

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Topanga Canyon Residence/Bed & Breakfast”/ Project No. 2012-01555-(3)/ Case No(s). RENV 201200263; RVAR 201200004; RCUP 201200144.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Adrine Arakelian (213) 974-6462

Project sponsor’s name and address: Polly Osborne (Agent for owner), Osborne Architects; 1525 S. Sepulveda Blvd., Ste. D, Los Angeles, CA 90025

Project location: 1832 and 1820 N. Topanga Canyon Blvd., Topanga
APN: 4434-010-019, 020 USGS Quad: Topanga

Gross Acreage: 8.68

General plan designation: Non Urban Category (R)

Community/Area wide Plan designation: N5 – Mountain Lands 5/Santa Monica Mountains North Area Plan (1 du/5 acres)

Zoning: A-1-5 (Light Agricultural – 5 acre gross minimum required area), Santa Monica North Area Plan Community Standards District (CSD)

Description of project: The project is to construct residential uses with a bed and breakfast over two contiguous hillside parcels under the same ownership. The total footprint for all structures proposed in the project is 13,408 square feet, inclusive of two main residential structures with a total of ten guest rooms (five per residence), a guest house, bath house with mechanical room, garden shed, and storage shed. In addition, the project will include an outdoor swimming pool, a jacuzzi, and 719 square feet of patio space. The proposed project is to have all structures constructed on two previously graded pads in the North Santa Monica Mountains, with the northern pad located approximately 260 feet northwest of a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. The two rough pads were created with grading permits issued by County Building and Safety on November 13, 2007. The Santa Monica Mountains North Area CSD was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The ordinance requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement is subject to a variance. On the northern parcel, identified as APN 4434-010-019, the rooftop of the proposed residential structure, protrudes 11.5 feet into the protected 50 foot vertical plane of the significant ridgeline’s lowest elevation point. In addition, the bath house and storage/garden sheds protrude 5 and 5.5 feet into the ridgeline’s vertical buffer area. As such, a variance is required for approval. The maximum height of the structures proposed within the vertical buffer area of the ridgeline is 16.5 feet for the residential structure. The bath house is 10 feet in height and the storage and garden sheds are 10.5 feet in height. Ten guest

parking spaces will be provided, one for each of the bed and breakfast guestrooms. No covered parking spaces will be provided as none are required for residences located on parcels over one gross acre in size. Minor grading for the final site preparation will involve an estimated 500 cubic yards of cut and fill to be balanced on site. Site access for the project will be taken from Topanga Canyon Boulevard via a 20-foot wide driveway that will serve both parcels. An access driveway was previously graded at the time the building pads were graded. The access driveway is partly paved, from Topanga Canyon Blvd. to the extent of the southern parcel. Because the project involves development of more than one single-family residential structure on two contiguous parcels having slopes exceeding 25 percent and owned by the same persons, a Hillside CUP is required and is also being processed for this project.

Surrounding land uses and setting: The project site is bordered to the north by undeveloped land, a single family residence, and a commercial land use; to the east by a vacant parcel of land and designated open space; to the south by a single family residential subdivision in an R-1-1 zone; and to the west by Topanga Canyon Boulevard. A commercial establishment is located across the road. Surrounding the two building pads is native vegetation consisting of a scrub oak woodland (large trees with diameters 5-inches and greater) with non-native grassland and chaparral plants typical of oak woodlands understory. The pad area on the north parcel is located below sloping topography to the east which leads up to the significant ridgeline. A single-family residence is situated atop the significant ridgeline on property to the south which overlooks both existing pads. A National Parks Service trail, the Santa Maria Canyon Trail, is mapped along the ridgeline to the east of the project site.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>N/A at this time</u>	<u>N/A at this time</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>Project 01-226/CUP 01-226</u>	<u>Construction, operation, and maintenance of an outdoor theater and appurtenant facilities, approved July 2006, at 1909 N. Topanga Canyon Boulevard, Topanga.</u>
<u>Project R2010-00274/CUP201000105</u>	<u>Private recreational club, senior center, caretaker unit at 1440 N. Topanga Canyon Boulevard, Topanga. CUP withdrawn, converted to CDP, approved January 2015.</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- CalTrans

Special Reviewing Agencies

- Santa Monica Mountains Conservancy
- National Forest
- Mountains Recreation and Conservation Authority
- Resource Conservation District of Santa Monica Mountains Area
- National Park Service
- City of Calabasas
- Las Virgenes Water
- Mountains Restoration Trust

Regional Significance

- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

Trustee Agencies

- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division
- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

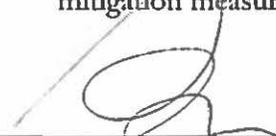
The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature (Prepared by)

12/4/14

 Date



 Signature (Approved by)

12/4/14

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**

A designated ridgeline, as outlined in the Santa Monica Mountain North Area Plan, is located 260 feet to the southeast of the project. Therefore, the project does not encroach within the 50-foot horizontal protected area of the significant ridgeline. However, a part of the project proposed, located on the northern parcel is within the 50 foot vertical protected area of the significant ridgeline. The 50 feet vertical and horizontal scenic buffer is protected by the Santa Monica Mountains North Area Community Standards District (22.44.133.D.5) The scenic vista that includes the designated ridgeline has previously been degraded by the grading and construction of a residence directly atop the ridgeline. The project will address any further visual impacts to the scenic vista through design features, including a maximum height of 16'-6" for the structures, the use of earth tone colors and materials, and landscaping the project area with vegetation that blends into the geographic context. These design elements aim to blend the project into the surrounding context and thus render it less noticeable from surrounding areas, particularly to the west. Landscape plans consist of native plants to blend in with the surrounding natural landscape of the Santa Monica Mountains. The proposed design features will reduce the visual impacts of the project to less than significant with mitigation incorporated.

Resources: GIS-NET Significant Ridgeline Layer.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

Proposed National Park Service trails are in proximity to the project. The proposed TCB Connector trail runs through the project site and connects to the proposed Santa Maria Ridgeline trail located atop the designated ridgeline. The proposed residential structures are visible from both proposed trails. The proposed structures will be located on previously graded building pads and employ design features, such as one story height limits, native landscaping, and earth tone materials to address visual impacts from nearby trails. The view from the proposed trails that includes the designated ridgeline has previously been degraded by the grading and construction of a residence directly atop the ridgeline, in addition to the construction of many single family homes in the area. The area in the vicinity of the proposed trails is developed with commercial uses and single family homes. The project will address the proximity of the proposed trails through design features and mitigation measures to minimize further visual disruption.

