\$76,183	\$89,671
FRAN PAVLEY MEADOWS	1/4/2017	1	72.2	\$6,011,726	\$83,281	\$101,607
LIBERTY CANYON WILDLIFE CORRIDOE ACQUISITION	6/15/2017	1	4.6	\$750,000	\$164,474	\$198,933
MULHOLLAND HEADWATERS	6/26/2020	7	135.7	\$1,600,000	\$11,792	\$13,552
MALIBU COASTAL SLOPE (LAUBER)	5/8/2020	3	23.1	\$3,200,000	\$138,468	\$160,007
UPPER TOPANGA CANYON	2/11/2022	2	30.0	\$360,000	\$12,000	\$12,531
Total		36	824.4	\$43,265,476		
Median		2	30.0	\$667,500	\$29,831	\$35,446
Average		3.0	68.7	\$3,605,456		
Weighted Average					\$52,478	\$61,770

[1] Sale prices inflated to 2022 dollars utilized BLS CPI Inflation Calculator (https://www.bls.gov/data/inflation_calculator.htm)

Sources: MRCA; Los Angeles County; BLS; EPS

Habitat Management Costs

The Consultant Team also estimated the costs to conduct long-term management/ stewardship of acquired habitat land. These costs were included in the analysis in recognition that organizations acquiring the land with habitat mitigation fees will be taking on stewardship responsibilities and associated costs needed to sustain habitat values for which the land was protected.

Definition

While the term “management” has a variety of definitions, for the purposes of this study the Consultant Team assumed the definition to encompass activities conducted to address current or future threats to habitat and ensure that protected lands sustain the conservation values for which they were protected. These include recurring or ongoing treatments to prevent negative impacts to habitat, such as controlling invasive plants. It also includes monitoring designed to assess conditions and track changes over time to evaluate the effectiveness of management and inform changes to management treatments. It is anticipated that management activities will occur on an ongoing basis to sustain conservation values.

Land Management Costs Methodology and Summary

To estimate the per-acre costs for land management, the Consultant Team reviewed a 2004 study conducted by the Center for Natural Lands Management (CNLM) documenting the land management costs for 28 preserves located in California, Arizona, and Oregon. The Consultant Team isolated the 12 smallest preserves included in the study, ranging in size from 15 to 796 acres (see **Table 3**). This subset was selected to reflect expectations concerning the size and contiguity of future acquisitions in the Santa Monica Mountains.

The CNLM study found that the per-acre cost of managing these 12 preserves ranged from \$3,600 to \$450,000 per year (in 2004 dollars), with an average cost of \$366 per acre per year (CNLM 2004). The study noted that the large range reflects a variety of factors, including the size of the preserve (due to the economies of scale inherent in land management); and the types and intensity of management, with some preserves being subject to more intensive management and monitoring while others received only habitat maintenance. When adjusted for inflation, the dataset has a weighted average land management cost of approximately \$585 per acre per year (in 2022 dollars).

Due to the annual nature of land management/ stewardship costs and the importance of long-term stewardship, annual costs are often converted into one-time, non-depleting endowment equivalents in the formation of mitigation fees. Based on the practice of several regional habitat conservation plans (HCPs) in California, as well as feedback received from the conservation organization stakeholders, an average annual inflation-adjusted return of about 3.25 percent (after transaction costs are taken into account)

was assumed for the endowment.⁴ Based on this rate, \$18,000 per acre impacted would need to be contributed to a non-depleting endowment in order to fund an annual long-term management cost of \$585 per acre managed.

Table 3 Comparable Preserves for Land Management Costs

Preserve	Acres	Annual Cost (2004)	2004 Per Acre Cost	2022 Per Acre Cost [1]
Jewel	27	\$57,134	\$2,116	\$3,385
Hassayampa	333	\$453,531	\$1,362	\$2,179
Carpinteria	120	\$178,110	\$1,484	\$2,374
Weathers	14	\$4,959	\$362	\$579
Roberts Island	20	\$3,648	\$182	\$292
Agate Desert	53	\$25,242	\$476	\$762
Jackson-Frazier	144	\$141,481	\$980	\$1,569
Camp Polk	148	\$65,285	\$441	\$706
Mud Slough	320	\$19,983	\$62	\$100
Upper Verde	796	\$100,425	\$126	\$202
Laguna	539	\$61,948	\$115	\$184
Bryte Ranch	573	\$17,841	\$31	\$50
Total	3,087			
Weighted Average			\$366	\$585

[1] Management costs inflated to 2022 dollars utilized BLS CPI Inflation Calculator
(https://www.bls.gov/data/inflation_calculator.htm)

Source: CNLM; BLS; EPS

Program Administration Costs

The County allocates staff time and resources to oversee the habitat mitigation fee program, including passing revenues on to the appropriate organizations, writing staff reports, and engaging consultants as needed. Similar to other mitigation fee programs, the County can incorporate an administrative charge into the fee program. Administrative costs associated with fee programs are often in the one to three percent range of total fee program costs, though can be substantially higher when an actual staff budget and cost is developed.⁵ A one percent administrative charge (based on land protection costs) has been assumed in this case, for a total of \$618 per acre.

⁴ It is important to note that different agencies/ organizations may have restrictions on how they can manage and invest such funds that could affect the expected rate of return.

⁵ For example, the City of Santa Monica parks and recreation development impact fee program includes a two (2) percent administrative charge, consistent with this common range for fee programs. Regional Habitat Conservation Plan fee programs do, however, often require new and more significant staffing resulting in higher administration costs; e.g., over five (5) percent in the case of the South Sacramento County Habitat Conservation Plan (County of Sacramento et al., 2018).

Mitigation Fee

The fee components above were used to calculate a building site and adjacent impacts fee and an on-site non-irrigated fuel modification fee, consistent with the current program structure in the LIP (County of Los Angeles, 2018, page 553).

Building Site and Adjacent Impacts Fee

The building site and adjacent impacts fee is charged for the approved building site area, driveway/access roads and turnaround areas, any required irrigated fuel modification zones, and required off-site brush clearance areas. The per-acre fee was calculated as the sum of the habitat acquisition, land management, and program administration fees, and is **\$83,478 per acre** of land impacted (see **Table 1**).

