



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 18, 2015

Vince Yu, Capital Projects Program Manager
Project Management Division II, LA County Department of Public Works
900 S. Fremont Ave, 5th Floor,
Alhambra, CA 91803

**REGARDING: PROJECT NO. R2012-02386-(3) / CDP NO. 201500030
427 Encinal Canyon Road, Malibu (APN:4471-003-900)**

The Regional Planning Commission, by its action of **June 17, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **July 1, 2015**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Josh Huntington of the Zoning Permits West Section at (213) 974-6462, or by email at jhuntington@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MKK:JSH

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NUMBER R2012-02386-(3)
COASTAL DEVELOPMENT PERMIT NUMBER 201500030**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Coastal Development Permit No. 201500030 on June 17, 2015.
2. The permittee, Los Angeles County as represented by the Department of Public Works ("permittee"), requests the major Coastal Development Permit ("CDP") to authorize the construction of Campus Kilpatrick ("Project"), a replacement juvenile detention facility ("Project Site"), on a property located at 427 Encinal Canyon Road ("subject property") in the unincorporated community of the Santa Monica Mountains in the IT (Institutional) and O-S (Open Space) zones pursuant to Los Angeles County Code Section 22.44.1780.
3. The Project Site is an 11.7-acre portion of the 67-acre subject property. The Project Site is located in the western portion of the subject property, a flat area surrounded by steep slopes, and currently contains a large cleared area where Camp Kilpatrick was recently demolished. The remainder of the subject property contains large areas of open space consisting of native habitat, significant ridgelines, and prominent rock outcrops.
4. The Project Site is located in the Malibu Zoned District. The majority of the Project Site is within the Santa Monica Mountains Coastal Zone ("Coastal Zone") and is zoned IT. The small portion of the Project Site that is within the Santa Monica Mountains North Area ("SMMNA") is zoned O-S.
5. With the Coastal Commission's certification of the LCP on October 10, 2014, the Commission has the authority to act on CDP applications.
6. Government Code Section 65402 still applies to the small amount of the Project that is outside of the Coastal Zone.
7. The project site is within the P (Public and Semi-Public Facilities) land use category both for the portion of the Project Site within the Coastal Zone where the Santa Monica Mountains Land Use Plan ("LUP") applies, and for the small portion of the project site within the SMMNA where the Santa Monica Mountains North Area Plan ("SMMNAP") applies.

8. Surrounding zoning within a 700-foot radius includes:
North: R-C-20 (Rural Coastal – 20 Acre Minimum Area Required), A-1-5 (Light Agriculture – 5 Acre Minimum Area Required),
South: IT, O-S-P (Open Space – Parks)
East: IT, R-C-20
West: R-C-20, R-R (Resort and Recreation)
9. Surrounding land uses include:
North: Large lot rural residential development, vacant properties, and ranches/vineyards
South: Camp Miller, another County owned and operated juvenile detention facility, is immediately to the south, with open space further to the south
East: Open Space and vineyards.
West: Malibu Institute/Malibu Country Club (currently closed)
10. The zoning and case history for the subject property is as follows:
- Camp Kilpatrick was established in 1962 as a Los Angeles County Juvenile Probation Camp, prior to the Coastal Act's effective date of January 1, 1977.
 - The California Coastal Commission, issued CDP No. 4-12-088, for the demolition of Camp Kilpatrick on May 14, 2014.
11. The site plan depicts the Project Site with five, 24-bed residential housing cottages (25,000 square feet overall) that are each split into two, 12-bed units, a large support building, and the existing pool and kitchen clustered around a central sports field with an existing 75-foot tall mast light. The large support building (41,000 square feet overall) contains the following components: administration (10,300 square feet), support/education center (12,700 square feet), a commons building (3,000 square feet), a gym/multipurpose room (8,700 square feet), an ancillary building with laundry/maintenance/warehouse (2,700 square feet), new kitchen (2,100 square feet), and a culinary teaching kitchen (1,200 square feet). The site plan also depicts required repair work to the detention facility's existing perimeter fence on the west side of the Project Site. This repair work will encroach upon a maximum of 13 oak trees, which are already being encroached upon by the fence. These oak trees will be protected in place, and the encroachments will be mitigated according to the ratios required in the LIP. According to the LIP, impacts to oak trees such as this are reviewed and mitigated as part of the CDP application. No separate oak tree permit is required.

The new building cluster is very similar to that of the previous buildings on the site and will be constructed atop the footprint of the now demolished facility. The new

buildings are similar in height to the previous buildings; however, the configurations/shapes of the new buildings have sloped roofs for several portions of the complex (whereas the previous facility included flat roofs throughout). There is a single 2-story portion of the building at the entry, serving as both administration and sleeping quarters for the staff. By stacking the functions, the applicant is able to feature a smaller building footprint, thus staying within the disturbed area of the site and avoiding impacts to the surrounding native habitats. This taller portion of the building serves as a cornerstone for the replacement Project and an entry feature for the facility. The Project will not be visible from a public road or street, will not adversely impact the scenic quality of the area, and will be a maximum of 31 feet tall. All building finishes will comply with Section 22.44.1320 (Construction Colors, Materials, and Design) of the LCP's Local Implementation Program ("LIP").

12. The Project Site is accessible via Encinal Canyon Road to the south. Emergency access is provided by Mulholland Highway to the northeast, via the Zuma Ridge Fire Road. Mulholland Highway near the Project Site is designated as an official County Scenic Highway. The LCP also designates Encinal Canyon Road as a Scenic Route.
13. The majority of the parking for the Project will be provided in a long parking lot on the eastern edge of the Project Site. A total of 132 parking spaces are proposed, with 110 spaces on pavement and 22 spaces on gravel.
14. The Project was reviewed by the Environmental Review Board (ERB) on April 20, 2015, and found the Project to be consistent, after modifications, with the resource protection policies and provisions of the LCP. Their review was required because much of the project site contains sensitive environmental resources that meet the definition of H1 and H2 habitat. The ERB made several recommendations to mitigate potential resource impacts. These recommendations pertain to: water conservation, landscaping, oak tree mitigation planting location, watershed restoration, habitat impacts and mitigation, and oak tree protection. These recommendations have been incorporated into project design and the CDP Conditions of Approval.
15. County Department comments and conditions were received from the Departments of Public Works, Fire, and Public Health:
 - The Department of Public Works, in its letter dated May 18, 2015, recommends approval of the Project and requires conditions regarding road, grading, drainage, and sewer.

- The Fire Department, in its letter dated June 3, 2015, recommends approval of the Project and requires conditions regarding access, gates, and the water system.
 - The Department of Public Health, in its letter dated April 28, 2015, recommends approval of the Project and states that the Project will be subject to requirements regarding: potable water supply, the jail inspection program, sewage disposal, the plan check program, and the toxics-epidemiology program.
16. The County prepared an Initial Study (IS) in accordance with CEQA and determined that a Mitigated Negative Declaration was the appropriate environmental document. On November 26, 2013, the Board of Supervisors adopted the Mitigated Negative Declaration (State Clearinghouse No. 2012102002) which considered the environmental impacts of the Campus Kilpatrick reconstruction project.