Resources: GIS-NET Santa Monica Mountains Trails Layer, data from the proposed National Park Service Interagency Regional Trail Management Plan, 2012.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project is secluded from Topanga Canyon Boulevard (proposed CA state scenic highway) which is located downslope and to the west of the subject site. Views of the site and proposed structures from

higher elevations within the Santa Monica Mountains to the west of the project site will be addressed through context sensitive landscaping surrounding the main structures and building pad areas, in addition to building design features. Development will occur within the previously graded areas and on previously graded building pads, limiting further disruption to the natural topography, trees, and undisturbed portions of the parcels. The minimization of any further grading for the project will be in compliance with the Hillside Management Ordinance (Los Angeles County Code Title 22, Section 22.56.215) and the Santa Monica Mountains North Area Community Standards District Grading guidelines (22.44.133.D.4) The total grading amounts for this project will be 500 cubic yards of cut and fill to be balanced on site. The imposition of mitigation measures will require limiting construction staging areas to previously disturbed ground, addressing impacts to undisturbed areas of the parcels. The project design and implementation as proposed will result in less than significant impacts with the implementation of mitigation measures.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The visual character and quality of the site, previously disturbed through grading, will not be further degraded with the proposed single-story structures with bed and breakfast establishments. The structures will be located within the previously graded building pad. The proposed landscaping around the structures will address impacts to the visual character of the site and its surroundings by screening the structures from view. The height of the structures is limited to 16.6 feet, while the character, scale and bulk of the structures will implement features that blend the structures into the natural context. The proposed grading amounts will be 500 cubic yards of cut and fill to be balanced on site. There will be less than significant impact on the undisturbed natural topography of the site with mitigation measures. The project is in compliance with the Hillside Management Ordinance (22.56.215) and minimizes any additional grading while avoiding development outside of previously graded areas and away from slopes of 25% or greater.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The structures are limited to one story and a maximum of 16.6 feet in height. The distance between the structures and neighboring properties is great enough to not result in shadows, light, or glare that will disturb residents in the area. The low stature and screening of the structures with landscaping will address impacts to wildlife. The project will be required to meet night lighting requirements of the Rural Outdoor Lighting District (Dark Skies) Ordinance (22.44.500) to prevent off-site glare and interference with wildlife migration corridors.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is not located in a prime or unique farmland designated area. Per the Los Angeles County Farmland Map of 2002, the land is classified as "Other Land".

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not conflict with the existing A-1-5 "Light Agricultural-5 acre gross minimum required area" zone on property. The property was subdivided into two parcels prior to the adoption of the current zoning. The project is not on Williamson Act contract land nor within an Agricultural Opportunity Area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located within existing zoning for forest land or timberland nor does it conflict with such zoning. The zoning on the property is A-1-5 (Light Agricultural-5 acre gross minimum required area).

d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in the loss of forest land or conversion of forest land to non-forest use. The undisturbed habitat of the area consists of scrub oak woodland, chaparral, grassland, rocky soils, and sloped topography and is not considered as forest land. The land is not designated as National Forest land and as a result this case has no impacts to forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No changes due to or as a result of this project could result in impacts to forest land or farmland. The project is located off of Topanga Canyon Boulevard in a non-urban

residential area with open space and trails found in the larger region of the Santa Monica Mountains. There is not prime agricultural land nor forest land in the vicinity of the project.

DRAFT

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not impact air quality plans as it is located in a non-urban zone and is a proposal for two bed and breakfast residential establishments.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not produce a significant amount of emissions that would violate air quality standards or substantially contribute to violations.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes residential structures with a total of ten guest-rooms as part of the bed and breakfast establishment, and a total of ten parking spaces to serve the guests. The establishment will increase CO emissions, but it will have a less than significant impact in the project region per air quality standards.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The site is located in a non-urban residential area with recreation and open space areas nearby. Sensitive receptors may be exposed to pollutant concentration during the construction phases of the project. The potential impact on the residential neighborhood and open space areas as a result of this project will be less than significant with the incorporation of mitigation measures as required and recommended by SQAQMD.

e) Create objectionable odors affecting a substantial number of people?

Surrounding residential uses would not be subject to objectionable odors due to construction of residential structures with bed and breakfast establishments and their use thereafter. Construction phases of the project will adhere to control measures required and recommended by SCAQMD.

DRAFT

4. BIOLOGICAL RESOURCES – APNs 4434-010-019 and -020

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Most of the area of the two parcels where this project is located is minimally disturbed. The primary development area is limited to the access road and the previously graded building pads. The minimally disturbed areas of the properties are covered by a scrub oak woodland (chiefly *Quercus berberidifolia*, including many large trees with diameters 5-inches and greater) with non-native grassland and chaparral, plants typically found in the understory of oak woodlands. Because of the drought year in 2013, when site visits were made, it is unlikely that sensitive plants on the site would have been observed in bloom. Two kinds of woodrat nests were observed, a nest typical of the San Diego desert woodrat (sensitive) and another nest typical of the dusky woodrat (not sensitive). The site is potentially valued as habitat for species commonly found in the area. The project intends to enhance and promote the natural setting as an amenity of the bed and breakfast. The wildlife corridor function of the Santa Maria trail on the significant ridgeline just east of the project parcels is enhanced by the natural array of woodland habitats and chaparral on the project site and the containment of development to previously disturbed lands.

Potential Sensitive Animals (bold indicates observed): Santa Monica shieldback katydid; monarch butterfly; quino checkerspot butterfly; Gertsch’s socalchemmis spider; Silvery legless lizard.; coastal western whiptail; San Bernardino ringneck snake; California mountain kingsnake; coast horned lizard; Cooper’s hawk; sharp-shinned hawk; southern California rufous-crowned sparrow; grasshopper sparrow; burrowing owl; ferruginous hawk; Swainson’s hawk; Vaux’s swift; northern harrier; white-tailed kite; California horned lark; merlin; loggerhead shrike; black-tailed gnatcatcher; Allen’s hummingbird; pallid bat; spotted bat; western mastiff bat; silver-haired bat; western red bat; hoary bat; San Diego black-tailed jackrabbit; California leaf-nosed bat; western small-footed myotis (bat); Yuma myotis; San Diego desert woodrat; Los Angeles pocket mouse; Pacific pocket mouse; American badger

Potential sensitive habitat (bold indicates observed): California Walnut Woodland; Southern Coast Live Oak Riparian Forest; Valley Needlegrass Grassland

Potential sensitive plants: Braunton’s milk vetch; Brewer calandrinia; Catalina mariposa-lily; slender mariposa lily; Plummer’s mariposa-lily; slender mariposa-lily; Lewis’ evening-primrose; island mountain-mahogany; small-flowered morning-glory; paniculate tarplant; vanishing wild buckwheat; vernal barley; mesa horkelia; decumbent goldenbush; Coulter’s goldfields; white-veined monardella; south coast branching phacelia; Lyon’s pentachaeta; Nuttall’s scrub oak

The proposed residential structures with bed and breakfast establishment will require a fuel modification plan, which has the potential to impact some of the surrounding native habitat. The Fuel Modification zone consists of three zones with varying degrees of impact that extend to a maximum of 200 feet from the

proposed structures. Zone A extends to up to 20 feet from the structures, requires irrigation, and vegetation consisting largely of groundcovers, to a maximum of 6 inches in height, with adequately spaced shrubs. Zone A is located within the previously disturbed building pad and as such does not create significant additional impacts. Zone B extends from the outermost edge of Zone A up to 100 feet measured from the structures. Irrigation is required in areas that are not to be maintained as native vegetation. Zone B is proposed to be a mix of native and drought tolerant vegetation. The vegetation in this zone may consist of modified existing native plants and adequately spaced trees and shrubs. Zone B fuel modification may result in adverse effects to native habitat to a maximum distance of 100 feet distance from structures or 80 feet from the edge of Zone A. This is required due to the Very High Fire Severity zone designation of the area to address fire safety concerns and prevent fires from spreading. Zone C consists of native brush clearing, does not require irrigation, and extends a maximum of 200 feet from structures, or 100 feet from the edge of zone B. To minimize impacts on previously undisturbed resources, modified techniques are incorporated into the mitigation measures to reduce impacts. In highly sloped areas, reduced requirements for thinning will be implemented to maintain slope integrity. Highly sloped areas constitute approximately 60 percent of the project area. In addition, thinning or clearance is not required in riparian areas, however deadwooding may be implemented. Through the implementation of mitigation measures, impacts to special status species that may be found in the area prior to and during construction will be limited.