Non-Irrigated Fuel Modification Fee

As part of the County's current Mitigation Fee program, activities involving non-irrigated fuel modification on-site as required by the Fire Department in the Santa Monica Mountains are assessed a fee equivalent to 25 percent of the fee levied on activities related to building sites and adjacent impacts. Per County guidance, the Consultant Team calculated the updated non-irrigated fuel modification fee at the same 25 percent proportion of the updated building site and adjacent impacts fee, or **\$20,869 per acre** (see **Table 1**).

4. Potential Future Fee Levels

Section 22.44.1950 of the Santa Monica Mountains Land Use Plan states that the approved Mitigation Fee will be “adjusted for inflation annually” (County of Los Angeles 2014). To provide an order of magnitude estimate of the fee level over the next five years, the Consultant Team applied an annual inflation factor of three percent to the updated fee levels of \$83,478 and \$20,869, as shown in **Table 4**. This inflation factor is the average of the annual consumer price index (CPI) increase over the past five full years (from 2017 to 2021) for the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA), as reported by the Bureau of Labor Statistics.⁶ While this calculation provides a reasonable estimate for projected fee levels based on historical levels of inflation, the actual fee charged will have to be calculated by the County each year based on the actual change in the CPI for the Los Angeles-Long Beach-Anaheim MSA.

Table 4 Projected Future Fee Levels Per Acre Through 2027

Year	Projected Fee Level (Per Acre)*	
	Building Site and Adjacent Impacts	Non-Irrigated Fuel Modification
2022	\$83,478	\$20,869
2023	\$85,982	\$21,496
2024	\$88,561	\$22,140
2025	\$91,218	\$22,805
2026	\$93,955	\$23,489
2027	\$96,774	\$24,193

*Projected fee level estimated using three percent annual inflation factor.

Source: BLS; EPS

⁶ <https://www.bls.gov/cpi/data.htm>



Appendix A: References

Center for Natural Lands Management (CNLM). 2004. Natural Lands Management Cost Analysis: 28 Case Studies. Prepared for the Environmental Protection Agency. October 2004. 22 pages.

County of Los Angeles. 2014. Santa Monica Mountains Land Use Plan: A component of the Santa Monica Mountains Local Coastal Program. Adopted 2014. 159 pages.

County of Los Angeles. 2018. Santa Monica Mountains Local Implementation Program. Amended February 2018. 623 pages.

County of Los Angeles. 2019. Assessor's parcel data.[GIS data].

County of Sacramento, City of Rancho Cordova, City of Galt, Sacramento County Water Agency, Sacramento Regional County Sanitation District, and the Southeast Connector Joint Powers Authority. 2018. Final South Sacramento Habitat Conservation Plan. January 2018. Sacramento, CA.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 19, 2023
PROJECT NUMBER: PRJ2023-000322-(3)
PERMIT NUMBER(S): Advance Planning Case No. RPPL2023000462, Plan Amendment No. RPPL2023000732
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: Santa Monica Mountains Planning Area
CASE PLANNER: Cameron Robertson, Regional Planner
crobertson@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as exempt pursuant to CEQA Guidelines Sections 15061(b)(3), 15265, and 15378(b)(4). The project is covered by the 'common-sense' exemption that CEQA does not apply to projects which do not have the potential for causing a significant effect on the environment; that CEQA compliance is shifted from the local agency to the California Coastal Commission for local coastal programs; and that CEQA does not apply to funding and fiscal activities which do not involve commitment to projects that have potentially significant environmental impact and therefore do not qualify as a 'project.'

The Project does not trigger or prompt the construction or alteration of facilities nor does it alter the intended uses and intensities planned for at any location already contemplated by the General Plan, its component Area or Community Plans, Specific Plans, or Title 22 of the Los Angeles County Code. No construction activities are proposed or authorized by this project.

ATTACHMENT TO NOTICE OF EXEMPTION

LOS ANGELES COUNTY

HABITAT IMPACT FEE UPDATE

Protect Title: Santa Monica Mountains Habitat Impact Fee Update

Project Applicant: Los Angeles County Department of Regional Planning

Project Location: Unincorporated Los Angeles County.

Description: The Santa Monica Mountains Habitat Impact Fee Update (“Project”), amends the Santa Monica Mountains Local Coastal Program (“LCP”) and Title 22 (Planning and Zoning) of the Los Angeles County Code. The LCP mandates that the existing Habitat Impact Fee (“Existing Fee”) be updated within five years of certification of the LCP. The Project proposes an updated Habitat Impact Fee (“Updated Fee”) and fulfills that mandate.

The Project amends the two components of the LCP, the Santa Monica Mountains Land Use Plan and the Santa Monica Mountains Local Implementation Plan in Title 22, to replace the Existing Fee with the Updated Fee. The Project also amends Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”), which has a reserved section for the Updated Fee.

Exemptions:

CEQA Guidelines Section 15061(b)(3)

CEQA Guidelines Section 15265

CEQA Guidelines Section 15378(b)(4)

Reasons why the project is exempt:

Staff recommends that this project is exempt pursuant to California Environmental Quality Act (“CEQA”) Guidelines Sections 15061(b)(3), 15265, and 15378(b)(4). The project is covered by the ‘common-sense’ exemption that CEQA does not apply to projects which do not have the potential for causing a significant effect on the environment; that CEQA compliance is shifted from the local agency to the California Coastal Commission for local coastal programs; and that CEQA does not apply to funding and fiscal activities which do not involve commitment to projects that have potentially significant environmental impact and therefore do not qualify as a ‘project.’

The Project does not trigger or prompt the construction or alteration of facilities nor does it alter the intended uses and intensities planned for at any location already contemplated by the General Plan, its component Area or Community Plans, Specific Plans, or Title 22 of the Los Angeles County Code. No construction activities are proposed or authorized by this project.