The IS identified potentially significant effects from the Project on the environment in the areas of air quality, biological resources, cultural resources, and noise. However, the Project was redesigned to avoid the effects or, with the implementation of the mitigation measures, the effects were reduced to a point where no significant effects would occur as follows:

- Air quality: require that site preparation (clearing and grubbing) activities and site grading activities do not occur concurrently.
- Biological resources: implement corresponding mitigation measures, and obtain required jurisdictional delineation related approvals to avoid or minimize impact on grassland habitat, oak trees, special status plant species, potential nesting areas of migratory raptors, birds and roosting bats.
- Cultural resources: implement established protocols to be used in the event that archeological, paleontological and Native American artifacts are encountered.
- Noise: minimize construction-related noise through implementation of noise-abatement measures such as temporary noise barriers to reduce the noise level to acceptable levels.

The adopted MND showed that there is no substantial evidence, in light of the whole record before the County, that the Project will have a significant effect on the environment.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared in conjunction with the MND. The MMRP identifies measures that will reduce the

environmental impacts identified as "potentially significant" to a "less than significant" level. The Project is required to comply with the MMRP and to ensure compliance, the mitigation measures will be incorporated into the construction documents.

17. Pursuant to the provisions of Sections 22.44.970 and 22.44.990 of the County Code, the community was appropriately notified of a Commission Hearing by mail, newspaper, property posting, and on the Department's website. Newspaper notices were published on May 18, 2015 and May 19, 2015 in the Los Angeles Daily News. Notices to property owners located within a 1,000-foot radius of the property boundaries were mailed on May 14, 2015. Notices were posted on the subject property on May 15, 2014 and were made available on the Department's website.
18. A duly noticed public hearing was held on June 17, 2015, before the Commission. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. After a presentation from staff, Vince Yu of the Department of Public Works and Andrew Cupples of the DLR Group presented on behalf of the applicant, and testified in favor of the application. Commissioner Pincetl asked questions regarding roof-top solar, grey water, and permeable pavers, to which staff replied. Commissioner Pincetl later asked if the Campus Kilpatrick facility would be co-education, to which the applicant replied that it would be for boys only. Commissioner Louie asked what training would be provided to Probation staff. The applicant said that training was being provided to Probation staff, and that Probation staff had input on the design of the facility. There being no further testimony, the Commission closed the public hearing and approved CDP No. 201500030, with the inclusion of supplemental findings and conditions provided by staff.
19. The Project is subject to the policies of the Santa Monica Mountains Land Use Plan (LUP). The Commission finds the Project to be consistent and supportive of the applicable goals and policies contained in the LUP.

The Project was analyzed for consistency with the LUP's allowable land uses. The majority of the Project Site is located within the P (Public and Semi-Public Facilities) land use category of the LUP, a component of the 1980 County of Los Angeles General Plan ("General Plan"). Therefore, the Project is also consistent with the General Plan.

The small portion of the project site that is located within the SMMNAP is also located within the P land use category. Since the development proposed in this

- small area is the same or less than what is existing on the property, the Commission finds this portion of the project to be consistent with the applicable SMMNAP goals and policies.
20. The LUP's P land use category allows for the establishment of government offices and services. Other permitted uses include educational institutions, probation camps, public service facilities, public recreation areas and facilities, telecommunication facilities, and trails. The maximum land use intensity within this land use category is 0.3 floor-area ratio (FAR). No floor area is proposed within the SMMNA.
 21. The Project is consistent with the low-intensity development mandate of the LUP. The Project will create development that is far below the maximum allowable density. On this 67-acre property, an FAR of 0.3 would allow for more than 875,000 square feet of building area. The Project proposes only 64,773 square feet of building area – only seven percent of the allowable building area. The Project will contain less new development than would otherwise be allowed under the maximum development potential of the LCP and the SMMNAP.
 22. The project is consistent with the overriding goals of the LCP, including protecting, maintaining, and when feasible, enhancing and restoring habitat. The project is re-constructing the campus on the previous footprint and therefore does not impact any new habitat or any sensitive habitat.
 23. The majority of the subject property will remain as open space. Providing such open space is consistent with the overriding goals of the LCP, specifically to "Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources." This open space is also consistent with the land use element's guiding principle to "Preserve and protect significant environmental resources."
 24. The project supports LUP policies that encourage natural resource protection by clustering of development, and preservation of open space. The Project Site covers only 11.7 acres of the 67-acre property. The Project will replace the recently demolished Camp Kilpatrick and is proposed exclusively within the same area as was covered by Camp Kilpatrick. Development will occur entirely within the previously disturbed area, leaving 55 acres as intact open space which protects valuable habitat, significant ridgelines, and prominent rock outcrops.
 25. The Commission further finds that the Project is compatible with the surrounding area in the unincorporated Santa Monica Mountains. The clustered project is set in

an alluvial valley near the base of natural hillside terrain, in the center of the western portion of the subject property. It is not adjacent to any uses on the surrounding properties. The Project is designed to blend with the surrounding environment and topography, with consistent design, and appropriate materials and colors. The Project will provide sufficient parking and access to the Project site.

26. The Project complies with development standards of IT zone as well as the Community-Wide Development Standards and Area-Specific Development Standards sections of the LIP. A probation camp is allowed in the IT zone with a major CDP. The permittee has requested the major CDP for the above-mentioned development allowed in this zone.
27. The Project is consistent with the LCP's resource projection goals and policies because it is located entirely within H3 habitat, utilizes only the existing disturbed area, will not impact H1 or H2 habitat, and will minimize impacts to visual resources. Therefore, the project minimizes adverse effects to nearby sensitive environmental resources.
28. The Commission finds that pursuant to the provisions of Sections 22.44.970 and 22.44.990 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
29. The Commission finds that the Project conditions are consistent with applicable provisions of Section 22.44.1010 of the County Code.
30. The Commission finds that the Project will encroach in the protected zone if 13 oak trees and requires oak tree mitigation measures as follows: condition requiring oak tree planting adequately mitigates the proposed fence repair work that will encroach upon a maximum of 13 oak trees. These trees are currently being encroached upon by the fence. These oak trees will be protected in place, and the encroachments will be mitigated according to the ratios required in the LCP's Local Implementation Program (LIP). These ratios require: 10 replacement trees to be planted for each tree where the protected zone is encroached upon more than 30 percent, five replacement trees to be planted for each tree where between 10 and 30 percent of the protected zone is encroached upon, and only monitoring is required for encroachments into the protected zone of less than 10 percent.
31. The Commission finds that the Project site is located at 427 Encinal Canyon Road, which is an improved highway providing east-west access to the area. Regional

access to the Project site is available from Encinal Canyon Road via Mulholland Highway off U.S. Highway 101, or via Encinal Canyon Road, Decker Canyon Road, or Kanan Dume Road off Pacific Coast Highway. The Commission further finds that existing utility and water service providers and public safety agencies will have the capacity to serve the Project site without any significant burden and without creating deficiencies in service to adjacent residential areas. The subject property currently contains a 500,000-gallon water tank that is to remain. This tank serves the needs of the Project, and will be used for fire-fighting purposes for the Project Site and the surrounding area.

32. The Commission finds that Project impacts to the environment and the community are limited by clustering the development on 11.7 acres in the western portion of the 67-acre site. The Project balances the need for a juvenile probation facility, with the need to protect the surrounding rural environment.
33. The Commission finds that the project site is sufficiently buffered from the the surrounding area. Developments on the north, south, east, and west of the Project site are buffered from the site by rugged terrain and steep hillsides. The proposed buildings will not affect views from nearby residences because the development area is within the low-lying areas of the Project site. The Commission further finds that the Project will not significantly impact views or natural terrain features associated with Encinal Canyon Road and Mulholland Highway because the Project will blend with the existing natural contours and topography in the surrounding area. The Project will also reflect the existing mountainous and rustic character of the area through simple form, function, and architectural character, and by the use of existing vegetation to screen buildings from Encinal Canyon Road and Mulholland Highway.
34. The Commission finds that the proposed grading and engineering for the Project will ensure public safety during Project construction and operation because the Project Site is not located in a landslide zone or a liquefaction zone.
35. The Commission finds that the Project's design includes features to maximize fire safety. The Project will implement a fuel modification plan to minimize the risks of wildfires, establish buffer zones around the proposed structures, dictate the types of vegetation allowed within the buffer zones, be limited to existing disturbed areas, and include requirements regarding the removal of brush and dead plant materials. Furthermore, all structures within the Project site will be located along paved, all-weather and accessible roads, to allow easier access by fire fighting vehicles.