Approximate on-site new fuel modification by the project will be 0.2 acres riparian Coast live-oak woodland (deadwood removal only), 0.4 acres Coastal Sage Scrub habitat, and 1.6 acres scrub oak woodland. There is a potential that fuel modification will eventually occur off-site, although County Fire does not require this now. Off-site potential new impacts of fuel modification will be 1.1 acres riparian oak woodland (deadwood removal), 1.2 acres coastal sage scrub, and 0.8 acres scrub oak woodland. Any potential off-site fuel modification would be subject to Zone C standards, primarily consisting of thinning with some clearing, depending on the slope and presence of special status species.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

Most of the area of the two parcels where this project is located is minimally disturbed. The development area is limited to the access road and the previously graded building pads. The minimally disturbed areas of the properties are covered by a scrub oak woodland (large trees with diameters 5-inches and greater) with non-native grassland and chaparral plants typical of oak woodlands as an understory. No oak encroachments are proposed with this project. Fuel modification will thin the natural chaparral and grassland of the site, which is an integral part of the oak woodland community. The effect of such thinning diminishes the diversity of habitats the community can provide, so that both plant and animal populations will be impacted. The southwestern border and the north-central area of the site have areas of riparian oak woodland with coast live-oak (*Quercus agrifolia*, a sensitive community). These areas provide habitat for the Santa Maria ridgeline trail wildlife corridor. The fuel modification plan impacts on sensitive communities of plants and animal habitats or wildlife corridors will be reduced through the implementation of mitigation measures, however impacts will not be reduced to negligible. In highly sloped areas, reduced requirements for thinning will be implemented to maintain slope integrity. In addition, thinning or clearance is not required in riparian areas. The area of impacts to scrub oak combined for Zones B and Zone C is 91, 536 acres. Modified thinning will be required in the scrub oak habitat which will result in a permanent impact to the habitat, however the impact will be reduced with the incorporation of mitigation measures, the

reduction of thinning in highly sloped areas which constitute a large percentage of the properties, and the avoidance of substantial adverse effect to riparian areas. In addition, irrigation is not required in areas of native vegetation in Zones B and C.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The disturbed areas and proposed development areas of the subject parcels do not contain mapped protected wetland areas per USFWS and County. Alterations to the site drainage pattern and runoff as a result of development drainage will be addressed through the County's LID requirements to avoid any excessive runoff into any drainage courses or watersheds, and tributaries to Suttphur Creek of the Topanga Watershed on the west end near Topanga Canyon Boulevard.

Resource: USFWS Wetlands Mapper GIS-NET:<http://www.fws.gov/wetlands/Data/Mapper.html>; GIS-NET: River, Channel, or Stream layer

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Santa Maria ridgeline is in proximity to the project site and potentially serves as a wildlife corridor. The project limits development to the previously disturbed areas where the building pads and access drives are located. Perimeter fencing that is not wildlife permeable is prohibited per the mitigation measures. Mitigation measures will be incorporated to address impacts to wildlife corridors, nesting birds, or other native species both during construction and with the subsequent fuel modification plan to limit construction staging areas and timing of construction phases and activities in addition to implementation of fuel modification plans. Fuel modification thinning requirements will be modified on highly sloped areas and are not required in riparian areas.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

Oak woodland habitat exists on the project parcel. However, no oak tree removals or encroachments are proposed for the project. The development for the project is limited to the previously disturbed and graded building pads and access road. The fuel modification zones do extend into scrub oak habit requiring thinning of lower lying branches, removal of dead wood, and clearance of some vegetation. However on-site adjustments to thinning and clearance requirements minimize impacts to scrub oak habitat areas to the maximum extent feasible. Native plants may be thinned by reduced amounts with increased distance from development. In addition, modified requirements for fuel modification in highly sloped areas, and avoidance of substantial disturbance, as clearance or thinning are not required, in riparian areas will reduce habitat impacts to the greatest extent feasible without resulting in an increased safety hazard.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project is not currently in a designated Significant Ecological Area (SEA). The project does not have a Wildflower Preserve Area. While the properties do contain oak trees and oak woodlands, the project does not propose any removals or encroachment . The project does not conflict with local ordinances protecting biological resources. The project has been designed to address impacts to protect wildlife and native vegetation, which is consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with provisions of any adopted state, regional, or local habitat conservation plan, nor with any federal habitat conservation plan. The project, through project design and mitigation measures, will install native landscaping that blends with the vegetation of the Santa Monica Mountains and implement modified fuel modification requirements to minimize the impact to the greatest extent feasible.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A historical resource will not be directly impacted as a result of the project. There are no documented historical resources on or adjacent to this property that would be impacted by the project as proposed. The impacts of the project are related to a documented and protected scenic resource, the significant ridgeline. See the Aesthetics section for mitigation of impacts to the scenic resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known archaeological resources at the site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The significant ridgeline, a unique geologic feature, will not be directly impacted by the proposed project. Minimal further grading of the development pads is proposed. However, the building pads are located at the base of the slopes below the ridge and the remedial grading will have less than a significant impact.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No known evidence of any human remains on site.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