CEQA Guidelines Section 15061(b)(3) – Review for Exemption

A project is exempt from CEQA if the activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

This Project updates the existing in-lieu fee in the current LCP, and implements the Updated Fee in the SMMNA CSD in the reserved code section. The Project is more protective of natural resources than the existing County Code and no construction activities are proposed or authorized by this project. The Project results in no foreseeable impacts to the environment therefore qualifies for the 'common-sense' exemption.

CEQA Guidelines Section 15265 – Adoption of Coastal Plans and Programs

CEQA does not apply to activities and approvals pursuant to the California Coastal Act (commencing with Section 30000 of the Public Resources Code) by [any] local government, as defined in Section 30109 of the Public Resources Code, necessary for the preparation and adoption of a local coastal program.

The section shifts the burden of CEQA compliance from the local government, in this case Los Angeles County, to the California Coastal Commission. The Coastal Commission's program of certifying local coastal programs and long-range land use development plans has been verified under Section 21080.5, Public Resources Code.

CEQA Guidelines 15378(b)(4) - Project

A project does not include the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

This Project updates the existing in-lieu fee level for mitigation of habitat impacts and does not specify any commitment to fund any specific project that could result in any impacts to the environment. The Project therefore does not qualify as a 'project' under CEQA.

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
SANTA MONICA MOUNTAINS HABITAT IMPACT FEE UPDATE
PROJECT NO. PRJ2023-000322-(3)
ADVANCE PLANNING CASE NO. RPPL2023000462**

April 19, 2023 Regional Planning Commission Hearing

On April 19, 2023 the Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing to consider the Santa Monica Mountains Habitat Impact Fee Update (“Project”).

Regional Planning staff (“staff”) provided the Commission with an overview of the Project, the project background, and a summary of the fee study conducted to determine the appropriate fee level. Staff presented how the Project meets the intent of the LCP and ensures consistency for protection of biological resources throughout the Santa Monica Mountains.

Discussion

A representative from the Mountains Recreation and Conservation Authority spoke in favor of the Project. No opposition was received during the public hearing.

The Commission asked staff about the relationship between conservation efforts in the Santa Monica Mountains and how they are coordinated to provide comprehensive protection, conservation, and preservation of biological resources. Staff responded that the Project covers long-term management requirements and the costs are not duplicative or covered by other agencies.

The Commission closed the public hearing and voted unanimously to recommend approval of the Project to the Board of Supervisors.

ATTACHMENT 5
HEARING PROCEEDINGS

VOTE:

Concurring: Commissioners Louie, Duarte-White, O'Connor, Moon, and Hastings

Dissenting: None

Abstaining: None

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
SANTA MONICA MOUNTAINS HABITAT IMPACT FEE UPDATE
PROJECT NO. PRJ2023-000322-(3)
ADVANCE PLANNING CASE NO. RPPL2023000462
PLAN AMENDMENT NO. RPPL2023000732**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles conducted a duly noticed public hearing on April 19, 2023 to consider the Santa Monica Mountains Habitat Impact Fee Update (“Project”), an amendment to the Santa Monica Mountains Local Coastal Program (“LCP”) and Title 22 (Planning and Zoning) of the Los Angeles County Code (“Title 22”).

WHEREAS, the Commission finds as follows:

1. The County of Los Angeles (“County”) adopted the LCP in 2014 and an LCP amendment in 2018, which require that the Department of Regional Planning update the existing Habitat Impact Fee (“Existing Fee”) within five years of certification of the LCP.
2. The Project fulfills the mandate of the LCP.
3. The Project amends the two components of the LCP, the Santa Monica Mountains Land Use Plan and the Santa Monica Mountains Local Implementation Plan in Title 22, to replace the Existing Fee.
4. The Project amends the Santa Monica Mountains North Area Community Standards District in Title 22.
5. The Existing Fee was developed by the California Coastal Commission using aggregate cost data for habitat impact mitigation from coastal development permit actions within the region. The Existing Fee was implemented in the LCP as an interim measure until an updated fee could be determined based on conditions specific to the Santa Monica Mountains to ensure that the actual cost of compensatory impact mitigation is provided.
6. The Project is consistent with the Existing Fee by supporting a no-net-loss approach for land containing rare and biologically significant habitats in the Santa Monica Mountains. For unavoidable permanent impacts to on-site resources, off-site acquisition and permanent preservation is the highest and best approach to protect biological resources.
7. The Project accounts for the current costs for acquisition and long-term management of land in the Santa Monica Mountains.
8. The Project proposes \$83,478 per acre (from the Existing Fee level of \$15,500 per acre) for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
SANTA MONICA MOUNTAINS HABITAT IMPACT FEE UPDATE
PROJECT NO. PRJ2023-000322-(3)
ADVANCE PLANNING CASE NO. RPPL2023000462
PLAN AMENDMENT NO. RPPL2023000732**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles conducted a duly noticed public hearing on April 19, 2023 to consider the Santa Monica Mountains Habitat Impact Fee Update (“Project”), an amendment to the Santa Monica Mountains Local Coastal Program (“LCP”) and Title 22 (Planning and Zoning) of the Los Angeles County Code (“Title 22”).

WHEREAS, the Commission finds as follows:

1. The County of Los Angeles (“County”) adopted the LCP in 2014 and an LCP amendment in 2018, which require that the Department of Regional Planning update the existing Habitat Impact Fee (“Existing Fee”) within five years of certification of the LCP.
2. The Project fulfills the mandate of the LCP.
3. The Project amends the two components of the LCP, the Santa Monica Mountains Land Use Plan and the Santa Monica Mountains Local Implementation Plan in Title 22, to replace the Existing Fee.
4. The Project amends the Santa Monica Mountains North Area Community Standards District in Title 22.
5. The Existing Fee was developed by the California Coastal Commission using aggregate cost data for habitat impact mitigation from coastal development permit actions within the region. The Existing Fee was implemented in the LCP as an interim measure until an updated fee could be determined based on conditions specific to the Santa Monica Mountains to ensure that the actual cost of compensatory impact mitigation is provided.
6. The Project is consistent with the Existing Fee by supporting a no-net-loss approach for land containing rare and biologically significant habitats in the Santa Monica Mountains. For unavoidable permanent impacts to on-site resources, off-site acquisition and permanent preservation is the highest and best approach to protect biological resources.
7. The Project accounts for the current costs for acquisition and long-term management of land in the Santa Monica Mountains.
8. The Project proposes \$83,478 per acre (from the Existing Fee level of \$15,500 per acre) for the approved building site area, driveway/access roads and turnarounds areas, any required irrigated fuel modification zones, and

required off-site brush clearance areas (assuming a 200-foot radius from all structures), and \$20,870 per acre (from the Existing Fee level of \$3,900 per acre) for non-irrigated fuel modification areas (on-site).