36. The Commission finds that the Project will comply with County development standards, including development standards in the LIP related to vegetation management and landscaping, height, grading, exterior lighting, signs, yards, walls, fences, parking and loading facilities, construction colors and, materials, and design, visual resource protection, biological resource protection policies and provisions, and other development features. Project landscaping will be required to comply with the requirements of the LIP and the County's drought-tolerant landscaping ordinances.
37. The Commission finds that the Project, as approved, is consistent with Section 22.44.1820 pertaining to the protection of sensitive environmental resources. The Project components will not encroach upon the physical extent of these habitats as they exist on the Project site, and during the review process of the CDP it was determined that no actual sensitive environmental resources will be deprived of the protection as required by the policies and provisions of the LCP.
38. The Commission finds that the Project Site, at 11.7 acres, is more than adequate to accommodate the Project structures and any yards, walls, fences, parking and loading facilities, landscaping, and other development features needed for the Project.
39. The Commission finds that the Project's proposed 132 spaces will be sufficient to address the needs of the Project's employees and visitors.
40. The Commission finds no reason to modify the LCP's Biological Resources Map within the vicinity of the Project Site. The permittee's biologist, the Regional Planning staff biologist, and the ERB have reviewed the habitat found within the vicinity of the Project Site and did not recommend changes to the Biological Resources Map.
41. The Commission finds that Campus Kilpatrick's fences and walls are exempt from the fence and wall requirements of the LIP pursuant to Section 22.44.1310(F) because it is a public facility operated by the Probation Department that keeps incarcerated persons.
42. The Commission finds that repairing the fence in its existing location is the option that is least damaging to the oak trees, and is the option that is most appropriate for detention facility. Campus Kilpatrick's function as a detention facility limits the possible locations for the fence. It can neither be too close to nor too far from the buildings on the Project Site. Within these constraints, the fence option that is least damaging to the oak trees is to repair the fence at its existing location. This proposal requires no oak tree removals.

43. The Commission finds that outdoor lighting for Campus Kilpatrick is exempt from the exterior lighting requirements of the LIP pursuant to Section 22.44.1270(l)(1) because it is a public facility operated by the Probation Department that keeps incarcerated persons. The exterior lighting for Campus Kilpatrick is, however, limited to the minimum needed for the security and/or operation of the facility and is the minimum lighting necessary for safety and security.
44. The Commission finds that the permittee has demonstrated that a taller structure results in less land alteration and fewer impacts to environmental resources; therefore, the project is allowed to exceed the 30-foot height limit but shall be less than 35 feet. The project design includes a two-story area with a maximum height of 31 feet. With the height increase, the applicant is able to feature a smaller building footprint, thus staying within the disturbed area of the site and avoiding impacts to the surrounding native habitats.
45. The Commission finds the Project Site is not within a landslide zone, liquefaction zone, or FEMA flood zone. The Project, as proposed, will neither be subject to nor increase instability on or off the subject site and has been engineered to ensure structural integrity from geologic, flood, or fire hazards through project design and location. There are no alternatives that would avoid or substantially lessen impacts on site stability or structural integrity. The Project Site is within a very high fire hazard severity zone, but the existing fuel modification and brush clearance being conducted on the site mitigates this risk.
46. The Commission finds that the project, as proposed, is the least environmentally damaging alternative, and that no portion of the Project will have adverse impacts to sensitive resources within the vicinity of the Project Site. The Project is consistent with the sensitive resource protection policies contained in the LUP. The Project Site is fully clustered within the previously disturbed area and will not impact any new or undisturbed areas. There are no other alternative locations that would result in less damage to native habitat.
47. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

- A. The proposed uses with the attached conditions will be consistent with the adopted Santa Monica Mountains Local Coastal Program and the General Plan and that the proposed uses are not located between the nearest public road and the sea or shoreline of any body of water located within the Coastal Zone.

- B. The proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the LIP, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The proposed site contains adequate parking on-site for guest and employees of the Project; is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed uses will not adversely affect identified biological resources and would conform with the biological resource protection policies and provisions of the LCP.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Approves Coastal Development Permit No. 201500030, subject to the attached conditions.

ACTION DATE: June 17, 2015

**MKK:JSH
6/18/15**

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NUMBER R2012-02386-(3)
COASTAL DEVELOPMENT PERMIT NO. 201500030**

PROJECT DESCRIPTION

The project is the construction of Campus Kilpatrick, a replacement juvenile detention facility ("Project Site"), on a property located at 427 Encinal Canyon Road ("subject property"); subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.44.1090 of the Los Angeles County Code ("County Code").
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for biennial (one every other year) inspections for 10 years. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Section 22.44.690 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **August 16, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - COASTAL DEVELOPMENT PERMIT

19. Outdoor lighting shall be the minimum lighting necessary for safety and security. The permittee shall submit a Revised Exhibit "A" for review and approval that shows how all proposed outdoor lighting conforms to this condition.
20. The permittee shall comply with the approved landscaping plan by using only plants native to the Santa Monica Mountains, compatible with Fire requirements. The plants shall not be cultivars. The permittee shall use the CNPS list for the Santa Monica Mountains and the Director's list that accompanied the LCP, and the permittee shall carefully consider plant traits so that choices are habitat-specific, as well as fire safety. Any changes to the landscape plan subject to review and approval of a Revised Exhibit "A."

21. The permittee shall manage Campus Kilpatrick in accordance with the approved Exhibit "A," with the goal of protecting natural resources and minimizing hazards such as flood, fire, and erosion.
22. In the event that an amendment to the approved CDP is required, the applicant shall comply with the amendment requirements of the LIP. Modifications to these conditions shall also require an amendment to the approved CDP.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize the construction and operation of a juvenile detention facility.
24. The permittee shall investigate ways to reduce irrigation with potable and reclaimed water, and strongly consider substituting grey water. Irrigation with grey water may need a subsurface system. Turf considerations should include a natural turf substitute that uses less water than grass.
25. To the maximum extent feasible, the permittee shall modify the existing planters that receive roof runoff to planters with cistern capacity, capable of capturing water from storms beyond the 3/4-in. storm capacity. Captured water should be retained and used for irrigation and for fire-fighting rather than directed into stormwater conveyance.
26. The permittee shall investigate the feasibility of adding scattered planting of native plants appropriate to the habitat and matching adjacent habitat within fuel modification zone C. This could serve as a shaded fuel break with separated fuels (scattered canopy) and clearing beneath. These plantings will need initial irrigation, but irrigation would be removed after plants are established. Reclaimed water could be used in this case.
27. The permittee shall investigate restoration of the subject property's concrete-lined channels to natural, vegetation-lined channels. While such a project is outside of the Project Site and beyond the scope of this project, such restoration is recommended by the Environmental Review Board for future consideration. If feasible, the applicant shall seek grant funding to accomplish this habitat restoration work with the probationers to restore upper watershed function and restore downstream resources. The channel restoration and habitat restoration could be integrated with relevant environmental education on conservation of watershed function.