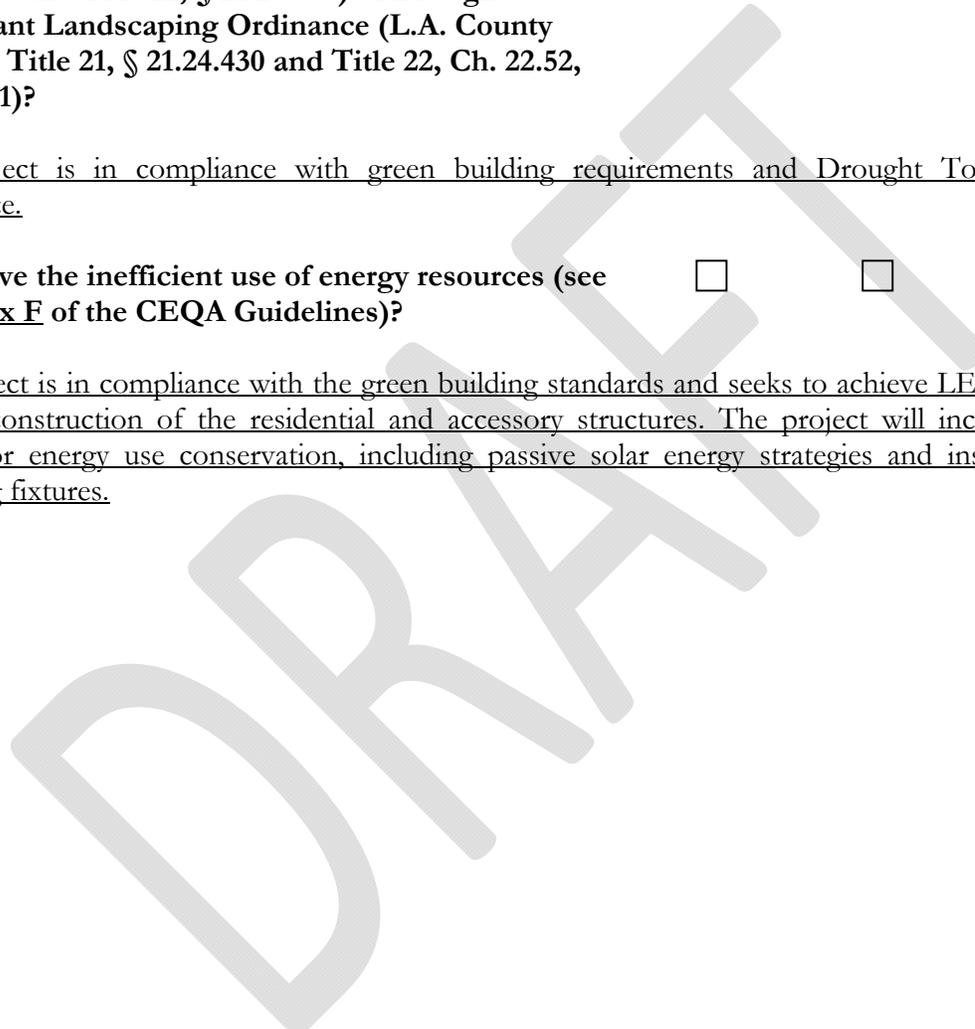
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is in compliance with green building requirements and Drought Tolerant Landscaping Ordinance.

- b) Involve the inefficient use of energy resources (see **Appendix F** of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is in compliance with the green building standards and seeks to achieve LEED platinum rating for the construction of the residential and accessory structures. The project will incorporate solar roof panels for energy use conservation, including passive solar energy strategies and install high efficiency plumbing fixtures.



7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no mapped fault trace on-site or within the surrounding vicinity.

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Subject site has no identified geologic hazards per California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005, no indication that the site would be subject to strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No identified liquefaction hazards on subject site per liquefaction data derived from CGS Alquist-Priolo maps, 1974-2007.

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Subject site has no landslide potential area identified per Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005. Final grading plan required to be reviewed by Public Works.

Resource: GIS-NET3 "Seismic Hazard" layer

b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Residential and accessory structures will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code. The development will require minimal further grading as two building pads have been previously graded. The project will limit development to the previously disturbed areas of the properties.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Subject site has no identified geologic hazards per California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005, no indication that site would become unstable due to the proposed project.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Proposed residences will most likely to be located on expansive soil. However, review of grading and drainage plans by County Public Works will identify any potential hazards related to expansive soils and any engineering necessary to ensure structural safety.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

Grading plans must be reviewed by County Public Works, and Onsite Wastewater Treatment System (OWTS) plans reviewed by County Public Health to determine if soils are capable of supporting system and any engineering necessary to support the system. Per the review of the County Public Health department, the soils can support an OWTS.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The two building pad areas have been previously graded and the sites are to be served by the same access road from Topanga Canyon Boulevard. Grading was originally done with permits from County Building and Safety on both contiguous parcels for construction of two single-family residences. Impacts to hillside management areas will be reduced to less than significant through the same mitigation measures drafted to address impacts to biological resources.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

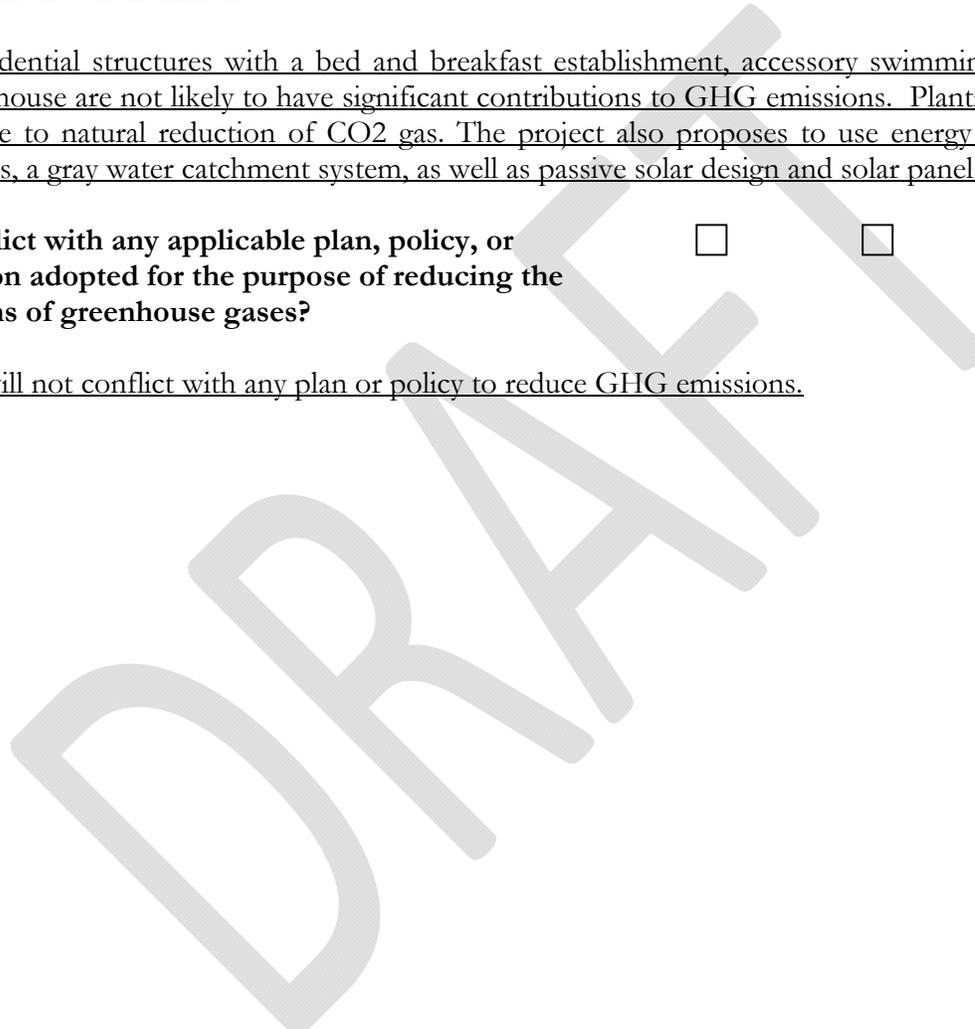
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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New residential structures with a bed and breakfast establishment, accessory swimming pool, guesthouse and poolhouse are not likely to have significant contributions to GHG emissions. Planting of new oaks will contribute to natural reduction of CO2 gas. The project also proposes to use energy and water efficient appliances, a gray water catchment system, as well as passive solar design and solar panels.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not conflict with any plan or policy to reduce GHG emissions.