9. The Project fee levels will be adjusted for inflation annually. Annual inflation adjustments to the fee levels shall not require amendments to the LCP or SMMNA CSD.
10. The funds generated by the Project shall be directed to the Santa Monica Mountains Habitat Impact Mitigation Account reserved for the acquisition and long-term management of parcels containing H1/H2 and S1/S2 habitat in the Santa Monica Mountains.
11. An update to the Existing Fee is required by the LCP and the Project is therefore consistent with the General Plan. The Project is consistent with and supportive of the goals, policies, and principles of the General Plan, including: Policy C/NR 3.1, to conserve and enhance the ecological function of diverse natural habitats and biological resources; and Policy C/NR 3.2, to create and administer innovative County programs incentivizing the permanent dedication of Significant Ecological Areas and other important biological resources as open space areas.
12. The Project supports a no-net-loss approach for land containing rare and biologically significant habitats in the Santa Monica Mountains. Approval of the Project will be in the interest of the public health, safety, and general welfare and in conformity with good zoning practice.
13. The Project is consistent with other applicable provisions of the LCP and Title 22.
14. Staff conducted several meetings with conservation agencies, the Ventura County Resource Management Agency, and the California Coastal Commission to collect data and receive input on the existing fee structure and current costs associated with land acquisition and long-term management in the Santa Monica Mountains.
15. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in two local newspapers (The Malibu Times and The Acorn) and email notices sent to 477 email contacts. The public hearing notice and materials were posted on the project website.
16. The Project is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3), 15265, and 15378(b)(4) and the County environmental guidelines.
17. On April 19, 2023, the Commission conducted a duly-noticed public hearing to consider the proposed Project. One member of the public addressed the

Commission to provide testimony in favor of the proposed Project. The Commission recommended approval to the Board of Supervisors.

THEREFORE, BE IT RESOLVED THAT the Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board") as follows:

1. That the Board hold a public hearing to consider the Santa Monica Mountains Habitat Impact Fee Update;
2. That the Board find that the Santa Monica Mountains Habitat Impact Fee Update is exempt from the provisions of the California Environmental Quality Act for the reasons in the record;
3. That the Board determine that the Santa Monica Mountains Habitat Impact Fee Update is compatible with and supportive of the goals and policies of the General Plan and in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of the Santa Monica Mountains Local Coastal Program and Title 22; and
4. That the Board adopt the Santa Monica Mountains Habitat Impact Fee Update.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on April 19, 2023.

Elida Luna

Elida Luna, Commission Services
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By 

Lisa Jacobs
Deputy County Counsel
County of Los Angeles

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday April 19, 2023 at 9:00 a.m.

Hearing Location: 320 West Temple St., Rm. 150, Los Angeles, CA 90012, and online. Visit <http://planning.lacounty.gov/rpc> and select hearing date for more information.

Project & Permit(s): Project No. PRJ2023-000322-(3) / Advance Planning Project No. RPPL2023000462 / Advance Planning Project No. RPPL2023000732

Project Location: Santa Monica Mountains Planning Area

CEQA Exemptions: Sections 15061(b)(3), 15265, and 15378(b)(4)

Project Description: Update to the Habitat Impact Fee for the Santa Monica Mountains Local Coastal Program and Santa Monica Mountains North Area Community Standards District.

For more information regarding this application, contact **Cameron Robertson**, Los Angeles County Department of Regional Planning (DRP) via e-mail at safety@planning.lacounty.gov or by telephone: (213) 974-6461. Project materials are available online at <https://planning.lacounty.gov/case/view/prj2023-000322>. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advance notice. Si necesita más información por favor llame al (213) 974-6427 o visite [el sitio del proyecto](#). 如果您有任何疑問請致電 (213) 974-6427 [或請參閱項目官網](#)。

Email address	First name	Last name	Company	Job title	organization
joseph.ahn@ngc.com	Joe	Ahn			
kj.allen96@gmail.com	kate	Allen			
ianderson@biologicaldiversity.org	Ileene	Anderson			
rayandersen25@gmail.com	Ray	Anderson			
cangeles@dpw.lacounty.gov	Carmen	Angeles			
carol.armstrong@lacity.org	Carol	Armstrong			
jairo.avila@tataviam-nsn.us	Jairo	Avila			
hakopazatyan@gmail.com	Hakop	Azatyan			
pemodog@sbcglobal.net	Cynthia	Babich			
domaincontact@aeraenergy.com	Gaurdie	Banister			
tbarnes@esassoc.com	Tom	Barnes			
tbartlett@cityofcalabasas.com	Tom	Bartlett			
tom@tombatesrealtor.com	Tom	Bates			
jill@baystranslations.com	Jill	Bays			
melanie_beck@nps.gov	Melanie	Beck			
lynnben@charter.net	Lynn	Benjamin			
mбенveniste@sikand.com	Matt	Benveniste			
kapoore@pacbell.net	Kathy	Berkowitz			
pvhome2002@yahoo.com	David	Berman			
lindabernhardt1@gmail.com	Linda	Bernhardt			SUSTAINABLE STRATE
californios100@aol.com	Vern	Biehl			
blumranch@aol.com	Ray	Billet			
sb@antennafilms.com	Scott	Billingsley			
president@cnps-sgm.org	Orchid	Black			
abodek@planning.lacounty.gov	Amy	Bodek			
amy.bodek@longbeach.gov	Amy	Bodek			
greerranch@gmail.com	Jessica	Bogart			
dbogdanoff@lacs.org	Debra	Bogdanoff			
tbomkamp@wetlandpermitting.com	Tony	Bomkamp			
bottorffm@verizon.net	Ron	Bottorff			
bboudreau@malibuvalley.com	Brian	Boudreau			
kimbradybroker@gmail.com	Kim	Brady			
rich426@sbcglobal.net	Richard	Breene			Woolsey Fire - Home
christy_brigham@nps.gov	Christy	Brigham			
nb4@jmbm.com	Neil	Browner			
tracey@landveritas.com	Tracey	Brownfield			
rnr27@me.com	Rose	Bryan			
illecebw@yahoo.com	Illece	Buckley Weber			
bethburnam@gmail.com	Beth	Burnam			
gladegal2003@yahoo.com	Dorothy	Burns			
theartofairflow@gmail.com	Kevin	Caddel			
mcaddick@dpw.lacounty.gov	Mark	Caddick			
ceqacomment@portla.org	Christophe	Cannon			
conejoliving@gmail.com	Rene	Carion			
carvajale@metro.net	elizabeth	carvajal			LA Metro
newmoon51@yahoo.com	Jon	Cavanaugh			

zchaparyan@schmitzandassociates.net	Zarui	Chaparyan	
realtorchengweicheng@gmail.com	Chengwei	Cheng	N/A
mchiarelli@cox.net	MICHAEL	CHIARELLI	
joe.chilco@gmail.com	Joe	Chilco	
wcchuang@semprautilities.com	Wan-Che	(Chuang	
churchillrobert948@gmail.com	Robert	Churchill	
ciminowendy@gmail.com	Wendy	Cimino	
marcdcimino@gmail.com	Marc	Cimino	
ncitron@pacbell.net	Norma	Citron	Calabasas Coalition
aaron@agd-landuse.com	Aaron	Clark	
info@avbot.org	Alis	Clausen	
pjcatty@gmail.com	Paul	Cohen	
gcolman@sacfirm.com	George	Colman	
ralphc@termoco.com	Ralph	Combs	
richsend@gmail.com	Richie	Connolly	
shivaun.cooney@lw.com	Shivaun	Cooney	Latham & Watkins LLP
huasito661@hotmail.com	Eddie	costellons	Oddessy inc LLC
joe@radiusmaps.net	Joe	Cota	
davidc@ci.brea.ca.us	David	Crabtree	
cdavid@dpw.co.la.ca.us	David	Craig	
dcrane@novadevco.com	Dennis	Crane	
rcruz@dpw.lacounty.gov	Ruben	Cruz	
leah@lobocreek.com	Leah	Culberg	
tcullen@envicomcorporation.com	Travis	Cullen	
rdagit@rcdsmm.org	Rosie	Dagit	
rosidagit@gmail.com	Rosi	Dagit	
ecla.ed@eclosangeles.org	Hirout	Dagnew	ECLA
tim@agourasashanddoor.com	Tim	Davis	
info@templecity.us	Robert	Dawson	
cdeleau@schmitzandassociates.net	Chris	Deleau	
dem5rn@cox.net	Kathleen	Demarjian	
denise.jens@gmail.com	Jens	Denise	
walt.deppe@coastal.ca.gov	Walt	Deppe	
pascalinelid@yahoo.com	Pascaline	Derrick	
dillardjoyce@yahoo.com	Joyce	Dillard	
smdodge@earthlink.net	Marian	Dodge	
snowdy.dodson@csun.edu	Snowdy	Dodson	
janekdombrowa@gmail.com	Janek	Dombrowa	
tdrake@torranceca.gov	T	Drake	
sldrill@ucanr.edu	Sabrina	Drill	
rdruschen@srcwest.com	Ron	Druschen	
dolores.duarte@wildlife.ca.gov	Dolores	Duarte	
lduran@planning.lacounty.gov	Luis	Duran	
luisduran2008@yahoo.com	Luis	Duran	
ron.durbin@fire.lacounty.gov	Ron	Durbin	
edelman@smmc.ca.gov	Paul	Edelman	
eger@smmc.ca.gov	Elena	Eger	Santa Monica Mounta

ponycity@sbcglobal.net	Liz	Ekeberg	
info@hhia.net	John	Ekmen	
sameeretman@hotmail.com	Sameer	Etman	
rettleman@parks.lacounty.gov	Robert	Ettleman	
mangofurball@aol.com	Sherry	Ferber	
fernande@scag.ca.gov	Christine	Fernandez	
kevin@foleyphoto.com	Kevin	Foley	
jjforbes@mac.com	Jim	Forbes	
sharon_ford1@att.net	Sharon	Ford	
kitf@rpv.com	Kit	Fox	
frankh@lapd.lacity.org	Horace	Frank	
dan@danfredman.com	Dan	Fredman	
safriedm@gmail.com	Sarah	Friedman	
pfuller@leonavalleytc.org	Peggy	Fuller	Leona Valley Town Co
lgaboudian@lacsdsd.org	Lysa A.	Gaboudian	
lucianegarbin@gmail.com	Luciane	Garbin	
rgarbini@nrmca.org	Robert	Garbini	
jytg@aol.com	Ty	Garrison	
ggauthier@scc.ca.gov	Greg	Gauthier	
agerayli@icloud.com	Afrouz	Gerayli	
ggero@cso.lacounty.gov	Gary	Gero	LA County, Chief Sustainability Office
ruthgerson@aol.com	Ruth	Gerson	
cddinfo@torranceca.gov	Jeffrey	Gibson	
lauragilbard@gmail.com	Laura	Gilbard	
sgilbard@theatrical.com	Steve	Gilbard	
steveg@theatrical.com	Steve	Gilbard	
donna@dgilbertcpa.com	Donna	Gilbert	
debragillis@sbcglobal.net	Debra	Gillis	
rglaser@planning.lacounty.gov	Rob	Glaser	
karen_goebel@fws.gov	Karen	Goebel	
david@agd-landuse.com	David	Goldberg	
aliciagonzalez@mac.com	Alicia	Gonzalez	
lisagrackellogg@icloud.com	Lisa	Grace-Kellogg	
dgrannis@pointpartners.com	David	Grannis	
toddgreenbaum@live.com	Todd	Greenbaum	
paul@malibure.com	Paul	Grisanty	
agullo@habitatauthority.org	Andrea	Gullo	
info@habitatauthority.org	Andrea	Gullo	
sgfilm@mac.com	Sandra	Guthrie	
rhague7@aol.com	Richard	Hague	
gerryhans51@gmail.com	Gerry	Hans	
lyncoservices_ERICA@yahoo.com	Erica Den	Hartog	
kieran@lighting-design.tv	Kieran	Healy	
kieran@the-healys.net	Kieran	Healy	
rheinstedt@hotmail.com	Richard	Heinstedt	
bob@hendersoninsure.com	Bob	Henderson	
jennifer.hernandez@hklaw.com	Jennifer	Hernandez	

aherrell@newhall.com	Alex	Herrell		
alex.herrell@fivepoint.com	Alex	Herrell	FivePoint	
darcie_heyas@yahoo.com	Darcie	Heyes		
godblessed777.love@tuta.io	Hi	Hi		
admin@dominiquehiggins.com	Dominique	Higgins		
bholden@newtheme.net	Beth	Holden		
mholmes@lacs.d.org	Marvin	Holmes		
jmhsutpe@gmail.com	Jong-Ming	Hsu		
ghu97@yahoo.com	Grace	Hu		
thua@planning.lacounty.gov	Thuy	Hua		
mhuff@dudek.com	Michael	Huff		
mhugheshh@aol.com	Michael	Hughes		
ghostlightmater@yahoo.com	Jackson	Hurst		
nickbjackson@me.com	Nick	Jackson		
planning@co.kern.ca.us	Ted	James		
ljaramillo@planning.lacounty.gov	Larry	Jaramillo	LA County, Departme	DRP
cjimenez@ci.monrovia.ca.us	Craig	Jimenez		
daryljohns@gmail.com	Deryl	Johnson		
randijohnson76@gmail.com	Randi	Johnson		
bibijordan@gmail.com	Bibi	Jordan		
josselyn@wra-ca.com	Michael	Josselyn		
ohbejoyfill@aol.com	Tom	Joynt		
jjyothi@sikand.com	Jagadeesh	Jyothi	Sikand Engineering	Sikand Engineering As
drmarckalan@gmail.com	Dr. Marc	Kalan		
williambkaplan@gmail.com	William	Kaplan		
lkaufman@envicomcorporation.com	Laura	Kaufman		Envicom Corporation
roguewater@mind.net	Paul	Kay		
donna.l.kelley@ca.rr.com	Donna	Kelley		
broncomike32@icloud.com	Michael	Kellogg		
jack@polimar.com	Jack	Keusseyan		
rkinsey@mac.com	Robert E	Kinsey		Kinsey
aklecha@semprautilities.com	Anthony A	Klecha		
brookviewranch@gmail.com	tom	Knapp		
sunny_rd@yahoo.com	Sunny	Kompelli		
planning@ci.glendora.ca.us	Jeff	Kugel		
hanslaetz@gmail.com	Hans	Laetz		
kimlamorie1@gmail.com	Kim	Lamorie		The Las Virgenes Hom
rtlancet82@gmail.com	Robert	Lancet	Westhills Homeowne	Westhills Homeowner
betseylandis@sprintmail.com	Elisabeth	Landis		
wrentit@att.net	Arthur	Langton		
lee@leelaplante.com	Lee	Laplante		
clau@parks.lacounty.gov	Clement	Lau	LA County, Parks	
tom.lee@bryancave.com	Tom	Lee		
tlegrove@gmail.com	Teresa	LeGrove		
michaellent1@icloud.com	Michael	Lent		
bob@rlia.com	Robert	Lia		
lieb@scag.ca.gov	Jacob	Lieb		

tlippman@bos.lacounty.gov	Timothy	Lippman	
klizardi@esassoc.com	Kimiko	Lizardi	
loginsheroes@yahoo.com	Paula	Login	
planning@cityofindustry.org	DINA	LOMELI	CITY OF IN CONTRACT ASSOCIATE PLANNER
llongacre@habitatauthority.org	Lizette	Longacre	
longcore@usc.edu	Travis	Longcore	
dlopez@ci.agoura-hills.ca.us	Deborah K	Lopez	
jlorenzo@triunfocreek.com	Jacqui	Lorenzo	
lindelllummer@gmail.com	Lindell	Lummer	
plund85@gmail.com	Peter	Lund	
aidenmardani@gmail.com	Aiden	M	
jrmایش@aeraenergy.com	Jeffrey	Maisch	
mcmayer@gmail.com	Mayer	Makabe	
nstrugach@yahoo.com	Natalie	Mandelman	
vonon@yahoo.com	A.	Mardani	
info@formacompanies.com	Heather	Martin	
martin.kathryn8@gmail.com	Kathryn	Martin	
bcmaurer@gmail.com	Brett	Maurer	
michellebita@gmail.com	Michelle	Maurer	
kenmazur@earthlink.net	Ken	Mazuro	
malibumaps@gmail.com	Anthony	McDemas	
jmcdermott@lvmwd.com	Joe	McDermott	
gabi.mclean@verizon.net	Gabriele	McClean	
rjmeese@ucdavis.edu	Robert	Meese	
jcrc1m58@gmail.com	Curt	Mica	
george.mihlsten@lw.com	George	Mihlsten	
kmilano@kbhome.com	kyle	milano	KB Home
jmiller@psomas.com	Joel B.	Miller	
rmills@innovativehousing.com	Rochelle	Mills	
lminer@clementsenvironmental.com	Larry	Miner	
hudson.minsheiw@ca.usda.gov	Hudson	Minshew	
lhmiyosh@lasd.org	Lester	Miyoshi	
largeal@mac.com	ALBERT	MOLINARO	
jgooden@montagevineyards.com	John Good	Montage	
mmontano@parks.lacounty.gov	Michele	Montano	Los Angeles County P:
ymorales@scrs-ilc.org	Heidi	Morales	
gary@pccla.com	Gary	Morris	
rmorse@trumanelliott.com	Russell	Morse	
ddmurphy@biodiversity.unr.edu	Dennis	Murphy	
rain.forest@earthlink.net	Arnold	Newman	
mnorberg@scplanners.com	Michael	Norberg	SC Planners, Inc. SC Planners, Inc.
abnormanagain@yahoo.com	jen	norman	
tellus@ci.brea.ca.us	Tim	O'Donnell	
aoelz@akingump.com	Andrew	Oelz	
christoherokeefe36@icloud.com	christophe	okeefe	webmaster supplies
jolesh1@yahoo.com	Jeffery	Olesh	
patrick.oneill@hdrinc.com	Patrick	O'Neill	

hopebird@lafn.org	Mark	Osokow		
cspages@gmail.com	Charles	Pages		
staff@hiddenhillscity.org	Cherie	Paglia		
susan.painter@acmartin.com	Susan	Painter		
lpatricio@coxcastle.com	Lisa M.	Patricio		
cfarrens@gmail.com	Charlotte	Pattison		
gaboony@sbcglobal.net	Lori	Paul		
henrypedregon@aol.com	Henry	Pedregon		Kizh Gabrieleno Band
lpellman@nossaman.com	Lloyd	Pellman		
glenpsop@icloud.com	Glen	Peterson		
franciscopila@outlook.com	Francisco	Pila		F. Pila
comdev@cityofwhittier.org	BEN	PONGETTI CITY OF W INTERIM DIRECTOR OF COMMU		
kcp529@gmail.com	Kelly	Porterheld		
info@lhcity.org	Justin	Powers		
emimoon@gmail.com	Roger	Pugliese	Topanga Association	Topanga Association f
info@theradfirm.com	Monique	Rad		
eric@pacificcoastcivil.com	Eric	Radosauce		
markremollino@gmail.com	mark	remollino		Regional Planning
m.rhyne@verizon.net	Margaret	Rhyne		
seth_riley@nps.gov	Seth	Riley		
hr@robertsongeotechnical.com	Hugh	Robertson		
jrhandlers@msn.com	John	Robertson		
mrockwell@endangered.org	Mark	Rockwell		
jrose@biologicaldiversity.org	JP	Rose	Center for Staff Attorney	
dnrosen@gmail.com	David	Rosen		
staceyrosen@gmail.com	Stacey	Rosen		
stacyrosen@gmail.com	Stacy	Rosen		
cooknmom88@sbcglobal.net	Geraldine	Rothenber	Westhills Fire Safe Co	Westhills Homeowner
maryann.rush@yahoo.com	Mary Ann	Rush		
cindier@cityofbrea.net	Cindie	Ryan		
wsager@linchousing.org	Will	Sager	LINC Housing	LINC Housing
psalazar@malibucity.org	Patricia	Salazar	City of Malibu	
ssandler@forestlawn.com	Susan Rule	Sandler		
info@hillsforeveryone.org	CLAIRE	SCHLOTTE HILLS FOR EXECUTIVE DIRECTOR		
kelly.schmoker@wildlife.ca.gov	Kelly	Schmoker		
ys@cityofrh.net	Yolanta	Schwartz		
thomas.scott@ucr.edu	Tom	Scott		
seseal@me.com	sabrina	Seal		
ronitmsemmler@gmail.com	Ronit	Semler		
joseph_shea@yahoo.com	Joseph	Shea		
marc.shores@mrca.ca.gov	Marc	Shores		MRCA
jsiebert@wirenetics.com	Jeff	Siebert		
dsilverla@me.com	Dan	Silver	Endangere Executive Director	
rhodasilver@juno.com	Rhoda	Silver		
johnthomas.simons@gmail.com	John	Simons		
amoorea2007@gmail.com	Raiini	Skyes		
contact@topangatowncouncil.org	Stacy	Sledge	Topanga Town Council	Topanga Town Council

jslimocosky@charter.net
 woody_smeck@nps.gov
 laas@laaudubon.org
 info@theodorepayne.org
 mspellman44@gmail.com
 asplinter@kbhome.com
 lists@topangala.com
 margie_steigerwald@nps.gov
 cstevens@rcdsmm.org
 msummers@chwlaw.us
 joasuw42@yahoo.com
 cswift@whittier.edu
 judi.tamasi@mrca.ca.gov
 shiltaylor@gmail.com
 nebuloustiger@gmail.com
 mail@ssmpa.com
 john_tiszler@nps.gov
 kara.tobin@psomas.com
 angelatoghia@gmail.com
 john.todd@fire.lacounty.gov
 mtollett@ultrasystems.com
 torresk@scag.ca.gov
 ktruman@trumanelliott.com
 tonytooch@gmail.com
 lonavarwig@yahoo.com
 jdvoose@qnet.com
 hvoski@gmail.com
 alfredawalker3030@gmail.com
 gwyatt9_8@yahoo.com
 sarawan425@gmail.com
 chet814@gmail.com
 taichiwang20@hotmail.com
 info@cityofcalabasas.com
 jerald_weaver@nps.gov
 dbltcorp@gmail.com
 terriwebb3094@gmail.com
 dave.weeshoff@sfvaudubon.org
 customerservice@socalgas.com
 tweiner@ci.walnut.ca.us
 rgwells@environmentnow.org
 wwert@lacsdsd.org
 jabbarwesley@novelopers.com
 landtrust@ballona.org
 dcapjane@aol.com
 tdwillms2@gmail.com
 wwilling@gmail.com
 erinn.wilson@wildlife.ca.gov

Joan Slimocosky
 Woody Smeck
 LA Audubon society
 Michael Sovich
 Marc Spellman
 Alex Splinter
 Lisa Statemen
 Margie Steigerwald
 Clark Stevens
 Matthew Summers
 John & Joa Suward
 Cheryl Swift
 Judi Tamasi
 Shilvondra Taylor
 Tee Tee
 Takata Teena
 John Tiszler
 Kara Tobin
 Angela Tochia
 John Todd
 Michelle Tollett
 Kristen M. Torres
 Kathleen Truman
 Tony Tucci
 Larry Varwig
 James Vose
 Hratch Voskertchian
 Alfreda Walker
 Gabe Wallace
 Sara Wan
 Chester Wang
 Michael Wang
 Dennis Washburn
 Jerald Weaver
 Tom Webb
 Terri Webb
 Dave Weeshoff
 Rudy Weibel
 Tom Weiner
 Robert Wells
 Wendy Wert
 Phillippe Wesley
 Land Trust Wetlands
 Jane Williams
 Tracy Williams
 Chris Willig
 Erinn Wilson

KB Home

Wildlife Corridor Cons

Psomas

melwilson2424@gmail.com	Mel	Wilson		Southland Regional A:
marti_witter@nps.gov	Marti	Witter		
denis@thewolcottcompany.com	Denis	Wolcott		
alicewollman@roadrunner.com	Alice	Wollman		
dorothy.wong@altadenatowncouncil.c	Dorothy	Wong	Altadena T Council M	Altadena Town Counc
ja5143@pacbell.net	Tracy	Woodfod		
hwylie1@gmail.com	Howard	Wylie		
rockymtnxtc@yahoo.com	Mountain	XTC		
andrewyace@gmail.com	Paul	Yace		Master Planning Contr
dyanikian@dpw.lacounty.gov	Diran	Yanikian		
elders@santaynezchumash.org	Mission In	Ynez		
carolz@emeraldcitystrategiesinc.com	Carol	Zagaria		Emerald City Strategie
ontishima1775@gmail.com	Susan	Zahnter		
ourartc@gmail.com	Susan	Zahnter	ARTC	Director
zinkjason@hotmail.com	Jason	Zink		
85014m@gmail.com				
acacker@wolfsdorf.com				
acarvalho@lhcllp.com				
agourahr@robgeotech.com				
agutierrez@planning.lacounty.gov				
aiden.freeman@gmail.com				
alanaseal@me.com				
alexzadeh@az-ranch.com				
alicia@glucksmancpa.com				
alisajlandhill@gmail.com				
alizadeh@az-ranch.com				
amnayan@mayerbrown.com				
ann@vasapark.com				
ann@vasapark.org				
avaudubonsoc@verizon.net				
bcarrier3@yahoo.com				
bchiu@planning.lacounty.gov				
beth@malibuvalley.com				
bobdager1@gmail.com				
brightstar4karen@gmail.com				
bsuber@schmitzandassociates.net				
carlos.lluch@att.net				
carol.zagaria@psomas.com				
carrielcarrier@gmail.com				
charles@santosplanning.com				
cheryl@knapptime.org				
christopher.pina@lacity.org				
claire.bowin@lacity.org				
conejomoon@verizon.net				
conservation@lacnps.org				
creswick@mac.com				
dakotasemler@gmail.com				

davehoiseck1@gmail.com		
david@glucksmancpa.com		
dayledalton@me.com		
deb.brownstone@gmail.com		
debbie@debbiesoden.com		
debbie@the-healys.net		
debbieatlakeside@gmail.com		
deedee@dpafineart.com		
dons@schmitzandassociates.com		
droberts@lvmwd.com		
editor@messengermountainnews.com		
emily.gibson@dot.ca.gov		
felicia.silva@wildlife.ca.gov		
fixequip@yahoo.com		
gailalowe@gmail.com		
gemayel.krs@gmail.com	jaime	kim real state
gsimons@upsideinvestments.com		
gspaberg@comline.com	GSPABERG	
hannahhelfand@gmail.com		
hazellarimer@gmail.com		
hobiebeman@yahoo.com		
howlings@lobocreek.com		
hr@robgeotech.com		
imarret@sbcglobal.net		
jacqui@triumfocreek.com		
janec4re@gmail.com		
janet.turner@mail.house.gov		
jb.albright@sbcglobal.net		
jchurch154@aol.com		
jdonlow00@gmail.com		
jeannieww@yahoo.com		
jeremy.wolf@sen.ca.gov		
jlawrence@locktown.com		
john.cudworth@gmail.com		
john.waller3@verizon.net		
johnwkrieger@gmail.com		
josendo@travelscope.net		
jwgalson@gmail.com	jwgalson	
kathrynckaplan@gmail.com		
kbhandler7@gmail.com		
keithatlakeside@gmail.com		
kerzema@lavc.com		
labrown4blues@gmail.com		
larry@vasapark.com		
larry@vasapark.org		
laura.gilbard@gmail.com		
lawlouis@aol.com		

lorenzen.nick@gmail.com
m.nicholebauman@gmail.com
mallinger@aol.com
marshamaus@gmail.com
maryahubbard@gmail.com
mb_esl@charter.net
mestablesinc@aol.com
michaelfrawley5@gmail.com
michelle.levy@lacity.org
mikechaun@gmail.com
mirkoccl@yahoo.com
mjewett@keystoneplanners.com
mrcolyear@aol.com user
mseidenglanz46@gmail.com
murraysumner@gmail.com
mw28835@gmail.com
myrealbeat@gmail.com
nancedb@aol.com
ngadicherla@schmitzandassociates.net
nissman@aol.com
nona@agourahorseproperty.com
normbuehring@gmail.com
otorongo@earthlink.net
p_t_t@hotmail.com
pathenkel@earthlink.net
pdunn@alumni.stanford.edu
pfrias@lockton.com Patricia
philramuno@gmail.com
r4nasr@gmail.com
rae.greulich@gmail.com
ray@1099pro.com
renecarion1@gmail.com
rich@pacificcoastcivil.com
riverday@mac.com
robertlia@gmail.com
robhirsh@hotmail.com
rosecourt@me.com
s.guldimann@gmail.com
sb@scott-b.com
sfollett@zebra.com Sheila
shannonggem@gmail.com
shellie@westcorpcapital.com
shoofing@gmail.com
smmnortharea@planning.lacounty.gov
ssmpawendi@gmail.com
stevehess10@gmail.com
tcharnofsky@bos.lacounty.gov

thedbltranch@aol.com
thelandmarkpeoplecompany@gmail.com
tinathomas1014@gmail.com
tomviren@gmail.com
twebbsand3@aol.com
twojazzman@gmail.com
yabitsu@charter.net
yesroz@gmail.com

Yesroz

consultant with a Primary Function with Real Estate Developers