28. The permittee shall supplement the sensitive plant surveys in areas where fence modification or other activities of the Project could impact sensitive plants that might not have been discovered in the drought year survey of 2012. This includes the Zone C area. The permittee shall conduct the surveys in May/June or earlier in the spring, when Lyon's pentachaeta is blooming. If sensitive plants are discovered, the permittee shall develop a mitigation plan to avoid impacting such plants.
29. The permittee shall comply with the oak tree encroachment mitigation requirements found in County Code section 22.44.950 (O). The permittee proposes to encroach upon the protected zone of up to 13 oak trees. Therefore, the permittee shall be required to mitigate this impact by planting up to 130 replacement trees. Prior to encroaching on an oak tree, the permittee shall be required to submit a Revised Exhibit "A" to the Director for review and approval. This Revised Exhibit "A" shall substantially conform to the approved Exhibit "A" and shall show the following additional details:
- The location of the oak trees to be encroached upon;
 - The percentage of the protected zone to be encroached upon;
 - The number of mitigation trees to be planted; and
 - The location where the mitigation trees will be planted.
30. The permittee shall comply with the planting requirements and mitigation ratios found in County Code Section 22.44.950 (O): 10 replacement trees to be planted for each tree where the protected zone is encroached upon more than 30 percent, five replacement trees to be planted for each oak tree where between 10 and 30 percent of the protected zone is encroached upon, and only monitoring is required for encroachments into the protected zone of less than 10 percent.
31. The permittee shall calculate the area of encroachment on oak woodland, and two times this area shall be set aside for planting mitigation trees. This shall be protected as a conserved area in perpetuity through a legal instrument such as deed restriction. The cleared areas beyond the required fuel modification on the east and north would be appropriate for the conserved area.
32. The permittee shall prioritize areas on the north and east beyond the 200-ft. fuel modification and the 10-ft. clearing required next to fire roads for use as the oak tree mitigation area. To the maximum extent feasible, this area shall be restored to natural habitat, which will be riparian in cases of three tributaries to Zuma Canyon. This restoration may also include sycamores, mulefat, willows, and other riparian plants.

33. Fence replacement or modification activities in oak protected zones shall be done with hand tools for any excavation, and protection of roots shall be implemented with preservation of roots as possible and covering of exposed roots with moist cloth while they are exposed.
34. The permittee shall avoid impacts to bulb plants, such as mariposa-lilies. If impacts to bulb plants are required, such as through the replacement of fences, the permittee shall develop a mitigation plan in conjunction with consultation of CDFW for current best management practices of conservation and mitigation for these plants.
35. The required Revised Exhibit "A" materials shall also include a plan for protecting oak trees on the subject property during and after development, including, but not limited to, the following requirements:
 - The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the Forester and Fire Warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the Director or the Forester and Fire Warden;
 - Where grading or any other similar activity is specifically approved within the protected zone, the permittee shall provide an individual with special expertise (independent biological consultant or arborist) acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the County Forester and Fire Warden the implementation of all oak tree conditions imposed in connection with the permittee's CDP. The permittee may utilize County staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced;
 - That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment;
 - That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction;
 - That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all- weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the Director;

- That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions;
 - That, to the extent feasible as determined by the Director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure; and
 - At the start of grading operations and throughout the entire period of development, no person shall perform any work authorized by this CDP unless a copy of the oak tree report, location map, fencing plans, and approved CDP and conditions are in the possession of a responsible person and also available at the site.
36. The required Revised Exhibit "A" materials shall also provide protections for native trees other than oak trees. No work authorized by this CDP shall be performed without first providing the following protective features to all native trees within or adjacent to any development activity associated with the project. These protective features shall be shown on a plan and submitted to Regional Planning as a Revised Exhibit "A" for review and approval prior to the start of start of work:
- Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on site native trees;
 - Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools;
 - The permittees shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. The permittee may utilize County staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced;
37. The permittee shall comply with the Low-Impact Development (LID) requirements found in Sections 22.44.1510 et seq.

38. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated May 18, 2015 to the satisfaction of the said department.
39. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated June 3, 2015 to the satisfaction of the said department.
40. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 28, 2015 to the satisfaction of the said department.

Attachments:

Mitigation Monitoring Program

Fire Department Letter dated June 3, 2015

Public Works Department Letter dated May 18, 2015

Public Health Department Letter dated April 28, 2015



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-3100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

May 18, 2015

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Joshua Huntington

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**COASTAL DEVELOPMENT PERMIT (CDP) NO. 201500030
PROJECT NO. R2012-02386
CAMPUS VERNON KILPATRICK-REPLACEMENT PROJECT
427 SOUTH ENCINAL CANYON ROAD
ASSESSOR'S MAP BOOK NO. 4471, PAGE 3, PARCEL NO. 900
UNINCORPORATED COUNTY AREA OF MALIBU**

We reviewed the site plan for the proposed Campus Vernon Kilpatrick replacement project in the unincorporated County area of Malibu. The project consists of the construction of a new 64,773-square-foot Campus Vernon Kilpatrick Center. The project will construct five, 24-bed residential housing cottages that are each split into two, 12-bed units. Each unit will have a core support of dayrooms, restrooms, laundry, janitorial, and meeting spaces. The primary support building consists of several components that include an administration area, classrooms, staff services, a public lobby, control center, medical facilities, a food-service kitchen with culinary art classrooms, a gymnasium, an educational courtyard, small storage, and a warehouse. The project grading will include approximately 4,500 cubic yards of cut, 9,000 cubic yards of fill, 4,500 cubic yards of import, and 12,900 cubic yards of overexcavation.

- Public Works recommends approval of this CDP.
- Public Works does **NOT** recommend approval of this CDP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 Obtain an encroachment permit from Public Works' Land Development Division, Permit Section, for any construction within the public right of way. For additional information and procedures, please contact Lana Radle of Land Development Division's Permit Section at (626) 458-4958 or lradle@dpw.lacounty.gov.

For questions regarding the road condition, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a grading and drainage plan for review and approval. The drainage plan should show the proper distribution of drainage including contributory drainage from adjoining properties. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval. This includes, but is not limited to, the California Department of Fish and Wildlife, etc.
- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.

For questions regarding the grading conditions, please contact Jessica Bunker of Public Works' Building and Safety Division at (626) 458-3164 or jbunker@dpw.lacounty.gov.

3. Drainage

- 3.1 Submit a drainage concept to Building and Safety Division for review and approval prior to issuance of any grading permits. The drainage concept shall show the extent of drainage impacts including contributory drainage from adjoining properties.

Mi Kim
May 18, 2015
Page 3

- 3.2 Comply with Low-Impact Development (LID) standards, per County Code Section 12.84.460, to the satisfaction of Public Works. The LID Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>.

For questions regarding the drainage conditions, please contact Ms. Bunker at (626) 458-3164 or jbunker@dpw.lacounty.gov.

4. Sewer

- 4.1 Prior to issuance of any building permit, sewer and water distribution systems shall be approved by Public Works in compliance with the Los Angeles County Plumbing Code. The existing sewer treatment plant and associated disposal fields shall be approved by the State of California Regional Water Quality Board for the proposed sewer-load increase. If the existing sewer disposal system is found to have insufficient capacity, an upgrade of the sewer disposal system is required to the satisfaction of the State of California Regional Water Quality Board.