9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project is for residential structures with a bed and breakfast establishment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All paints, glues or any other potentially toxic materials used during construction shall be properly stored as will be required per project imposed conditions by the County Regional Planning project review process.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff as will be required per project imposed conditions by the County Regional Planning project review process.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is located in the Santa Monica Mountains and has not had previous development, except for grading of the building pads.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site not located within an airport land use plan area or in proximity to an airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Project site is not within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Project for proposed residences would not interfere with emergency response and evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

Although located in Fire Zone 4, a review of the project's fuel modification plan by Regional Planning and the County's Fuel Mod Unit will address fire hazards while still allowing the project to blend in with the natural hillside area.

ii) within a high fire hazard area with inadequate access?

Proposed residences are served by a 20 foot access driveway from Topanga Canyon Boulevard and the project has been reviewed for compliance with Los Angeles County Fire Department development standards. The project design will address access and safety concerns by providing one public and one private fire hydrant, as well as fire truck turning areas, and access to within 150 feet of all structures, per Fire Department design reviews.

iii) within an area with inadequate water and pressure to meet fire flow standards?

County Water District No. 29 – Malibu, will serve the property. The water line will be brought in from across Topanga Canyon Boulevard. Per Fire Department fire flow standards review, the proposed project meets fire flow standards.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

Surrounding land uses are single-family residences and vacant land with heavy vegetation. A fuel mod/landscape plan will be developed to mitigate for retaining as much of the native vegetation on or near the site and also providing a high protection against wildfire hazards. Impacts will be reduced to the greatest extent feasible through the mitigation measures drafted to address impacts to biological resources.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed project does not constitute a dangerous fire hazard.

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10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Violate any water quality standards or waste discharge requirements?

County Public Health must review and approve a septic system as part of an On-Site Waste-Water Treatment System (OWTS) for the property prior to issuance of any building or additional grading permits. Public Health has reviewed and approved the preliminary feasibility report for an OWTS. This would address potential concerns regarding groundwater contamination as a result of OWTS. Mitigation measures provided will ensure mitigation against any violation of water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Project site will be served by County Water District No. 29 and will not deplete groundwater or interfere with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project contains previously graded building pads where the development will be located and only remedial grading will be further necessary. The properties contain sloped topography, native oak scrub and woodland vegetation in the undisturbed areas. However, there are not rivers or streams running through the property. Tributaries to Suttphur Creek of the Topanga Watershed are located near Topanga Canyon Boulevard, across the road and west of the project site. To address site drainage pattern alterations that may impact the water course, compliance with LID and approval of grading and hydrology plans by the County is required. The development of the site will result in a change to the drainage pattern on-site. To address potential impacts, the project must comply with County Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. The project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The properties contain sloped topography, native oak scrub, and oak woodland vegetation in the undisturbed areas. However, there are not rivers or streams running through the property. Tributaries to Suttphur Creek of the Topanga Watershed are located near Topanga Canyon Boulevard, across the road and west of the project site. The project's drainage plan must control runoff and will employ the use of a permeable driveway and other LID required features. The drainage plan requires County Public Works review and will be in compliance with required regulations to obtain any permits for development.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The runoff water produced as a result of the project is within the capacity of existing stormwater drainage systems. No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features per County Public Works review will address water runoff impacts on-site.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Runoff control measures will be required through Best Management Practices during construction. The project will be required to comply with LID requirements to ensure runoff control after construction is completed. The project must comply with the water quality requirements for the current Los Angeles County Municipal Separate Storm Sewer System permit. An approved water quality plan, drainage concept, and grading plan are required by County Public Works and must be approved for NPDES requirements due to residences in a hillside area.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Project will not conflict with LID Ordinance requirements.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Project will not be a point of discharge for pollutants into jurisdictional drainage impacting biological systems.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any grading or building permits. Public Health has reviewed and approved the OWTS feasibility report demonstrating that the site can support a OWTS. A final grading plan will also be reviewed by County Public Works prior to issuance of grading and building permits. Review of the plans will mitigate against potential complications for system implementation due to any geological limitations.

j) Otherwise substantially degrade water quality?

The review and approval of the OWTS plan by County Public Health will ensure that water quality is not degraded. Public Health has reviewed and approved the OWTS feasibility report demonstrating that the site can support and is appropriate for installation of an OWTS.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

Project is not located in a mapped flood hazard area.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

Project is not located in mapped flood hazard area, but due to the building pad location below steep slopes, proper drainage must be implemented through engineering best management practices to avoid flooding problems. Adherence to LID Ordinance and review and approval of the grading plan, water quality plan, and drainage concept by Public Works is required for permit issuance.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potential hazards due to the location of the project on two building pads below steep slopes and within a basin-type setting will be addressed through engineering for proper drainage control. Review and approval of the grading plan, water quality plan, and drainage concept by Public Works is required for permit issuance.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project is located in the north Santa Monica Mountains area and is not found in a dam inundation area or near a coastal area. The project is located near a landslide zone area, but not within the area. As a result there is less than significant impact.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?

The proposal for residential structures with bed and breakfast would not disrupt or divide an established community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The Santa Monica Mountains North Area Plan designation for the site is N5 – Mountain Lands 5 (1du/5 acres). The project site with two contiguous parcels is 8.68 acres total in size. The northern parcel is 3.06 acres in size which is substandard to area requirements for a single family residence. Although the proposed residence does not meet the area requirements per the area plan, it is proposed on a legally established parcel. The southern parcel is 5.62 acres in size. The development of the residential structure with bed and breakfast establishment on the northern parcel is within the protective zone of the significant ridgeline, within the 50 foot vertical plane that extends out 50 feet from the ridgeline. The proposed residential structure on the north parcel, along with the structure proposed on the contiguous south parcel, would be consistent with the area plan to cluster residential development and reduce disturbances to topographic, vegetative and biological settings by developing within a previously graded building pad and limiting other disturbance to the properties. Impacts to land use plan guidelines would be less than significant through project design measures that limit the proposed residences to one story designs in the locations of the existing building pads on the site plans.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The designated zoning on the property is A-1-5 (Light Agricultural-5 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The permission to build residential structures at the proposed location on the north parcel is subject to approval of a variance per the County’s Zoning Ordinance Section 22.44.133 of Santa Monica Mountains North Area CSD. Impacts to the area will be addressed through mitigation measures designed to address aesthetic impacts.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

Implementation of the proposed project design will bring the project into conformance with hillside management criteria. The project is subject to a hillside CUP due to development of more than one single-

family residence on two contiguous parcels owned by the same persons, and where the proposed development of the residences exceeds the low density threshold. The project site is largely already graded and the development will take place in the previously disturbed area. There will be no development on slopes that are greater than or equal to 25%. Impacts to hillside resources will be mitigated through the aesthetic and biological resources mitigation measures.

