

SECTION 7. SEA DESIGN COMPATIBILITY CRITERIA

PROJECT CONSISTENCY WITH SEA CUP COMPATIBILITY CRITERIA

1. Development is designed to be highly compatible with biotic resources present, including setting aside appropriate and sufficient undisturbed areas.

The majority of onsite natural areas have been set aside as either permanent open space and/or passive recreational areas, including onsite waterbodies/wetlands, significant ridgeline and viewshed areas, oak woodlands, and other sensitive habitat areas. The project proposes to preserve approximately 127.06 acres of natural open space (approximately 56 percent of the site). Located within this open space area are the majority of onsite oak woodlands, onsite streams and waterbodies, riparian habitats, Chamise Chaparral, and other significant biological habitats. Onsite landscaping is also proposed, which will include native and/or non-invasive plant specimens designed to create aesthetically pleasing communities while being compatible with the surrounding native habitat.

2. Development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

The majority of onsite waterbodies, watercourses, and their tributaries have been set aside as either permanent open space and/or passive recreational areas. The project proposes to preserve approximately 127.06 acres of natural open space (approximately 56% percent of the site).

3. Development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

The proposed dedication of onsite open space is directly adjacent to known migratory paths (including the Lyons Canyon SEA # 63 and Santa Susana Mountains SEA # 20). The proposed project proposes to preserve the natural habitat areas directly adjacent to these two SEAs, thereby preserving the linkage between known wildlife movement corridors.

4. Development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development.

The majority of on-site waterbodies, watercourses, and their tributaries have been set aside as either permanent open space and/or passive recreational areas. The project proposes to preserve approximately 127.06 acres of natural open space (approximately 56 percent of the site).

5. Roads and utilities serving the development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.

All proposed development areas adjacent to important onsite habitat areas will be fenced off from human and domestic animal intrusion. Designated trailhead and staging areas will be provided within the proposed development to reduce the potential for unnecessary intrusion into the preserved natural habitat areas. Project access will be provided by a roadway system design to Los Angeles County standards. Almost all of the proposed circulation system was designed outside of the critical on-site waterbodies and streams and on-site oak woodlands. Therefore, critical natural resources and wildlife movement corridors will be maintained.

LAND USES COMPATIBLE WITH GENERAL PLAN SEA REGULATIONS

The General Plan established the following land uses as compatible, by definition, within the SEAs:

1. Regulated scientific study.
2. Passive recreation including wildlife observation and photography.
3. Limited picnicking, riding, hiking, and overnight camping.

The Lyons Canyon Ranch project is compatible with these three land uses.

LAND USES COMPATIBLE AS DETERMINED BY BIOTIC SURVEY

In addition, the following uses may be compatible as determined from the biotic survey and from such conditions that may be necessary to protect the biological resources within the SEA:

1. Residential uses at densities compatible with resource values present and consistent with community character in terms of overall density and magnitude as defined in adopted community, areawide, or countywide plans.

Lyons Canyon SEA 63 is approximately 174.45 acres total. Although the site is zoned for residential development, the SEA will be reduced in size by 26.35 acres (15.1 %) as a result of the proposed residential development. A 1-unit/acre housing density is not considered high density in terms of designated urban classes; however, from a biological resources perspective, this density would result in near elimination of all wildlife habitat on each lot. Such housing density within an SEA would not be compatible with the goals and objectives of the SEA. Therefore, a 1-unit/acre density is too dense to meet SEA compatibility requirements at least in that portion of the SEA converted to such an urban use. Furthermore, little to no natural habitat will remain in each 1-acre lot within the developed portion of the SEA. Proposed mitigation measures should minimize or compensate for the reduction in the total area of the SEA by improving the habitat conditions within the remainder of the SEA onsite.

2. Commercial uses of a minor nature serving local residents and visitors, where provided for in an adopted community or areawide plan.

No commercial uses are proposed for this project.

3. Public and semi-public uses essential to the maintenance of public health, safety, and welfare, where no alternative site or alignment is feasible.

No public uses essential to the maintenance of public health, safety, and welfare are proposed for this project except for the detention basins. The detention basins will result in some modification of natural habitat onsite.

4. Agricultural uses compatible with the resources present.

No agricultural uses are proposed for this project.

5. Extractive uses, including oil and gas recovery, and rock, sand, and gravel quarrying, where compatible with identified biotic resources.

No extractive uses are proposed for this project.