For questions regarding the sewer condition, please contact Madjid Hashemi of Building and Safety Division at (626) 458-3182 or mhashemi@dpw.lacounty.gov.

If you require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

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CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

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Fifth District

April 28, 2015

TO: Joshua Huntington
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CDP CONSULTATION
PROJECT NO. R2012-02386/CDP 201500030
Camp Vernon Kilpatrick Replacement Project
427 Encinal Canyon Road, Malibu

- Public Health recommends approval of this CDP.
- Public Health does NOT recommend approval of this CDP.

The Department of Public Health-Environmental Health (EH) Division has reviewed the information provided for the project identified above. The Coastal Development Permit (CDP) is for the construction of a new replacement camp of approximately 65,000 square feet to accommodate up to 120 minors. It will remain a juvenile correction facility. The Department does not have any objection about this project.

Potable Water Supply

A sustainable source of potable water supply will be provided by Las Virgenes Municipal Water District. A will serve letter will be required prior to the approval of the project.

Jail Inspection Program

The Jail Inspection Program of this Division will be responsible for the inspection of the juvenile correction & treatment facility. The applicant will have to comply with the rules and regulations governing juvenile correction facilities.

Sewage Disposal

The project will be connected to a sewage treatment plant for sewage disposal. The plant is under the jurisdiction of the state of California Water Quality Control Board.

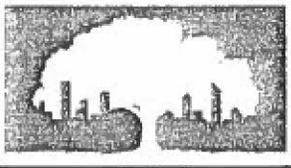
Plan Check Program

The project is proposing a kitchen. The Plan Check program will be responsible for the review and approval of plans. The Program will also conduct the final inspection of the food facilities. The project shall comply with all Public Health requirements relating to the construction and operation of food establishments.

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program (TEP) reviewed the project's documentation, which includes the Zoning Permit Application, Project Modifications, Site Plan and Environmental Assessment Information Form. We do not anticipate any significant Air Quality or Noise impacts associated with the construction and operation of the above facility. Additionally, the expected Green House Gases Emissions (GHG) are expected not to exceed 14 MTCO₂e/year, which is much lower than the South Coast Air Quality Management District (SCAQMD) Tier 3 screening threshold of 3,000 MTCO₂e/year.

For questions regarding this report, please contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



MITIGATION MONITORING AND REPORTING PROGRAM

**CAMP VERNON KILPATRICK
REPLACEMENT PROJECT
COUNTY OF LOS ANGELES, CALIFORNIA**

**CAPITAL PROJECT NO. 77295
SCH NO. 2012102002**

Prepared for | County of Los Angeles
Department of Public Works
900 South Fremont Avenue
Alhambra, California 91803

Prepared by | BonTerra Consulting
225 South Lake Avenue, Suite 1000
Pasadena, California 91101
T: (626) 351-2000 F: (626) 351-2030

November 2013

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Pursuant to the California Environmental Quality Act (CEQA), the potential environmental effects of the proposed County of Los Angeles (County) Camp Vernon Kilpatrick Replacement Project (Project) have been analyzed in a Draft Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2012102002) dated September 2012.

Section 15074(d) of the CEQA Guidelines states that, when adopting a mitigated negative declaration, the lead agency shall adopt a program for reporting on or monitoring the changes that it has either required in the project or made a condition of approval to reduce or avoid significant environmental effects. Section 21081.6 of CEQA and Section 15097 of the CEQA Guidelines require a public agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) for assessing and ensuring the implementation of required mitigation measures applied to proposed projects. Specific reporting and/or monitoring requirements that will be enforced during project implementation shall be adopted simultaneously with final Project approval by the responsible decision making body. The MMRP provided in this document describes the mitigation program to be implemented by the County of Los Angeles (County).

The MMRP for the Camp Vernon Kilpatrick Replacement Project consists of Mitigation Measures (MMs) that will reduce or avoid significant environmental effects associated with Project implementation, and reflect any errata to mitigation measures in the Final MND. The MMs for the Project are listed in the first column in the Table below, along with the timeframe for implementing the MM in the second column; the agency or party with primary responsibility for implementing the MM in the third column; and the agency or party with responsibility for monitoring compliance in the fourth column. Implementation of the MMs for the Project would primarily be the responsibility of the County of Los Angeles, as the Lead Agency under CEQA, and its consultants/contractors.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Air Quality (Section 4.3 of the Draft IS/MND)			
MM 4.3-1 The County shall include in the Contractor specifications that site preparation (clearing and grubbing) activities and site grading activities do not occur concurrently, but occur sequentially. This shall be verified by the County of Los Angeles Department of Public Works prior to issuance of a grading permit.	During construction activities (refers to all construction phases, unless otherwise noted)	Construction Contractor in accordance with Contractor Specifications	County of Los Angeles Department of Public Works
Biological Resources (Section 4.4 of the Draft IS/MND)			
MM 4.4-1 Impacts on native grassland habitat shall be avoided or minimized to the extent practicable based on the final Project design. The determination of impacts to native grassland shall be made by the County of Los Angeles Department of Public Works (LACDPW) through comparison of the demolition footprint and Project design footprint (as shown on construction plans) with the vegetation map of the site presented in the IS/MND. If there are no anticipated impacts to native grassland, this mitigation measure is not required. Otherwise, any native grassland areas impacted shall be revegetated with needlegrass species (<i>Stipa</i> spp.) and other plant species typical of local native grassland habitats (wildflowers and other herbs, grasses, etc.). A Native Grassland Restoration Program shall be prepared by a qualified Restoration Ecologist and shall be submitted to the County of Los Angeles Department of Public Works (LACDPW) for review and approval. The Native Grassland Revegetation Program shall be approved prior to issuance of grading permits. The restoration program shall contain the items listed below. <ul style="list-style-type: none"> a) Summary of Project Impacts and Required Restoration. The habitat impact and restoration sites shall be described and location(s) of the sites shall be depicted in graphical exhibits. b) Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan shall be specified. c) Native Plant and Seed Sources. A program of advance seed collection and/or container plant propagation shall 	During Project design (resource avoidance) and Prior to issuance of grading permit (Native Grassland Revegetation Program)	County of Los Angeles Department of Public Works and Qualified Restoration Ecologist	County of Los Angeles Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>be specified to provide materials of local origin for restoration purposes (e.g., watershed-specific collection).</p> <p>d) <i>Site Selection.</i> The native grassland area to be revegetated (i.e., the impacted area) shall be identified.</p> <p>e) <i>Site Preparation and Plant and/or Seed Installation.</i> Site preparation shall include (1) protection of existing native species and habitats; (2) trash and weed removal; (3) native species salvage and reuse (i.e., duff); (4) soil treatments (e.g., imprinting, decompacting); (5) fully bio-degradable erosion-control measures (i.e., rice or willow wattles); (6) irrigation system installation (as needed); (7) container planting; and (8) seed mix application.</p> <p>f) <i>Schedule.</i> Installation of the revegetation sites shall be conducted between October 1 and December 31 following the completion of site preparation tasks (e.g., preliminary weed abatement). Native plants/seeds shall be installed while the sites are in good condition for plant establishment (e.g., weed-free, non-compacted soils, etc.).</p> <p>g) <i>Maintenance Plan/Guidelines.</i> The maintenance plan shall include (1) protection of native species, including sensitive species and habitats; (2) weed-control materials and methods; (3) irrigation system operation and maintenance; (4) herbivory control; (5) trash removal; (6) maintenance training, including native and non-native plant and seedling identification; and (7) remedial measures (e.g., replacement planting, re-seeding).</p> <p>h) <i>Monitoring Plan.</i> The monitoring plan shall specify (1) qualitative monitoring methods (i.e., photographs and general observations); (2) quantitative monitoring methods (i.e., randomly placed transect[s]); (3) documentation to include monthly reports for the first year, quarterly reports thereafter, and annual reports which will be submitted to the County for three years or until the performance criteria are achieved. The annual reports shall include a summary of quantitative site performance and compliance with</p>			

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Project performance criteria.</p> <p>Performance standards (e.g., percent native plant coverage) shall be developed based on quantitative assessment of a suitable reference site in the Project vicinity. The habitat restoration program shall be considered successful after three years if the percent coverage and plant species diversity of the revegetated habitat areas are comparable to the selected reference site(s).</p>			
<p>MM 4.4-2 Project design shall avoid or minimize impacts on oak trees currently shown within or adjacent to the Project footprint, particularly the heritage oak (Tree No. 719) and oak trees within the CDFG jurisdiction (Tree Nos. 87, 88, 721, and 741). Prior to final construction plan preparation, a Certified Arborist shall review the final plans; shall determine the final number of trees that will be impacted by the proposed Project; and shall conduct a detailed assessment of the health of each tree to remain within the facility to ensure that these trees are structurally sound and will not become a hazard.</p> <p>Any trees located within or adjacent to the impact area that would not be removed for Project construction shall be protected with fencing placed five feet outside the tree's dripline and at least 15 feet from the trunk. Any earth-disturbing work or vehicle operation within the protected zone of an oak tree shall be monitored by a Certified Arborist to minimize the impact of construction activities.</p> <p>Prior to Project implementation, an Oak Tree Permit (or other appropriate authorization) shall be obtained from the County of Los Angeles Forester for any oak trees that would be impacted (including removal) in the final design plans. According to the minimum 2:1 replacement ratio specified by the County's Oak Tree Ordinance, a minimum of up to 40 replacement trees would be required for impacts on the 20 total oaks currently within the impact footprint. The County Forester may require additional replacement trees, up to a ratio of 10:1, to mitigate the removal of the heritage oak tree (Tree No. 719). Additional replacement trees may also be necessary if any encroachment trees (trees located within or adjacent to the impact area) die as a result of Project</p>	<p>During Project design (resource avoidance) and Prior to construction activities (fencing around protected trees) and Subsequent to construction activities (Oak Tree Permit)</p>	<p>County of Los Angeles Department of Public Works and Certified Arborist</p>	<p>County of Los Angeles Department of Public Works and County of Los Angeles Forester</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>construction activities. Encroached-upon trees shall be monitored for a period of two years by a Certified Arborist to determine if construction activities have resulted in the death of the tree. Trees that die as a result of encroachment within their protected zone shall require the same mitigation as impacted trees. A Project Site Plan that includes the proposed location(s) for replacement tree establishment shall be provided with the oak tree permit application.</p> <p>Protective fencing, as required by CLAOTO, shall be placed five feet outside the outer canopy of any oak tree (i.e., the "protected zone") within the Project's impact footprint that the LACDPW plans to preserve. Protective fencing shall also be placed around the protected zone of the ten trees located immediately adjacent to the impact footprint. Operating outside the protected zone of these trees will avoid the need for additional monitoring or mitigation. Any earth-disturbing work or vehicle operation within the protected zone of an oak tree should be monitored by a Certified Arborist to minimize the impact of construction activities.</p> <p>Replacement oak trees will be no smaller than a 15-gallon container, and will be indigenous to the Project region. CLAOTO defines "indigenous" as being within Los Angeles or Ventura Counties, though BonTerra Consulting recommends that the seed source for replacement trees be within 10 miles and 500 feet of elevation of the Project site. Tree relocation or transplantation is not recommended due to the increased cost and care needed by transplanted oak trees and the expected high mortality rate.</p> <p>At the conclusion of Project construction, a Post-Construction Oak Tree Report shall be prepared by a Certified Arborist that confirms the Impacts listed in the Oak Tree Permit or authorization. Any trees listed for removal or encroachment that were subsequently avoided during construction activities shall be noted and the required mitigation shall be reduced accordingly. The Post-Construction Oak Tree Report shall also identify any trees that had their protected zone encroached upon so that these trees can be monitored for two years. A Final Memorandum shall be prepared by a Certified Arborist two years after construction to report on the post-construction health of any trees that were encroached</p>			

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>upon during construction; any additional replacement trees necessary shall be identified in this Final Memorandum. The Post-Construction Oak Tree Report and Final Memorandum shall be submitted to the County Forester.</p>			
<p>MM 4.4-3 Project design shall avoid impacts on Plummer's mariposa lily and Catalina mariposa lily to the extent practicable. The determination of impacts to these lily species shall be made by the County of Los Angeles Department of Public Works (LACDPW) through comparison of the demolition footprint and Project design footprint (as shown on construction plans) with the vegetation map of the site presented in the IS/MND. If there are no anticipated impacts to these lily species, this mitigation measure is not required. Otherwise, if lily impacts cannot be avoided, a Coastal Development Permit (CDP) shall be obtained from the California Coastal Commission (CCC) that authorizes impacts to Environmentally Sensitive Habitat (ESH) (i.e., lilies located outside existing fuel modification areas) prior to impacting Plummer's mariposa lily and Catalina mariposa lily to construct the Project Improvements.</p> <p>Pre-construction surveys for Catalina mariposa lily and Plummer's mariposa lily shall be conducted by a qualified Biologist during the peak flowering period for each species (approximately March through June, but varies depending on weather conditions), prior to initiation of a construction activity that would affect lilies outside the existing fuel modification area. The limits of each lily location within the impact area shall be clearly delineated with lath and brightly colored flagging during the pre-construction surveys. If the lily is located in the impact area, the loss of the Catalina mariposa lily and/or Plummer's mariposa lily shall be mitigated by seed and bulb collection and re-vegetated into a suitable mitigation site in the undeveloped portion of the survey area or an alternative mitigation site identified in consultation with the CCC and County of Los Angeles Department of Public Works (LACDPW). A qualified Biologist (i.e., one with experience with these plant species and their transplantation) shall be selected by the Applicant to prepare and implement the mitigation plan. The detailed mitigation plan will include the requirements listed below:</p>	<p>During Project design (resource avoidance) and Between approximately March through June prior to construction activities (pre-construction surveys) and Concurrent with or subsequent to construction activities (mitigation plan)</p>	<p>County of Los Angeles Department of Public Works and qualified Biologist</p>	<p>California Coastal Commission</p>

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>a) The existing locations of lily shall be monitored every two weeks by a qualified Biologist selected by the Applicant to determine when the seeds are ready for collection. A qualified Seed Collector shall collect all seeds from the impacted plants when the seeds are ripe, generally between April and August (but varies depending on weather conditions). The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.</p> <p>b) Following seed collection, the bulbs shall be removed by bulb collection or block transplantation method in the fall (generally September and October). The bulbs shall either be transplanted directly or stored by a qualified nursery or institution with appropriate storage facilities. If the bulbs are collected and the block transplantation method is not used, then the top 12 inches of topsoil from the lily locations shall be scraped, stockpiled, and used at the selected mitigation site.</p> <p>c) The mitigation site shall be located in dedicated open space in the Project area or at an off-site mitigation site. The site should not attempt to enhance existing populations and shall not be impacted by any pesticides or herbicides used on adjacent properties.</p> <p>d) The lily mitigation site shall be prepared for seeding, as described in a Conceptual Restoration Plan.</p> <p>e) The topsoil shall be re-spread in the selected location as approved by a qualified Biologist. Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in the fall or winter (generally September through February) following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary.</p> <p>f) A detailed Maintenance and Monitoring Plan shall be developed by a qualified Biologist as part of the CDP process. The Plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements.</p> <p>g) Performance criteria shall be developed in the</p>			

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>Maintenance and Monitoring Plan and shall be approved by the CCC and LACDPW. The performance criteria shall include percent cover, density, and seed production requirements, and shall be developed by a qualified Biologist following habitat analysis of an existing high-quality lily population. This information shall be recorded by a qualified Biologist.</p> <p>h) If the germination goal is not achieved following the first season, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed and bulbs. Remedial measures shall include, at a minimum, soils testing; invasive species control; soil amendments; and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional measures may be suggested, as determined appropriate by a qualified Biologist.</p> <p>i) Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.</p>			
<p>MM 4.4-4 A pre-construction survey for roosting bats shall be conducted by a qualified Biologist prior to demolition of existing structures and removal of trees. If bats are roosting in buildings (which occurs at night), measures (such as blocking entrances) shall be implemented during the daytime to exclude the bats from potential roosts prior to the commencement of demolition activities. If bats are roosting in trees that will be removed, tree removal shall occur in two phases: (1) during the first day, all branches shall be removed, leaving the main trunk standing overnight; (2) the following day, the main trunk shall be removed. This methodology would allow any roosting bats to relocate during the night. However, exclusion from buildings and tree removal shall not occur during hibernation (December through February) or during the breeding season (May through August) unless it is determined that the building is not being used by roosting bats.</p> <p>If demolition and/or construction activities are scheduled to begin during the hibernation and breeding seasons, the pre-</p>	<p>Prior to demolition activities, including outside hibernation and breeding season</p>	<p>County of Los Angeles Department of Public Works and qualified Biologist</p>	<p>County of Los Angeles Department of Public Works</p>

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>construction survey for roosting bats shall be performed in advance of initial demolition or subsequent construction activities during a time outside the hibernation and breeding seasons (i.e., March, April, and September through January) and measures implemented, as described above, to both prevent bat roosting in any buildings and to remove trees, as identified by LACDPW.</p>			
<p>MM 4.4-5 The LACDPW shall obtain all necessary approvals from the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG), and the California Coastal Commission (CCC) for resources within their respective jurisdictions. The CDFG also regulates the removal of trees greater than three inches in diameter at breast height (dbh) that overhang streambeds. Four encroachment oak trees (Numbers 87, 88, 721, and 741) are under CDFG jurisdiction. As required by MM 4.4-2, impacts to oak trees shall be avoided or minimized to the maximum extent practicable. Impacts to these trees under CDFG jurisdiction may require replacement at a ratio up to 20:1.</p> <p>Mitigation for the loss of jurisdictional resources (i.e., drainages) shall consist of one of the following three options: (1) payment of an in-lieu mitigation fee to the Santa Monica Mountain Conservancy or another conservation agency determined in coordination with the USACE, the CDFG, and the CCC; (2) preservation of existing jurisdictional resources (preferably within or near Zuma Canyon) and dedication to Santa Monica Mountains Conservancy or another conservation agency determined in coordination with the USACE, the CDFG, and the CCC; or (3) restoration of riparian habitat (preferably within or near Zuma Canyon) and dedication to the County of Los Angeles, the Santa Monica Mountains Conservancy, or another conservation agency determined in coordination with the USACE, the CDFG, and the CCC. Jurisdictional resources shall be mitigated with the purchase or restoration of equivalent or superior quality habitat at no less than 1:1. The resource agencies shall review the proposed acquisition during resource agency permitting to ensure that the lands to be acquired by the Applicant are of equivalent or superior quality to the resources impacted by the proposed Project.</p>	<p>Prior to construction activities</p>	<p>County of Los Angeles Department of Public Works and qualified Biologist (for restoration plan preparation, if applicable)</p>	<p>U.S. Army Corps of Engineers and California Department of Fish and Game and California Coastal Commission</p>

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<p>If the proposed Project would mitigate through restoration of riparian habitat (via selection of option 3 above), a detailed restoration program shall be prepared by a qualified Biologist for approval by the USACE and the CDFG prior to initiation of construction and will contain the following items:</p> <ul style="list-style-type: none"> a) Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the Applicant, specialists, and maintenance personnel that will supervise and implement the plan shall be specified. b) Site selection. Site selection for restoration and enhancement mitigation shall be determined in coordination with the LACDPW and the resource agencies. The mitigation site(s) shall be located in a dedicated open space area. c) Site preparation and planting implementation. Site preparation shall include (1) protection of existing native species; (2) trash and weed removal; (3) native species salvage and reuse (i.e., duff); (4) soil treatments (i.e., imprinting, decompacting); (5) temporary irrigation installation; (6) erosion-control measures (i.e., rice or willow wattles); (7) seed mix application; and (8) container species, if appropriate. d) Schedule. A schedule shall be developed which includes planting to occur in late fall and early winter, between October 1 and January 30. e) Maintenance plan/guidelines. The maintenance plan shall include (1) weed control; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; (6) replacement planting; and (7) biological monitoring during maintenance activities that occur during the breeding season. f) Monitoring Plan. The monitoring plan shall include (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring (i.e., randomly placed transects); (3) performance criteria as approved by the resource agencies; (4) monthly reports for the first year, quarterly reports for following years; and (5) annual 			

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>reports for three to five years, which shall be submitted to the resource agencies annually. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the Applicant may be released from monitoring requirements with the approval of the resource agencies.</p> <p>g) Long-Term Preservation. Long-term preservation of the site shall also be outlined in the Conceptual Mitigation Plan to ensure the mitigation site is not impacted by future projects.</p> <p>In addition, earth-moving equipment shall avoid maneuvering in jurisdictional areas outside the identified grading limits. Prior to grading, the jurisdictional resource areas to be avoided shall be clearly marked by the Construction Contractor. The Monitoring Biologist shall take pre- and post-construction photographs at key locations to record the existing and post-construction conditions. No earth-moving equipment shall be allowed within jurisdictional areas located outside the Project's disturbance limits.</p>			
<p>MM 4.4-6 Construction shall occur outside the nesting season for birds/raptors (the nesting bird season is between February 1 and September 15), if possible. If construction would be initiated during this time period, the measures described below would apply.</p> <p>Nesting Raptors: Seven days prior to construction activities, a qualified Biologist shall conduct a survey to determine if any raptors are nesting in or adjacent to the impact area. If nesting is not occurring, construction work can proceed. If an active nest is present, construction work shall be restricted within 250 feet of the nest (or as otherwise determined by the Project Biologist) until fledglings have left the nest. Results of the surveys shall be provided to the California Department of Fish and Game (CDFG).</p> <p>If nesting activity is present, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the <i>California Fish and Game Code</i>. Nesting activity for raptors in the region normally occurs from</p>	<p>Prior to construction activities</p>	<p>County of Los Angeles Department of Public Works and qualified Biologist</p>	<p>County of Los Angeles Department of Public Works</p>

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>February 1 to June 30. To protect any nest site, construction activities and access shall not be allowed within 250 feet from any occupied nest during the nesting season (or until nests are no longer active, as determined by a qualified Biologist). Any encroachment into the buffer area around the known nest shall only be allowed if it is determined by a qualified Biologist that the proposed activity will not disturb the nest occupants.</p> <p><i>Nesting Birds:</i> If vegetation clearing would be conducted during the nesting season (March 15 to September 15), a qualified Biologist shall conduct a survey no more than three days prior to construction to determine if any birds are nesting in or adjacent to the impact area. If nesting is not occurring, construction work can proceed. If an active nest is present, construction work shall be restricted within a protective buffer area (buffer size determined by the Project Biologist based on the sensitivity of the species and location of the nest) until fledglings have left the nest. Any encroachment into the buffer area around the known nest shall only be allowed if it is determined by a qualified Biologist that the proposed activity will not disturb the nest occupants.</p> <p>If demolition and/or construction activities are scheduled to begin during the nesting season, a survey for nesting raptors and birds shall also be performed in advance of initial demolition or subsequent construction activities that involve vegetation removal in the nesting seasons or vegetation and tree removal outside the nesting season and nesting deterrent measures implemented to reduce the likelihood of nesting within and near the demolition and construction footprint. Performance of the advance survey and implementation of nesting deterrent measures does not negate the requirement for the nesting bird and raptor pre-construction surveys immediately in advance of construction activity, as described above.</p>			

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
Cultural Resources (Section 4.5 of the Draft IS/MND)			
<p>MM 4.5-1 Should archaeological resources be found during ground-disturbing activities for the Project, the ground-disturbing activity shall halt in the vicinity of the location such that the potential resource is left intact and in place and a qualified Archaeologist shall be retained to first determine whether an archaeological resource uncovered during construction is a "unique archaeological resource" pursuant to Section 21083.2(g) of the <i>California Public Resources Code (PRC)</i> or a "historical resource" pursuant to Section 15064.5(a) of the CEQA Guidelines. If the archaeological resource is determined to be a "unique archaeological resource" or a "historical resource", the Archaeologist shall formulate a mitigation plan in consultation with the County of Los Angeles that satisfies the requirements of the above-listed sections. Potential mitigation would include, at a minimum, one of the following approaches: planning construction to avoid the resource; protection and preservation in place; data recovery excavation of a representative sample of the site's constituents; and/or another approach that equally satisfies the County of Los Angeles and the PRC.</p> <p>If the Archaeologist determines that the archaeological resource is not a "unique archaeological resource" or "historical resource", s/he shall record the site and submit the recordation form to the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC). The Archaeologist shall prepare a report of the results of any study prepared as part of a testing or mitigation plan, following accepted professional practice. The report shall follow guidelines of the California Office of Historic Preservation. Copies of the report shall be submitted to the County of Los Angeles and to the California Historical Resource Information System (CHRIS) at the South Central Coastal Information Center (SCCIC).</p>	<p>During ground-disturbing activities</p>	<p>Construction Contractor in accordance with Contractor Specifications and qualified Archaeologist</p>	<p>County of Los Angeles Department of Public Works</p>

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<p>MM 4.5-2 Prior to the commencement of ground-disturbing activities in native soils on the Project site, a qualified Paleontologist shall be retained to monitor excavations into the older Quaternary alluvium that lies below the younger Quaternary alluvium exposed at the surface. The schedule and extent of monitoring activities shall be established by the Supervising Paleontologist in coordination with Contractor and County staff at the Project's pre-grade meeting and as grading activities commence. Because it is often difficult to distinguish between older and younger Quaternary alluvium on sight, for the purposes of this mitigation measure, a qualified Paleontologist shall be retained to monitor excavations into native soils five feet below ground surface or deeper (i.e., grading and excavation for footings and utility trenches). It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the County, the appropriate level of monitoring necessary based on the on-site soils and final grading plans, when approved by the County and prior to initiation of grading activities. All paleontological work to assess and/or recover a potential resource at the Project site shall be conducted under the direction of the qualified Paleontologist. If a fossil discovery occurs during grading operations when a Paleontological Monitor is not present, grading shall be diverted around the area until the Monitor can survey the area. Any fossils recovered during Project site development, along with their contextual stratigraphic data, shall be donated to the County of Los Angeles or other appropriate institution with an educational and research interest in the materials. The Paleontologist shall prepare a report of the results of any findings as part of a testing/mitigation plan following accepted professional practice.</p>	<p>Prior to ground-disturbing activities and During excavation activities in native soils deeper than five feet below ground surface</p>	<p>Construction Contractor In accordance with Contractor Specifications and qualified Paleontologist</p>	<p>County of Los Angeles Department of Public Works</p>
<p>Noise (Section 4.12 of the Draft IS/MND)</p>			
<p>MM 4.12-1 The County of Los Angeles Public Works shall include the following requirement into the contractor specifications:</p> <ul style="list-style-type: none"> At the commencement of concrete crushing operations, if necessary to implement the proposed Project, the contractor shall measure the crusher noise level at a distance of 50 feet from the crusher in the direction of the single-family residences northeast of the Project Site. 	<p>At commencement of concrete crushing operations, if necessary</p>	<p>Construction Contractor In accordance with Contractor Specifications</p>	<p>County of Los Angeles Department of Public Works</p>

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party
<p>For the measurement, the crusher shall be operated under maximum anticipated concrete crushing load conditions. If the noise level exceeds 86 dBA, the contractor shall implement noise-abatement measures to reduce the noise level to 86 dBA or less. The measures may include but are not limited to reorientating the crusher; adding enclosures on some crusher components; and constructing a temporary noise barrier, such as a plywood wall or acoustical blankets on a frame. If a temporary barrier is used, the barrier shall be solid from the ground to the top, and the top of the barrier shall break the line of sight between the crusher and the residences. A report of the noise measurements and noise abatement measures, if needed, shall be filed with the County of Los Angeles Public Works Director.</p>			
<p>MM 4.12-2 The County of Los Angeles Department of Public Works shall include the following requirements into the contractor specifications:</p> <ul style="list-style-type: none"> • Prior to any demolition, grading or heavy construction activities within 100 feet of Camp Miller, a 10-foot-high temporary noise barrier shall be constructed between the disturbance area and the nearest noise receiver at Camp Miller. The noise barrier shall be constructed of material with a minimum weight of three pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but is not limited to, 3/4-inch-thick plywood or 3/4-inch-oriented strand board. The noise barrier shall remain in place until the end of demolition and heavy construction activities; • Alternatively, prior to and during any demolition, grading, or heavy construction activities within 100 feet of Camp Miller, the County shall ensure that controls are in place at Camp Miller that would restrict persons from being within 100 feet of the Camp Kilpatrick construction areas. 	<p>Prior to any specified construction activities within 100 feet of Camp Miller</p>	<p>Construction Contractor in accordance with Contractor Specifications</p>	<p>County of Los Angeles Department of Public Works</p>

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<p>MM 4.12-3 The County of Los Angeles Public Works Director shall include the following requirements into the contractor specifications:</p> <ol style="list-style-type: none"> 1. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, which shall be periodically inspected to ensure compliance. 2. Stationary equipment, such as generators and air compressors, shall be located at least 250 feet from Camp Miller. If the noise barrier described in MM 4.12-2 is in place, or if Camp Miller persons are restricted to being 100 feet from the construction areas, then, stationary equipment may be located within 100 feet of Camp Miller. 3. Equipment maintenance and staging areas and crushing equipment shall be located at least 450 feet from Camp Miller. If the noise barrier described in MM 4.12-2 is in place, then the crusher may be located within 250 feet of Camp Miller. <p>The contractor's compliance with these requirements shall be performed to the satisfaction of the County Department of Public Works.</p>	<p>During construction</p>	<p>Construction Contractor in accordance with Contractor Specifications</p>	<p>County of Los Angeles Department of Public Works</p>