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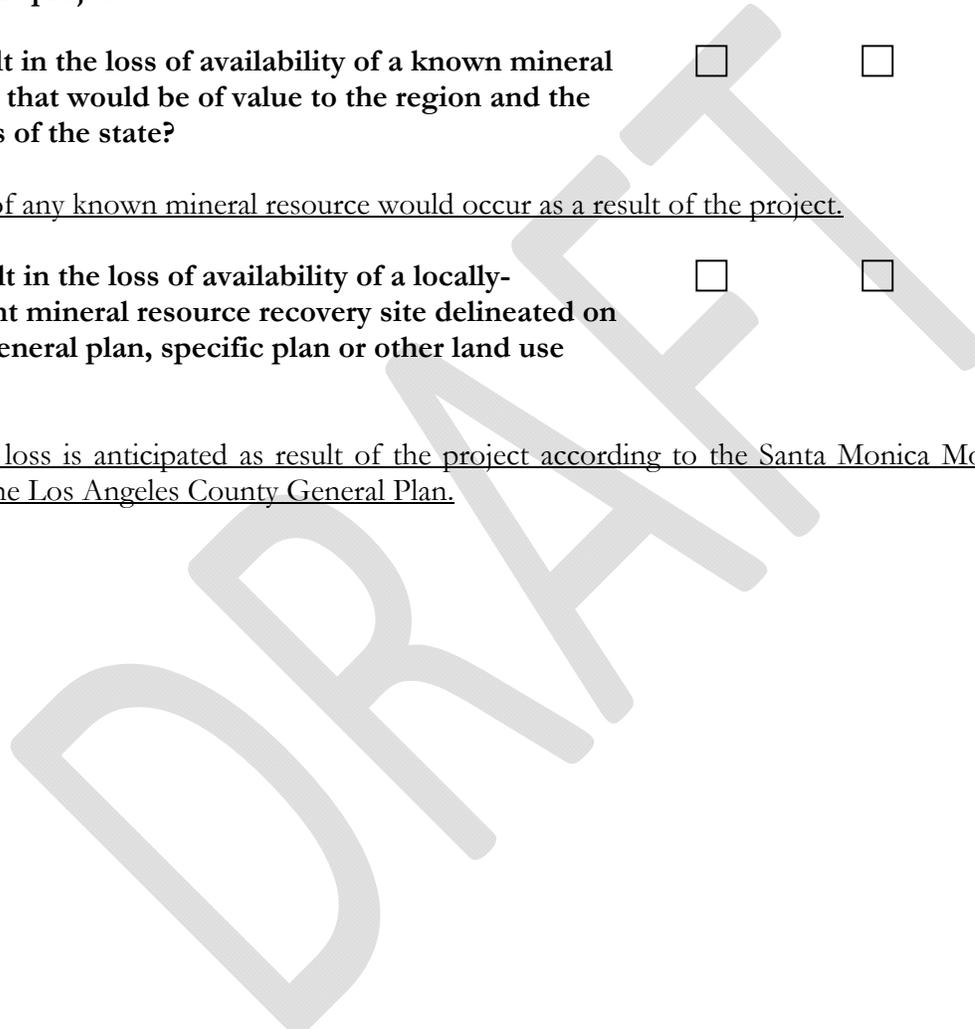
12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No loss of any known mineral resource would occur as a result of the project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No such loss is anticipated as result of the project according to the Santa Monica Mountain North Area Plan or the Los Angeles County General Plan.



13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices. Days and hours of work will be controlled through conditions imposed on the project through the project review process.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Any groundborne vibrations or noise levels during construction shall be controlled through best management practice. Days and hours of work will be controlled through conditions imposed on the project through the project review process.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed use will be consistent with the single-family, non-urban nature of development in the area. It has significant buffers from neighboring properties and noise levels for a residence and bed and breakfast are not anticipated to be greater than those of the neighboring uses.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed use will be consistent with the single-family, non-urban nature of development in the area. It has significant buffers from neighboring properties and noise levels for a residence and bed and breakfast are not anticipated to be greater than those of the neighboring uses. There are no anticipated temporary uses that would require the use of amplified sound systems and conditions for the operation of the project can address limits on noise generation.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Project is not located within an airport land use plan area or within two miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Project is not located within vicinity of a private airstrip.

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14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is residential and commercial in nature and has the potential to add additional residents to the area. However, the project will be owned and operated by no more than two families and is not expected to have a significant effect on population growth in the area. The project consists of a bed and breakfast establishment that will be integrated into the established rural community. The project is in conformance with the local zoning and land use plan for the area.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No other existing residences will be displaced. The site is currently not developed with structures.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No individuals are to be displaced as a result of project. The site is currently not developed with structures.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>d) Cumulatively exceed official regional or local population projections?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project will not result in any significant population increase and is consistent with the adopted Regional Housing Needs Assessment projections for unincorporated Los Angeles County.

15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?

The project site is located approximately 2.75 miles from Fire Station No. 69 which is located to the south in Topanga. Although service is still deemed to be adequate by the Fire Department, each additional development creates greater demands on services. To address additional demands on services, a “Fire Mitigation Fee” shall be imposed as a condition of project approval to provide for future services as part of an Emergency Services Fund. Additionally, the project will provide a public fire hydrant as required by Fire Department project review.

Sheriff protection?

The nearest Sheriff Station is Malibu Lost Hills, approximately eight miles to the north in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.

Schools?

The addition of residential structures housing a bed and breakfast is not anticipated to have a significant impact on the local school district.

Parks?

No anticipated impacts to park and recreational facilities with the addition of two households with bed and breakfast establishments.

Libraries?

Library mitigation fees for proposed residences shall be paid by project proponent.

Other public facilities?

No other impacts to public facilities are anticipated as a result of this project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project proposal for residential structures with a bed and breakfast would not significantly increase the use of parks. The addition of residential use and the potential impact on recreational facilities will be offset by Quimby fees.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not require construction or expansion of such facilities due to its limited scope and minimal impact.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not expected to interfere with regional open space connectivity as Topanga Canyon Boulevard already bisects open space areas east and west of the arterial.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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| <p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The project takes its access from Topanga Canyon Boulevard. The access road winds through the site, serving both contiguous parcels. Sight distance constraints exist to the north and south of the access entrance off Topanga Canyon Boulevard. Restriction of left-turn movement to the site may be required to address sight distance constraints. The project will be required to comply with recommendations by County Public Works and Caltrans as either project design, conditions of approval or mitigation measures; therefore, circulation constraints to and from the site will be less than significant. .

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| <p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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The Congestion Management Program (CMP) for Los Angeles County designates Topanga Canyon Boulevard as a major travel route and provides level of service standards, data, and travel demand measures for the urban areas of the road. The mountainous non-urban section of Topanga Canyon Boulevard where this project is located, between the coastal zone and the San Fernando Valley, does not have level of service data tracked per the CMP. As such, the CMP will be reviewed by Caltrans to determine any potential impacts by the proposed project. Recommendations of Caltrans will be incorporated as project design, conditions of approval, or mitigation measures; therefore, the impact on congestion management will be less than significant.

Resources: Los Angeles County Metro, 2010 Congestion Management Plan.

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| <p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Project would not affect air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

There exists a potential for hazards due to sight distance constraints with ingress and egress from the site. Restriction of left-turn movement to the site may be required to mitigate the finding and reduce the potential hazard to less than significant. With the incorporation of mitigation measures, impacts from construction, operation, and site access will be less than significant.

e) Result in inadequate emergency access?

The Fire Department has reviewed the site plans and imposed project design requirements to address emergency access, including requiring 20-foot road widths, turn around areas, exterior access to buildings within 150 feet of the road access, and public and private fire hydrants to be installed on site and at Topanga Canyon Boulevard. Therefore, the project will have less than significant impact.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The sight distance constraint at the driveway access may have a potential impact that may need to be addressed through project design and implementation. County Public Works will review the site access and any changes required by the Public Works will be incorporated as project design, conditions of approval, or mitigation measures; therefore, the project will have less than significant effect.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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| a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed residential structures with bed and breakfast will be on a septic system. The septic system is required to comply with standards and licensing requirements of the Los Angeles County Department of Public Health.

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| b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed residences with bed and breakfast establishments will be on a septic system. The septic system is required to comply with standards and licensing requirements of the Los Angeles County Department of Public Health.

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| c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No drainage system capacity problems are anticipated.

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| d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The project is to be served by County Water District No. 29. A Will Serve letter from County Waterworks District has been issued for the project.

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| e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No capacity problems are anticipated as a result of this project. The project will offset energy usage by installation of solar panels and use of passive solar design. There is no need as a result of this project to

construct new energy facilities or expand existing facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed project will have a less than significant impact on area landfills as it is the addition of two residential structures, which will operate as a bed and breakfast

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project is not anticipated to conflict with federal, state and local statutes regulating solid waste. The project proposes two environmentally friendly residences and bed and breakfast establishments.

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19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project design, review, conditions, and mitigation measures will reduce project impacts to less than significant regarding environmental impacts, visual impacts, and public safety impacts. Grading for the final site preparation will be minor and within the existing disturbed building pad area. Drainage and runoff during construction and after project completion will be controlled through best management practices established for the review and approval of the water quality and drainage concept.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project design, review, conditions, and mitigation measures will reduce project impacts to less than significant and will not be a disadvantage to long-term environmental goals in the area. The project seeks to minimize impacts the undisturbed portions of the properties, limit energy and water use, and contain development to the previously graded areas of the property.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The visual impact of this project is limited, but the structures on the northern parcel are encroaching on a protected ridgeline. To minimize visual impacts, the project has been designed with maximum heights set at 16.5 feet for the residential structures, which will be further screened with native vegetation. Residential design and landscape plans, along with carefully designed fuel modifications plans will address and mitigate the visual impact of project resulting in a less than significant designation.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project design, review, conditions, and mitigation will reduce project impacts to less than significant resulting in less than significant impacts either directly or indirectly to human beings.

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-01555-(3)/ CASE NO.RVAR 201200004/ RCUP 201200144/ RENV NO. 201200263

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency. All entry way and porch lighting, and wall lights along the proposed residences, shall have an apron to direct light to areas where needed, and eliminate light spillage off site.	Regional Planning Staff will inspect lighting on-site. Provide lighting as specified.	Prior to issuance of Certificate of Occupancy.	Applicant and any subsequent owner(s)	Department of Regional Planning
1.2	Aesthetics	The proposed residences shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior retaining walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. Use of large reflective surfaces shall be avoided to prevent glare and potential for bird strikes.	Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval.	Prior to issuance of building permits	Applicant	Department of Regional Planning

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.3	Aesthetics	A landscape/fuel modification plan, utilizing locally indigenous native plants to the Santa Monica Mountains outside of fuel modification zones A and B, shall be reviewed and approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department. No vineyards, orchards, or lawns shall be placed outside of fuel modification zones A & B. No invasive non-natives, California natives not indigenous to the project region, and cultivars of native plants that pose a hybridization potential with local genotypes are to be used. The DRP and Cal-IPC invasive plant lists shall be used to identify invasive plants, and a list of plants to avoid shall be attached to the landscape plan and identified as "Non-natives that are specifically prohibited include, but are not limited to, palm trees (<i>family Arecaceae</i>), pampas grass (<i>Cortaderia spp.</i>), Pepper trees (<i>Schinus spp.</i>), <i>Eucalyptus spp.</i> Landscape plan shall be implemented to provide effective screening of the residences from viewpoints along the Santa Maria Ridgeline trail and to provide additional screening from Topanga Canyon Boulevard while still meeting fire protection requirements. Oak trees are to be used in the landscape plan and shall be local and suitable for the native local setting, obtained from a local source (i.e. nursery).	A landscape/fuel modification plan shall be submitted to Regional Planning for review and approval by Staff Biologist.	Plans must be approved prior to issuance of building permits	Applicant	Department of Regional Planning
3.1	Air Quality	All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.	Contractor shall retain receipts for fuel used in off-road diesel powered equipment.	During construction, contractor shall provide inspector from Regional Planning with receipt copies upon request.	Applicant	Department of Regional Planning

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.2	Air Quality	<p>The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <p>A. Keep all construction equipment in proper tune in accordance with manufacturer's specifications.</p> <p>B. Require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards. Contact SCAQMD for schedule adopted by other lead agencies in the South Coast Air Basin.</p> <p>C. Limit truck and equipment idling time to five minutes or less.</p> <p>D. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</p>	Copy of contract requiring emission and dust control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.3.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning.

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.3	Air Quality	<p>The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • All trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads, and all paved parking and staging areas (recommend water sweepers with reclaimed water). • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. 	Copy of contract requiring emission and dust control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.3.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning
3.4	Air Quality	An information sign shall be posted at entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call the foreman and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt by the construction site foreman. The sign shall also list the number to Regional Planning's Zoning Enforcement Division (213) 974-6483, and SCAQMD's Dust Control Division at 1(800) 288-7644, to report any complaints not rectified by the project foreman.	Signs must be posted on-site at least two weeks prior to grading and construction activity, to remain until all activity is completed	Proof of signs posted, in at least three locations of project area, must be provided to inspector at Regional Planning.	Applicant	Department of Regional Planning, and SCAQMD if a complaint is received.

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Pre-construction surveys for biological resources are required and should include surveys for, and assessments of: lichen, bryophyte, and vascular plant floras, and surveys for assessments of impacts to vertebrate and invertebrate fauna. Several species of invertebrates, including insects and mollusks (such as <i>Helminthoglypta traskii traskii</i>), are known to occur in the area (Santa Monica Mountains).	Surveys are to be submitted to the Staff Biologist at the Department of Regional Planning.	Surveys for species and impacts must be cleared by Staff Biologist, and reported to Regional Planning inspector for mitigation monitoring prior to issuance of grading permits.	Applicant	Department of Regional Planning
4.1A	Biological Resources	A spring survey for special-status plant species that may occur in the Project's impact area (as determined from the 9-quad analysis of CNDDDB) shall be conducted by a qualified botanist at appropriate times for detection of special-status species according to the CDFW document " Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" and the botanical resource document "A Vegetation Classification for the Santa Monica Mountains", pp. 131-157 in <i>Flora and Ecology of the Santa Monica Mountains</i> , ed. D.A.Knapp. Southern California Botanists by Keeler-Wolf, Todd, Julie Evens, Julie Christian, Robert Taylor, Edward Reyes, and John Tiszler, 2007. Any occurrences of special-status plant species will be reported to CDFW on CNDDDB Field Survey Forms. A full report of the results of the survey shall go to the applicant, the LACDRP, and the CDFW. The botanist shall advise the applicant of any species for which the applicant needs a take permit. The applicant shall seek take permits from CDFW as appropriate for any plant species with endangered or threatened status.	Surveys are to be submitted to the Staff Biologist at the Department of Regional Planning. Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Surveys for species and impacts must be cleared by Staff Biologist, and reported to Regional Planning inspector for mitigation monitoring prior to issuance of grading permits.	Applicant	Department of Regional Planning, California Fish and Wildlife

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1B	Biological Resources	Attempts shall be made to salvage special status and common species of low mobility that may be killed or injured prior to initial Project related vegetation or ground disturbance. Salvaged species should be relocated to adjacent suitable habitat not subject to site disturbances. For State listed species covered by a State ITP, salvage activities would be required along with defined minimization measures under the ITP for those species. For State Species of Special Concern (SSC), authorization from CDFW is also necessary. A biologist's Scientific Collecting Permit specifically does not authorize moving (SCC) out of harm's way, but the CDFW regional office can review a proposal to salvage SCC and approve those actions. Such a proposal would describe any trapping or capture methods, recipient site information, release strategy, and any temporary housing of salvaged animals.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Report of species present shall be reported to Staff biologist prior to any removals. Shall be performed prior to construction activities.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.1C	Biological Resources	If an occupied desert woodrat nest is encountered in the pre-construction surveys, the Project will attempt to move the desert woodrats to a Project-constructed, alternative area for woodrat nests. Construction in the alternative area shall be of vertical rocks or horizontally-laid, cut trees in an appropriate location nearby, usually shaded, that will not be impacted. After construction of the alternative nest area, the Project biologist will supervise gentle nudging by front-end loader of the existing nest to encourage woodrats to move to a new area.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Construction of alternate nest area and Monitoring plan for replacement nests shall be prepared immediately should implementation of this measure become necessary, and shall be reviewed and cleared by Staff biologist prior to issuance of any grading or building permits. Report by Staff Biologist for completion of mitigation measure will go to Regional Planning Inspector for clearance to Public Works' Building and Safety.	Applicant	Department of Regional Planning, California Fish and Wildlife

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve bat specialist for surveys.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.2A	Biological Resources	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for surveys, or for presence on site during removal of any trees or structures.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2B	Biological Resources	Maternity season for bats lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist or qualified biologist.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.2C	Biological Resources	The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for surveys, or for presence on site during removal of any trees or structures.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2D	Biological Resources	<p>Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for implementation of measure.	Design of artificial bat roosts and Monitoring plan for replacement roosts shall be prepared immediately should implementation of this measure become necessary, and shall be reviewed and cleared by Staff biologist prior to issuance of any grading or building permits. Report by Staff Biologist for completion of mitigation measure will go to Regional Planning Inspector for clearance to Public Works' Building and Safety.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.3	Biological Resources	<p>Vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required. All vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the greatest extent feasible, to avoid potential impacts to nesting birds.</p>	Landscape/fuel modification plan shall indicate vegetation with use of hand tools, and must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit.	Prior to issuance of grading permits, landscape plan and necessary fuel modification plan must be approved by Staff Biologist and reported to Regional Planning inspector for mitigation monitoring.	Applicant	Department of Regional Planning

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4	Biological Resources	Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning Staff biologist who will coordinate measure Cal Fish and Wildlife.	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 A	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates, specified above, is warranted.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning staff biologist who will coordinate with Cal Fish and Wildlife.	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 B	Biological Resources	If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly pre-construction bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife

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4.4C	Biological Resources	<p>If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area and the biological monitor will also serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. The project proponent shall provide the results of the recommended protective measures described above to the Department of Regional Planning at its request to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Survey results, and any avoidance measures taken, shall be submitted to CDFW within 30 days of completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>	<p>Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist</p>	<p>Prior to and during construction</p>	<p>Applicant</p>	<p>Department of Regional Planning, California Fish and Wildlife</p>
4.4 D	Biological Resources	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, CDFW. Based on the submitted information, the Department of Regional Planning (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.</p>	<p>Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning staff biologist who will coordinate with Cal Fish and Wildlife.</p>	<p>Prior to and during construction</p>	<p>Applicant</p>	<p>Department of Regional Planning, California Fish and Wildlife</p>

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4.4 E	Biological Resources	The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning, at its request, during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 F	Biological Resources	Security fencing for the residences is to be limited to fuel-modification zones A and B. Any property perimeter fencing shall not impede wildlife movement (i.e. split rail type fencing). Fencing shall be depicted on site, landscape and fuel modification plans. Any fencing shall not have sharp points and shall cap any hollow metal fence posts to prevent wildlife entrapment. Any holes near the top of the posts shall be filled with bolts or similar objects to prevent entanglement of bird feet.	Delineate fencing location on site, landscape and fuel modification plans for approval by Regional Planning Staff Biologist	Plans must be approved prior to issuance of building permits.	Applicant	Department of Regional Planning
4.5	Biological Resources	Any Pool and/or Spa shall have a no-chlorine or low-chlorine purification system, with maintenance of proper pool water pH, calcium and alkalinity balance, to insure that runoff will not include excessive amounts of chemicals. Plans shall call for pool drainage using pumps and tank trucks, avoiding discharge into the native habitat.	Submit plans and proposed pool/spa purification system to be implemented.	Plans must be approved prior to issuance of building permits.	Applicant	Department of Public Health

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4.6	Biological Resources	No impact to ephemeral riparian areas is planned by project grading. Project will have a temporary erosion plan and be installing a runoff capture swale with plants or scavenge materials per Mitigation Measure 10.1. The Applicant shall apply for a Lake and Streambed Alteration Agreement (LSAA) with the CDFW to have confirmation that fuel modification will not be significantly impacting the ephemeral riparian drainage areas on and adjacent to the subject parcels. Applicant shall obtain the LSAA or letter of exemption prior to award of any grading or construction permit.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife.	LSAA must be approved prior to issuance of any grading or construction permit.	Applicant	Department of Regional Planning, California Fish and Wildlife
5.1	Cultural Resources	In the event cultural resources are encountered during construction of the Project, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American Monitor shall be notified of the find. The archaeologist, in consultation with the Native American Monitor shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds in accordance with § 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resources are determined to be unique historic resources as defined under § 15064.5 of the CEQA Guidelines, Mitigation Measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate Mitigation Measures for significant resources could include but not be limited to avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further earthwork shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation will be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study. This Mitigation Measure shall apply to all Projects.	Archeological monitoring and Native American monitor when there is a find. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning, NAHC

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10.1	Hydrology and Water Quality	<p>For protection of the Topanga Creek Watershed all residences proposed in proximity to riparian and jurisdictional stream resource areas shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season, and shall incorporate project design features with a drainage plan to ensure detention of storm water complies with current RWQCB requirements.</p> <p>A temporary erosion control plan during construction shall be implemented and in compliance with RWQCB requirements.</p> <p>Site septic facilities as far as possible from public open space and oak trees; incorporate T-filters and micropore treatments in order to protect water quality.</p>	Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist.	Plans must be approved prior to issuance of building permits. Monitoring will also occur during construction.	Applicant	Department of Regional Planning
10.2	Hydrology and Water Quality	In addition to standard LID requirements, cisterns shall be utilized to capture the first three-quarter inches of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes.	Show drainage and cistern on site and landscape plan to be reviewed by Staff Biologist.	Plans must be approved prior to issuance of building permits.	Applicant	Department of Regional Planning

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13.1	Noise	<p>Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures into the written contract for construction:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	Copy of contract requiring noise control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.2.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning
14	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning