Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 28, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Gretchen Siemers
Zoning Permits North Section

RE: Project No. R2013-03065-(5), Conditional Use Permit No. 201300160
RPC Meeting: April 29, 2015 - Agenda Item: No. 6

The above-mentioned item is a request to for a Conditional Use Permit to authorize more than 5,000 cubic yards of grading within the Elizabeth Lake and Lake Hughes Community Standards District, as a part of a land mitigation bank that would protect 4,229 acres of land for conservation purposes in perpetuity.

The item was continued on April 8, 2015 to April 29, 2015, in order to allow for additional time for environmental review, as required by the State. On April 16, 2015 staff provided to your commission comments on the environmental document from the California Department of Fish and Wildlife. In response to those comments, the applicant has provided a detailed project description to include best management practices ("BMPs") for avoiding and minimizing impacts to resources during habitat restoration. The BMPs are incorporated into the Findings and Conditions by reference.

Please see attached Findings and Conditions, and note Finding No. 26 and Condition No. 22 reflect the change.

SUGGESTED APPROVAL MOTION:

I move that the REGIONAL PLANNING COMMISSION CLOSE THE public hearing and adopt the negative declaration pursuant to state and local CEQA guidelines.

I move that the REGIONAL PLANNING COMMISSION approve Conditional Use Permit No. 201300160 subject to the attached findings and conditions.

If you need further information, please contact Gretchen Siemers at (213) 974-6443 or gsiemers@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:GS

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03065-(5)
CONDITIONAL USE PERMIT NO. 201300160

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201300160 ("CUP") on April 8, 2015.

2. The permittee, Land Veritas Corp ("permittee"), requests the CUP to authorize more than 5,000 cubic yards of grading within the Elizabeth Lake and Lake Hughes Community Standards District ("Project"), as a part of a land mitigation bank that would protect 4,229 acres of land for conservation purposes in perpetuity. The bank intends to focus on the restoration, establishment, enhancement, and preservation of wetland and riparian habitats as well as habitat for state listed wildlife species. The bank would sell credits to developers for CEQA, species, habitat, and wetlands/waters mitigation for projects that impact portions of Los Angeles, Ventura, and Kern Counties. The project is located in the unincorporated community of Leona Valley and Elizabeth Lake ("Project Site"). The CUP is required pursuant to Los Angeles County Code ("County Code") Section 22.44.143.

3. The Project Site is 4,229 gross acres in size and consists of 104 parcels. The Project Site is comprised of two properties: Petersen Ranch Mitigation/Conservation site (Petersen site) and the Elizabeth Lake Bank Property/Conservation site (Elizabeth site). The Elizabeth site is located with the Angeles National Forest. The activity, including grading and restoration, would occur on 12 parcels. The bank would be established in phases to meet the market demand for mitigation within the service area. The Project Site is currently undeveloped with varied topography.

4. The Project Site is located in the Bouquet Canyon, Antelope Valley West, and Leona Valley Zoned Districts and is currently zoned A-1 (Light Agriculture), A-2 (Heavy Agriculture), R-A (Residential Agriculture), and R-R (Resort Recreation).

5. The Project Site is located within the N1 (Non Urban, One Dwelling Unit Per One Acre), N2 (Non Urban, One Dwelling Unit Per Two Acres) land use category of the Antelope Valley Area Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: A-1, A-2, R-A, R-R
   South: A-1, A-2, R-A, R-R
   East: A-1, A-2, R-A, R-R
   West: A-1, A-2, R-A, R-R

7. Surrounding land uses within a 500-foot radius include:

   North: N1, N2

South: N1, N2
East: N1, N2
West: N1, N2

8. The Project Site is undeveloped. No development permits have been issued for the Project Site. No structures exist except for fencing. The natural drainage courses were channelized in the early twentieth century, and stock ponds with earthen berms were created. The Elizabeth Site was burned in the Powerhouse Fire in 2013.

9. The type of work proposed includes removing berms, restoring degraded man-made stock ponds to wetland habitats, and restoring hydrologic connectivity consistent with the properties' historical hydrologic regime. The primary activity to take place within the bank is planting. Swainson's hawk, tricolored blackbird, burrowing owl, and coast horned lizard habitats and sensitive natural communities would also be protected and restored. As bank sales occur, approximately 4,229 acres would be placed in conservation in perpetuity.

10. Approximately 71,465 cubic yards of cut and fill material (including placed riprap) would be generated. Approximately 22,252 cubic yards of export material will be stockpiled at the Elizabeth site.

11. The Project Site is accessible via Elizabeth Lake Road to the north and south.

12. The County Department of Public Works ("Public Works") recommends approval of the Project and has recommended conditions, which are included in the Project's conditions.

13. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration is the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

15. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received four phone calls in support of the Project. Two phone calls were received in which the callers asked questions about the Project. No other correspondence was received from the public regarding the Project.

16. A duly noticed public hearing was held on April 8, 2015 before the Commission. Commissioners Valadez, Louie, Pincetl, and Modugno were present. Commissioner Pedersen was absent. Staff presented the facts of the case and recommended the

hearing be continued to a date certain due to the State environmental review period extending beyond the hearing date. The applicants' representatives, Lennie Rae Cooke and Tracey Brownfield, presented testimony in favor of the request and answered questions presented by the Commission. There being no further testimony, the Commission continued the public hearing until April 29, 2015.

17. The Commission finds that the Project is consistent with the General Plan for the area. The Antelope Valley Area Plan ("AV Plan"), a part of the Los Angeles County General Plan, designates the area as Non-Urban. The allowable densities range from 1 to 0.5 dwelling units per acre (N1), to 2 to 1 dwelling units per acre (N2). The primary uses intended in the Non-Urban designations are low density residential uses and compatible rural uses. The Elizabeth site is within the National Forest; areas designated Non-Urban within the National Forest have a density maximum of one unit per five acres. Within these land use classifications in the AV Plan, there may be a variety of existing or potential sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses within the AV Plan, it is the express intent of the plan to permit, subject to an appropriate process, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with existing and future land use patterns.

    In addition, the Project Site contains Hillside Management Areas as defined in the AV Plan. Hillside Management Areas are mountainous or foothill terrain having a natural slope of 25 percent or more. All such areas are subject to the specific conditions of development contained in the AV Plan and the General Plan. Because no grading or activity from the Project will occur on parcels designated as Hillside Management Areas, and because those conditions of development apply to construction and grading, the Hillside Management Areas designation does not impact the Project.

    The following policies of the AV Plan are applicable to the Project.

    Policy No. 11: "Promote and enhance a rural community character in designated rural areas." The development and maintenance of a mitigation land bank in this area will enhance the rural character of the area by providing a visual buffer of undeveloped land between the communities of Lake Hughes, Lake Elizabeth, and Leona Valley.

    Policy No. 113: "Identify planned flow paths and groundwater recharge preserves on the Antelope valley Comprehensive Plan of Flood Control and Water Conservation for the primary water course and for conservation of storm runoff in the rural areas." The Project has identified historical watercourses and drainage areas within the Project Site that will be restored to a natural state in order to support wildlife species and recharge groundwater reserved with stormwater runoff.

    Policy No. 126: "Establish an open space network to protect and preserve the ecological balance of unique and rare wildlife and plant communities." This policy

directly supports the Project in that the network of open space in the Antelope Valley will be extended for preservation in perpetuity with the implementation of the proposed CUP.

18. The Commission finds that the Project is consistent with the zoning designations for the area. The Project Site is zoned A-1, A-2, R-A, R-R. In these zones, on-site grading projects are permitted as-of-right. However, a portion of the Project Site is located within the Elizabeth Lake and Lake Hughes Community Standards District ("CSD"). The CSD requires that projects with greater than 5,000 cubic yards of cut and fill grading first obtain a CUP.

    The establishment of a mitigation land bank is not regulated by the County Code. In and of itself, a land bank is an ownership structure, and not subject to land use regulations. However, because land use and environmental law requires that projects must be considered as a whole, the entire mitigation bank is included in this CUP for grading of amounts over 5,000 cubic yards.

19. The Commission finds that the Project Site contains Oak Trees and areas known as Oak Woodlands. No work or activity for the Project will occur within the protect zone of any regulation-size Oak Tree, and no work or activity will occur within the vicinity of an Oak Woodland.

20. The Commission finds that the applicant has met the burden of proof. The Project is a mitigation bank with grading necessary to restore an undeveloped area that has man-made drainage patterns to historical drainage patterns. The Project Site will not be significantly altered from current use or current conditions. Proposed work includes removing man-made berms, restoring degraded man-made stock ponds to wetland habitats and restoring the natural hydrology to historic conditions. The Project intends to protect the Project Site from development in perpetuity. The Project does not include addition of buildings or structures. Thus, the Project will enhance the enjoyment of and property values of properties within the vicinity.

21. The Commission finds that mitigation banking is the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems. The goal is to replace the exact function and value of the specific wetland habitats that would be adversely affected by a proposed activity or project.

    Federal agencies (under section 404 of the Clean Water Act), as well as many state and local governments, require mitigation for the disturbance or destruction of wetland, stream, or endangered species habitat. Once established, a mitigation bank may sell credits to developers (or in some cases public agencies) whose projects will impact these various ecosystems. The credits are units of exchange defined as the ecological value associated with converting to other economic uses a naturally occurring wetland or other specific habitat type.

Credits requirements for a particular project are negotiated by an Interagency Review Team (IRT). The IRT evaluates and permits a proposed Mitigation Bank. The MBRT may include representatives of various federal, state and/or local government agencies, including: U.S. Army Corps of Engineers, National Marine Fisheries Service, Environmental Protection Agency, US Fish and Wildlife Service, State Environmental Protection Divisions, Local Water Management Districts, County Environmental Departments and the Soil Conservation Service.

22. The Commission finds that the County does not currently have adopted plans or policies for the establishment or use of land mitigation banks. As a mitigation bank is an ownership structure and not a land use, the operation of a mitigation bank is not regulated through Title 22. However, through the CEQA process, the County does require developers of projects that impact environmental resources to mitigate for those resources "in-kind." Thus, the Project would further the goals of both resource protection and economic development.

23. The Commission finds that because the Project is a mitigation land bank which includes one-time grading activities, it is not necessary to limit the grant term, and the Project shall be allowed in perpetuity.

24. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Lake Hughes, Elizabeth Lake, and Leona Valley communities. On March 3, 2015, a total of 563 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 33 notices to those on the courtesy mailing list for the Bouquet Canyon, Antelope Valley West, and Leona Valley Zoned Districts and to any additional interested parties.

25. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife ("CDFW") fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

26. The Commission finds that CDFW provided comments on the Project's Negative Declaration. In response to those comments, the Project includes a Condition (No. 22) to incorporate best management practices for avoidance and minimization of resources as recommended by CDFW.

27. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.

28. 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 Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and

2. Approves Conditional Use Permit No. 201300160, subject to the attached conditions.

ACTION DATE: April 29, 2015

RG:GS
Rev. April 28, 2015

c: Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-03065-(5)
CONDITIONAL USE PERMIT NO. 201300160

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") to authorize more than 5,000 cubic yards of grading within the Elizabeth Lake and Lake Hughes Community Standards District ("Project"), as a part of a land mitigation bank that would protect 4,229 acres of land for conservation purposes in perpetuity, 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 Nos. 10, and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 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 22.60.260 of the 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 not terminate. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one (1) year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, operation of the mitigation land bank and satisfaction of Condition No. 2 shall be considered use of this grant.

10. 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 **$600.00**. 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 **three (3)** inspections to commence when permits are issued for grading work. 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.

11. Within five (5) working days from the day after your appeal period ends **(April 29)**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.00** ($2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,144.75** ($3,069.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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 Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. 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").

16. 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.

17. 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 notification 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.

18. 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, **four (4) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **June 8, 2015**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) 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.

20. This grant shall authorize more approximately 71,465 cubic yards of cut and fill grading, and approximately 22,252 cubic yards of export material to be stockpiled.

21. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated January 29, 2015.

22. The permittee shall adhere to the Best Management Practices (BMPs) for avoidance and minimization of impacts as enumerated as Nos. 1-14 in the attached Detailed Project Description.

<u>Attachment:</u>
Public Works Department Letter, dated January 29, 2015
Detailed Project Description with Best Management Practices, dated April 24, 2015

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

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

January 29, 2015

IN REPLY PLEASE REFER TO FILE: LD-2

TO: Paul McCarthy
Zoning Permits North Section
Department of Regional Planning

Attention Gretchen Siemers

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

CONDITIONAL USE PERMIT (CUP) NO. 201300160
PROJECT NO. R2013-03065
LAND VERITAS MITIGATION BANK PROJECT
ASSESSOR'S MAP BOOK NO. 3225, PAGE NO. 23, PARCEL NOS. 4, 54, 61, AND 272
ASSESSOR'S MAP BOOK NO. 3225, PAGE NO. 24, PARCEL NOS. 8, 9, AND 10
ASSESSOR'S MAP BOOK NO. 3225, PAGE NO. 25, PARCEL NO. 6
ASSESSOR'S MAP BOOK NO. 3235, PAGE NO. 6, PARCEL NOS. 2 AND 3
ASSESSOR'S MAP BOOK NO. 3235, PAGE NO. 8, PARCEL NOS. 3 AND 17
UNINCORPORATED COUNTY AREA OF LEONA VALLEY

We reviewed the site plan for the proposed Land Veritas Mitigation Bank project located in the unincorporated County area of Leona Valley. The proposed project seeks to establish the Petersen Ranch/Elizabeth Lake Mitigation Bank by focusing on the restoration, establishment, enhancement, and preservation of wetland and riparian habitats as well as habitat-listed wildlife species on two properties: Petersen Ranch Mitigation/Conservation Property (Petersen site) and the Elizabeth Lake Mitigation/Conservation Property (Elizabeth site).

☒ Public Works recommends approval of this site plan.

☐ Public Works does **NOT** recommend approval of this site plan.

Upon approval of the site plan, we recommend the following conditions:

Drainage

1. Prior to issuance of the grading permit, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should clearly show the location of any proposed grading or drainage facilities. It should address increases in run-off, any change in drainage patterns, debris producing areas, and any proposed improvements lying in or adjacent to natural drainage courses or flood hazard areas.

   Please note that any impacts identified by this report but not addressed in the environmental documents may require revisions to these documents.

   For questions regarding drainage condition No. 1, please contact Andrew Ross of Public Works' Land Development Division at (626) 458-4921 or aross@dpw.lacounty.gov.

2. Prior to issuance of the grading permit, submit a hydraulic/hydrologic analysis for approval to the satisfaction of Public Works. The proposed project appears to affect the FEMA Special Flood Hazard Area on their Flood Insurance Rate Map. The hydraulic analysis and, if needed, a hydrologic analysis should cover the FEMA 100-year flood and the recurrence intervals such as the 10-year, 50-year, and 500-year if the FEMA Flood Insurance Study has existing data for the affected streams.

   If warranted by the hydraulic analysis, the project proponent will need to submit to FEMA a Conditional Letter of Map Revision prior to the project construction and a Letter of Map Revision Application after construction to accurately depict the new flood hazards on FEMA's flood maps.

   Please note that any impacts identified by this analysis but not addressed in the environmental documents may require revisions to these documents.

   For questions regarding drainage comment No. 2, please contact George De La O of Public Works' Watershed Management Division at (626) 458-7155 or gdelao@dpw.lacounty.gov.

Grading

1. Submit a grading plan for review and approval to Public Works. All grading shall be consistent with the latest hydrology/hydromodification study approved by Public Works. Additionally, it shall be the sole responsibility of the applicant to show and call out all existing easements on the grading plan and obtain any necessary easement holder approvals.

   For questions regarding the grading conditions, or if you have any other questions, please contact Juan Sarda of Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb
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Petersen Ranch Mitigation Bank
Detailed Project Description
April 24, 2015

Land Veritas, Corp. proposes to establish the Petersen Ranch Mitigation Bank (Bank) in unincorporated Leona Valley, Los Angeles County, California (Figures 1-3). The Bank would focus on the restoration, establishment, enhancement, and preservation of wetland and riparian habitats as well as habitat for state-listed wildlife species. The Bank is comprised of two properties: Petersen Ranch Mitigation/Conservation Property (Petersen site) and the Elizabeth Lake Mitigation/Conservation Property (Elizabeth site). The Bank would be established in phases to meet the market demand for mitigation within the service area(s).

The type of work proposed includes removing berms, restoring degraded man-made stock ponds to wetland habitats, and improving hydrologic connectivity consistent with the properties' historical hydrologic regimes. The primary activity to take place on the Bank sites is planting. Swainson's hawk, tricolored blackbird, burrowing owl, and coast horned lizard habitats and sensitive natural communities would also be protected and restored. As mitigation Bank sales occur, approximately 4,000 acres would be placed in conservation in perpetuity. Figures 4 and 5 depict the boundaries of the Petersen site and Elizabeth site, respectively, and show the general areas where grading would occur; Figures 6 and 7 show the existing conditions on the Bank sites. Figures 8 and 9 show the phasing of the conservation easements based on market conditions over the Bank sites and Figure 10 shows the location of stockpiled material. Grading plans are found at the end of this project description.

Approximately 71,465 cubic yards of cut and fill material (including placed riprap) would be generated by work at both Bank sites for the restoration efforts, as shown on Table 1. Approximately 22,252 cubic yards of export material will be stockpiled at the Elizabeth Lake Bank site.

The U.S. Army Corps of Engineers (Corps), the Regional Water Quality Control Board (RWQCB), the California Department of Fish and Wildlife (CDFW), and the U.S. Environmental Protection Agency (EPA) have been working with the Bank Sponsor, Land Veritas, since 2010. These agencies constitute the Mitigation Banking Interagency Review Team (IRT). The Bank Enabling Instrument (BEI), which includes among other documents the Development Plan, Interim Management Plan, and Long Term Management Plan, is the blueprint for the development and operation of the Bank. The purpose of the BEI is to set forth the agreement of the Parties regarding the establishment, use, operation, and maintenance of the Bank, which allows applicants to purchase credits to compensate for unavoidable impacts to Waters of the U.S, Waters of the State, Covered Species, and Covered Habitat. The Negative Declaration is based on the documents reviewed by the IRT and contained in the draft BEI. In addition, the Permittee is currently processing a CDFW Section 1600 Lake or Streambed Alteration Agreement (LSA) for the Petersen Ranch Mitigation Bank grading activities.

Table 1. Grading Volumes for Petersen Ranch Mitigation Bank Sites (cubic yards)

Location	Site	Excavation	Fill	Riprap	Import	Export	Overexcavation
Munz	1	9,500		6,000		9,500	3,900
Alluvial Fan	2	120	150		30		
Alluvial Fan	3	520	1,000		480		
Alluvial Fan	4	960	260	540		700	250
Alluvial Fan	5	1,340	2,100	350	760		900
Alluvial Fan	6	16,000	0			16,000	
Stream	7	8,140	3			8,137	
Mound	7	930	0			930	
Upper Pond	7	6,336	21,292		14,956		
Lower Pond	7	16,473	9,990			6,483	
Pond A	7	1,038	4,277		3,239		
Pond A Mound	7	832	0			832	
Pond B	7	724	1,479		755		
Pond C-1	7	121	3,164		3,043		
Pond C-2	7	1,240	4			1,236	
Pond D	7	826	1,594		768		
Pond E	7	1,076	1,702		626		
Pond F	7	2,474	2,135			339	
Pond G	7	860	58			802	
Wetland	7	1,955	5			1,950	
Total		**71,465**	**49,213**	**6,890**	**24,657**	**46,909**	5,050
Net Excess						**22,252**	

All grading activities are temporary and will result in increased habitat area and diversity as well as increased watershed functionality. The beneficial effect of planting is not considered an impact. The establishment, re-establishment, rehabilitation, and enhancement activities will result in 12.68 acres of temporary grading to Waters of the State, 12.19 acres of which is located on the Petersen Ranch Property and 0.48 acre is located on the Elizabeth Lake Property, as identified in Table 2. Work areas were calculated by overlaying the grading footprint on the CDFW-approved jurisdictional delineation. The restoration sites described in Table 2 are depicted in the attached Figures 11 through 20.

Table 2. Acreage of Restoration Grading by Site

Restoration Site	Acreage	Habitat Type
Munz Canyon	0.046	Dry Wash (0.015), Dry Wash (AF) (0.007), Riparian Woodland (0.016), Ephemeral Drainage (0.008)
Elizabeth Lake Restoration Site No. 2	0.026	Dry Wash (0.026)
Elizabeth Lake Restoration Site No. 3	0.325	Dry Wash (0.323), Ephemeral Drainage (0.002)
Elizabeth Lake Restoration Site No. 4	0.000	No restoration grading.
Elizabeth Lake Restoration Site No. 5	0.085	Ephemeral Drainage (0.082), Dry Wash (0.002), Riparian Woodland (0.001)
Petersen Ranch Berm	0.017	Seasonal Wetland Meadow
Petersen Ranch Creek / Elizabeth Lake Road Restoration Site	0.086	Ephemeral Drainage (0.011), Non-Wetland Riparian (0.075133), Seasonal Wetland Meadow (0.000007)
Petersen Ranch Lower Pond	4.499	Freshwater Marsh (4.093), Non-Wetland Riparian (0.010), Riparian Wetland (0.070), Seasonal Wetland Meadow (0.326)
Petersen Ranch Upper Pond	3.556	Alluvial Floodplain and Dry Wash (0.211), Freshwater Marsh (2.513), Non-Wetland Riparian (0.008), Riparian Wetland (0.127), Seasonal Wetland Meadow (0.697)
Petersen Ranch Pond A	0.445	Non-Wetland Riparian (0.093), Riparian Wetland (0.020), Seasonal Wetland Meadow (0.021)
Petersen Ranch Pond B	0.355	Potential Waters of State (0.247), Riparian Wetland (0.012), Seasonal Wetland Meadow (0.100)
Petersen Ranch Pond C	1.122	Freshwater Marsh (0.668), Non-Wetland Riparian (0.082), Riparian Wetland (0.154), Seasonal Wetland Meadow (0.219)
Petersen Ranch Pond D	0.351	Freshwater Marsh (0.026), Seasonal Wetland Meadow (0.325)
Petersen Ranch Wetland	0.121	Seasonal Wetland Meadow (0.121)
Petersen Ranch Pond E	0.733	Potential Waters of State (0.275), Seasonal Wetland Meadow (0.458)
Petersen Ranch Pond F	0.624	Non-Wetland Riparian (0.004), Potential Waters of State (0.397), Seasonal Wetland Meadow (0.224)
Petersen Ranch Pond G	0.282	Potential Waters of State (0.215), Riparian Wetland (0.0001), Seasonal Wetland Meadow (0.068)

No native trees are expected to be removed. Woody, invasive species, such as *Tamarisk*, will be removed. Vegetation types within the grading footprint are listed below in Table 3.

Table 3. Vegetation Affected During Restoration Activities

Restoration Site	Vegetation Type	Acreage
Munz Canyon	Annual Brome Grassland	0.002
	Basket Brush – Choke Cherry Thickets	0.019
	Disturbed/Developed	0.202
	Ephemeral Drainage	0.003
	Fremont Cottonwood Forest	0.016
	Interior Live Oak Chaparral	0.002
	Rubber Rabbitbrush Scrub	0.864
	Thick Leaf Yerba Santa – California Buckwheat Scrub	1.230
Elizabeth Lake Restoration Site No. 2	Buck Brush Chaparral	0.002
	California Buckwheat – Rubber Rabbitbrush Scrub	0.133
	California Buckwheat Scrub	0.013
	Disturbed/Developed	0.098
	Interior Live Oak Chaparral	0.0001
	Thick Leaf Yerba Santa Scrub	0.020
	Wild Tarragon Patches	0.006
Elizabeth Lake Restoration Site No. 3	Annual Brome Grassland	0.067
	Buck Brush Chaparral	0.0002
	California Buckwheat Scrub	0.099
	Ephemeral Drainage	0.001
	Giant Wild Rye Grassland	0.061
	Thick Leaf Yerba Santa Scrub	0.151
Elizabeth Lake Restoration Site No. 4	California Buckwheat – Rubber Rabbitbrush Scrub	0.259
Elizabeth Lake Restoration Site No. 5	California Buckwheat – Rubber Rabbitbrush Scrub	0.443
	Ephemeral Drainage	0.023
	Red Willow Thickets	0.001
	Rubber Rabbitbrush – Wild Tarragon Scrub	0.157
	Rubber Rabbitbrush Scrub	0.003
Petersen Ranch Berm	Annual Grassland	0.155
	Mexican Rush Marsh	0.085
Petersen Ranch Creek / Elizabeth Lake Road Restoration Site	Arroyo Willow Thickets	0.024
	Big Sagebrush	0.050
	Mexican Rush Marsh	1.338
	Mulefat Thickets	0.010
	Rubber Rabbitbrush Scrub	0.892

Restoration Site	Vegetation Type	Acreage
Petersen Ranch Lower Pond	Annual Grassland	0.540
	California Bulrush Marsh	4.093
	Mexican Rush Marsh	1.055
	Red Willow Thickets	0.080
	Rubber Rabbitbrush Scrub	0.746
Petersen Ranch Upper Pond	California Bulrush Marsh	2.513
	Disturbed/Developed	0.033
	Mexican Rush Marsh	1.360
	Red Willow Thickets	0.135
	Rubber Rabbitbrush Scrub	1.944
Petersen Ranch Pond A	Annual Grassland	0.087
	Disturbed/Developed	0.125
	Fremont Cottonwood Forest	0.053
	Mexican Rush Marsh	0.467
	Open Water	0.312
	Red Willow Thickets	0.185
	Rubber Rabbitbrush Scrub	0.098
Petersen Ranch Pond B	Annual Grassland	0.142
	Mexican Rush Marsh	0.040
	Open Water	0.247
	Red Willow Thickets	0.012
	Rubber Rabbitbrush Scrub	0.018
Petersen Ranch Pond C	California Bulrush Marsh	0.668
	Disturbed/Developed	0.071
	Fremont Cottonwood Forest	0.239
	Mexican Rush Marsh	0.561
Petersen Ranch Pond D	Annual Grassland	0.001
	California Bulrush Marsh	0.026
	Disturbed/Developed	0.064
	Mexican Rush Marsh	0.364
	Rubber Rabbitbrush Scrub	0.177
	Slender Wheatgrass Turfs	0.142
Petersen Ranch Wetland	Annual Grassland	0.465
	Mexican Rush Marsh	0.113
	Rubber Rabbitbrush Scrub	0.882
Petersen Ranch Pond E	Annual Grassland	0.046
	Disturbed/Developed	0.084
	Mexican Rush Marsh	0.444
	Open Water	0.275

Restoration Site	Vegetation Type	Acreage
Petersen Ranch Pond F	Big Sagebrush	0.008
	Mexican Rush Marsh	0.697
	Open Water	0.397
Petersen Ranch Pond G	Disturbed/Developed	0.052
	Mexican Rush Marsh	0.125
	Open Water	0.215
	Red Willow Thickets	0.0001
	Rubber Rabbitbrush Scrub	0.055
	Slender Wheatgrass Turfs	0.043

For clarification, all ground disturbance and planting activities are temporary and beneficial, are not potentially significant, and do not require mitigation under CEQA.

The Permittee will ensure that all project activities comply with the MBTA, including compliance with all buffer requirements, for migratory birds, special species, and raptors. If work during the breeding/nesting season cannot be avoided, then prior to construction or site preparation activities, a qualified biologist will survey all breeding/nesting habitat within and adjacent to the project site for breeding/nesting birds consistent with the LSA Agreement issued by CDFW. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for endangered, threatened, and candidate species; species of special concern; and all raptors) in all directions, and this area shall not be disturbed until after September 1 or until the nest becomes inactive.

The avoidance and minimization measures to be implemented as part of this project have been developed through cooperation with the Corps, EPA, RWQCB, and CDFW. These avoidance and minimization best management practices (BMPs) ensure adequate protection is provided during habitat restoration. Various monitoring and reporting requirements are set forth in the BEI, which was attached to the Negative Declaration for this project, and is incorporated by reference. The avoidance and minimization BMP measures are summarized below.

1. The biological monitor will be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint. On-going reporting responsibilities will be between the regulatory agencies, such as CDFW through the issuance of a 1600 LSA Agreement.
2. If nesting birds are present during construction and the biological monitor believes that a narrower buffer is warranted, the biological monitor will coordinate with CDFW to determine a revised protocol.
3. Based on current studies, no endangered, threatened, candidate species, or state-listed rare plant species have been found on either the Petersen Ranch or Elizabeth Lake site within work areas. Thus, the project avoids impacts to endangered, threatened, candidate species,

and state-listed rare plant species listed under the California Endangered Species Act (CESA), and does not require take authorization, including an Incidental Take Permit (ITP), under CESA prior to implementing the Project.

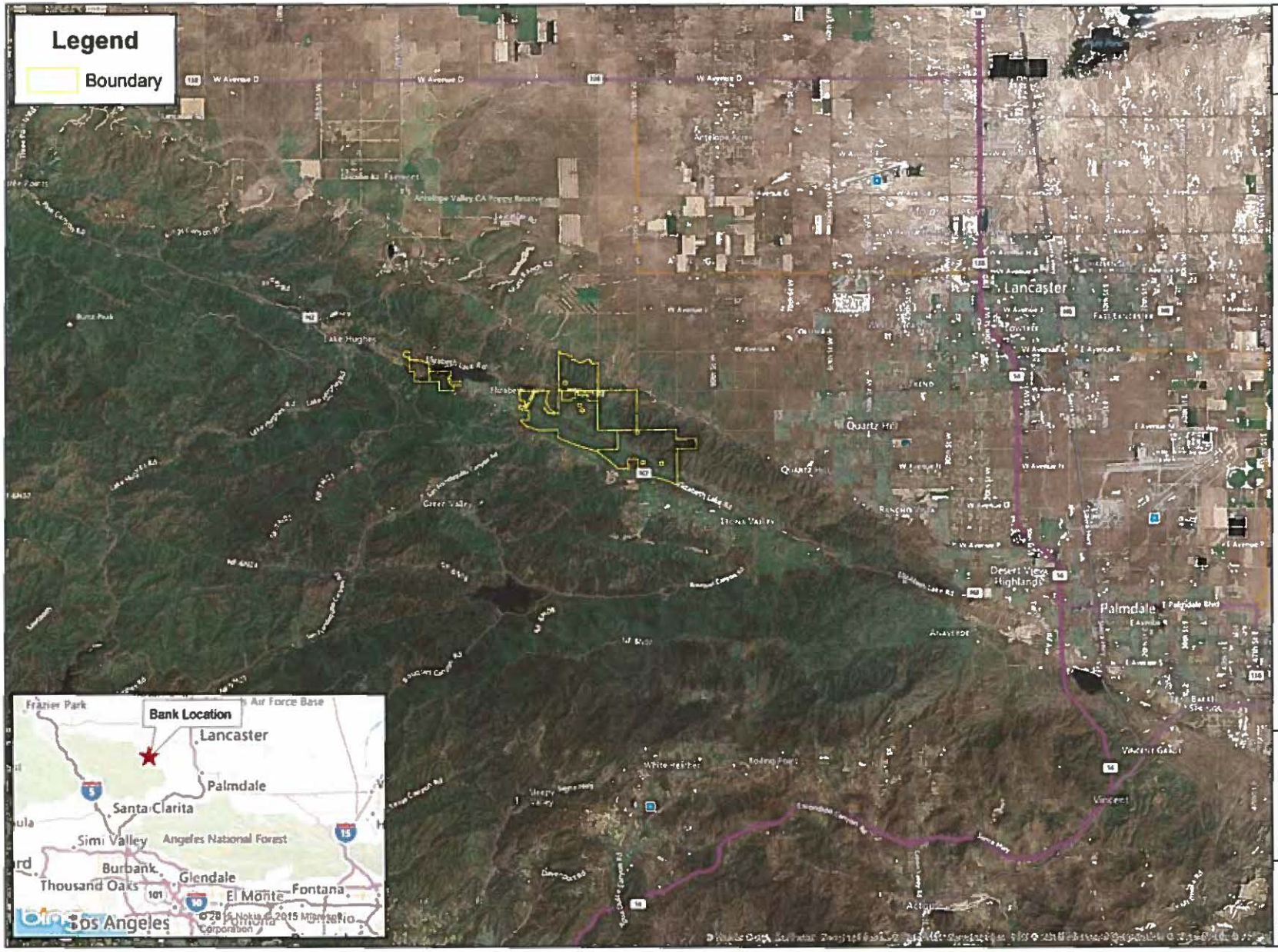
4. While the Property provides no typical foraging habitat for this species, the abandoned mine in the northern portion of the Petersen Ranch site as well as abandoned buildings (limited in quantity and size) may provide roosting habitat. No trees, buildings, or other habitat for bats is expected to be removed as part of this project; therefore, there is no potential to adversely impact bat maternity roosts. Should any potentially suitable bat roosting habitat be considered for removal, bat surveys will be conducted and a report will be provided to CDFW prior to removal of the structure or tree.
5. No work is expected to occur within the tricolored blackbird habitat; therefore the project will implement full avoidance of impacts to this species and no take authorization is necessary. The installation of fencing to exclude cattle from the potential tricolored blackbird habitat will take place outside the nesting season.
6. Several California Endangered Species Act (CESA)-listed species have the potential to occur on the Project site including Swainson's hawk (*Buteo swainsoni*), western yellow-billed cuckoo (*Coccyzus americanus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and least Bell's vireo (*Vireo bellii pusillus*). None of these species are currently nesting onsite according to the biological surveys conducted for the bank. In addition, no suitable nest sites/substrate for the fully protected species mentioned above would be impacted by the proposed restoration activities. Therefore, no take of these species is expected to occur. Preconstruction surveys for MBTA will ensure that no impacts to these species occur.
7. Sediment control and soil stabilization BMPs shall be implemented together to prevent the discharge of sediment from the construction site. Sediment control and soil stabilization BMPs include:
   7.1. Avoidance of grading during periods of rain;
   7.2. Limiting the size of the disturbance;
   7.3. Sediment barriers (e.g., fiber rolls);
   7.4. Immediate revegetation of the disturbed areas.
8. Compliance with the issued National Pollution Discharge Elimination System (NPDES) permit is required for this work. The contractor will comply with all of the applicable requirements of the NPDES permit and shall conform to NPDES BMPs outlined in the Storm Water Pollution Prevention Plans (SWPPP) during the life of this permit.
9. Construction vehicle access will utilize existing paved roads and service roads to the maximum extent possible.
10. Construction staging areas will be located in an upland location.
11. Grading activities will preserve existing, mature riparian habitat. Topographic alterations beneath the dripline of riparian trees will be minimized to the extent feasible to avoid potential damage to the existing riparian species. Deep ponding areas within the dripline of riparian species will be largely unaltered to encourage small amounts of ponding near the riparian vegetation. This ponding will sustain the plants through dry periods.

12. Vegetation will not be removed or otherwise disturbed on the project site from March 1 to September 1 to avoid impacts to breeding/nesting birds to the extent practicable. If work during the breeding/nesting season cannot be avoided, then prior to construction or site preparation activities, a qualified biologist will survey all breeding/nesting habitat within and adjacent to the project site for breeding/nesting birds.
13. No material (e.g., litter, debris, trash, etc.) shall be deposited within sensitive habitat areas designated by the project biologist.
14. All vehicle maintenance, staging, storage and dispensing of fuel will occur in designated upland areas and that these upland areas are located in such a manner as to prevent any runoff entering jurisdictional waters.

LIST OF FIGURES (Found In Section 1)

Figure 1: Petersen Ranch Mitigation Bank Regional Location Map
Figure 2: Petersen Ranch Mitigation Site Location Map
Figure 3: Elizabeth Lake Mitigation Site Location Map
Figure 4: Petersen Ranch Bank Site Boundaries and Grading Locations
Figure 5: Elizabeth Lake Bank Site Boundaries and Grading Locations
Figure 6: Petersen Ranch Bank Site Existing Conditions
Figure 7: Elizabeth Lake Bank Site Existing Conditions
Figure 8: Petersen Ranch Conservation Easement Phasing
Figure 9: Elizabeth Lake Conservation Easement Phasing
Figure 10: Location of Stockpiled Material
Figures 11-20: Areas of Grading

Section 1:
Figures


Legend
Boundary
Bank Location
Lancaster
Palmdale
Santa Clarita
Simi Valley
Angeles National Forest
Burbank
Glendale
Thousand Oaks
El Monte
Fontana
Los Angeles
Frazier Park
Air Force Base
Lake Hughes
Quartz Hill
Desert View Highlands
Vincent
W Avenue D
W Avenue G
W Avenue H
W Avenue J
W Avenue K
W Avenue L
W Avenue M
W Avenue N
W Avenue P
W Avenue R
Antelope Acres
Antelope Valley CA Poppy Reserve
Burnt Peak
Green Valley
Elizabeth Lake Rd
Lake Hughes Rd
Sierra Highway
Pearblossom Hwy
Avenue P
Palmdale Blvd
Barrel Springs
White Heather
Rosamond
Acton
Vincent Gap
Vincent
Lancaster
Fairmont
Rancho
Avenue D
Avenue G
Avenue H
Avenue J
Avenue K
Avenue L
Avenue M
Avenue N
Avenue P
Avenue R
Avenue S
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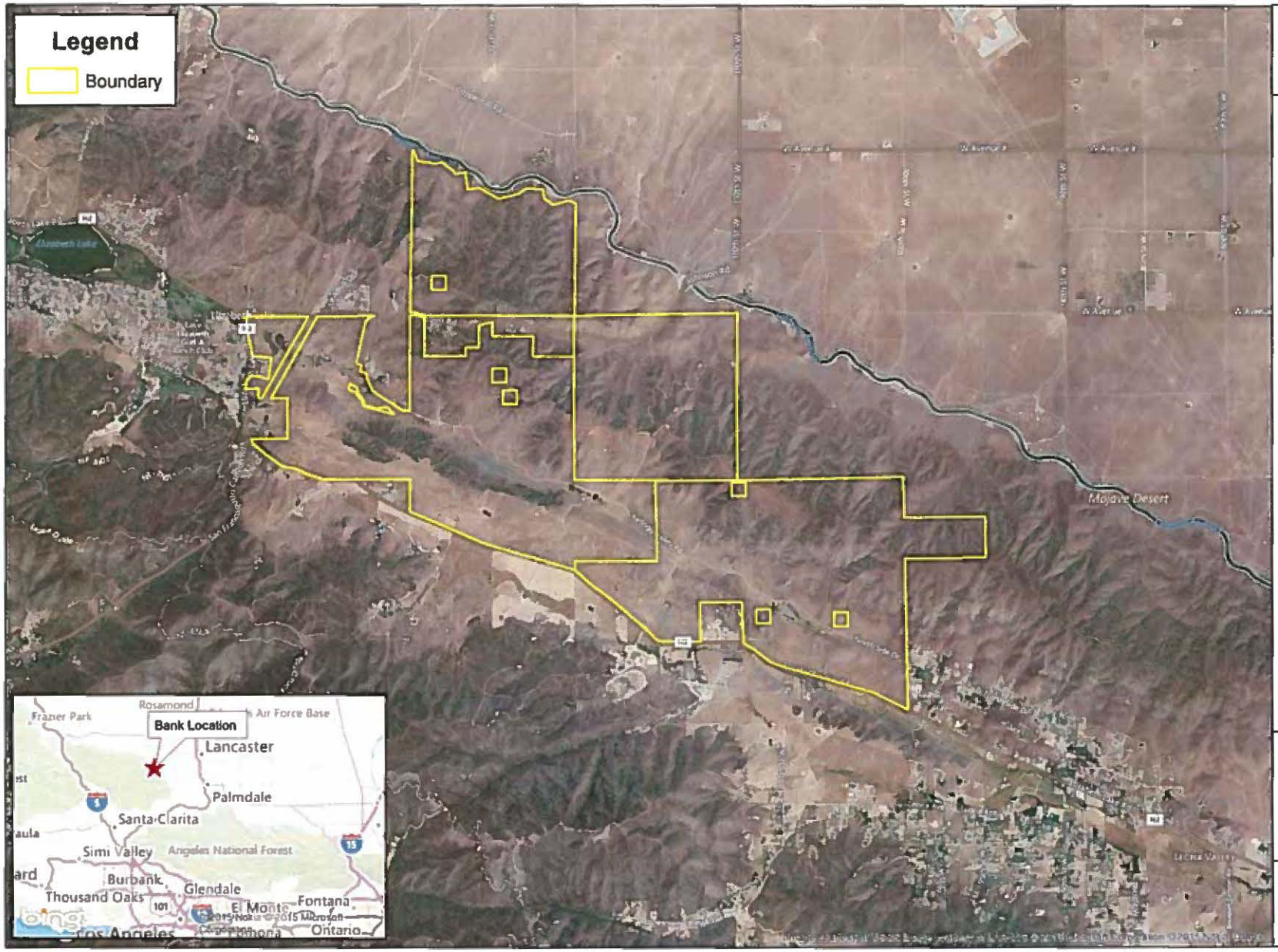
Avenue B
Avenue C
Avenue E
Avenue F



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Petersen Ranch Mitigation Bank

Los Angeles County, California

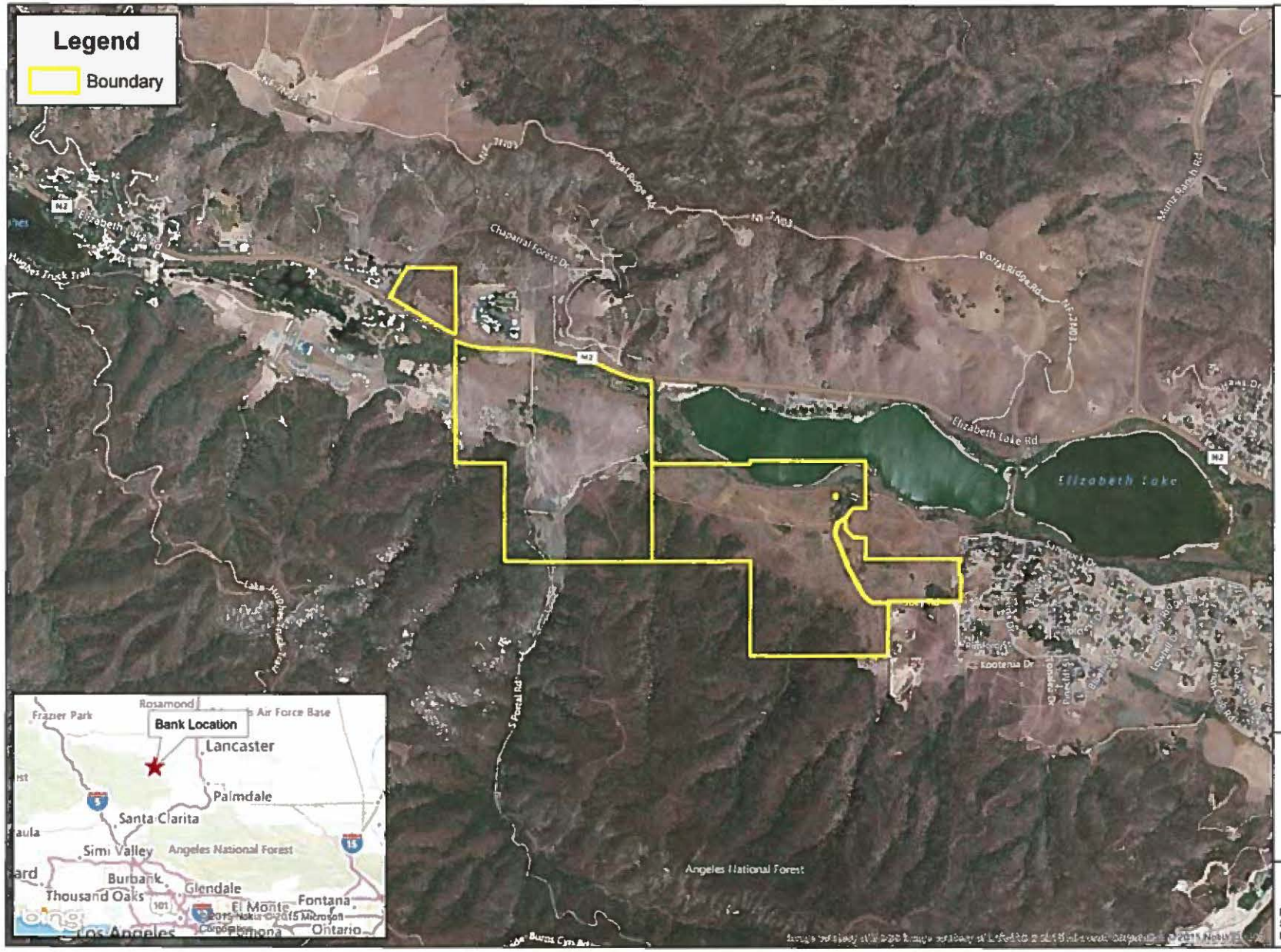
Figure 2.

Petersen Ranch Location Map

0 2,000 4,000 6,000

Feet
1 inch = 3,000 feet

Map Date: March 2015
Source: WRA
Base Source: ESRI



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Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 3.

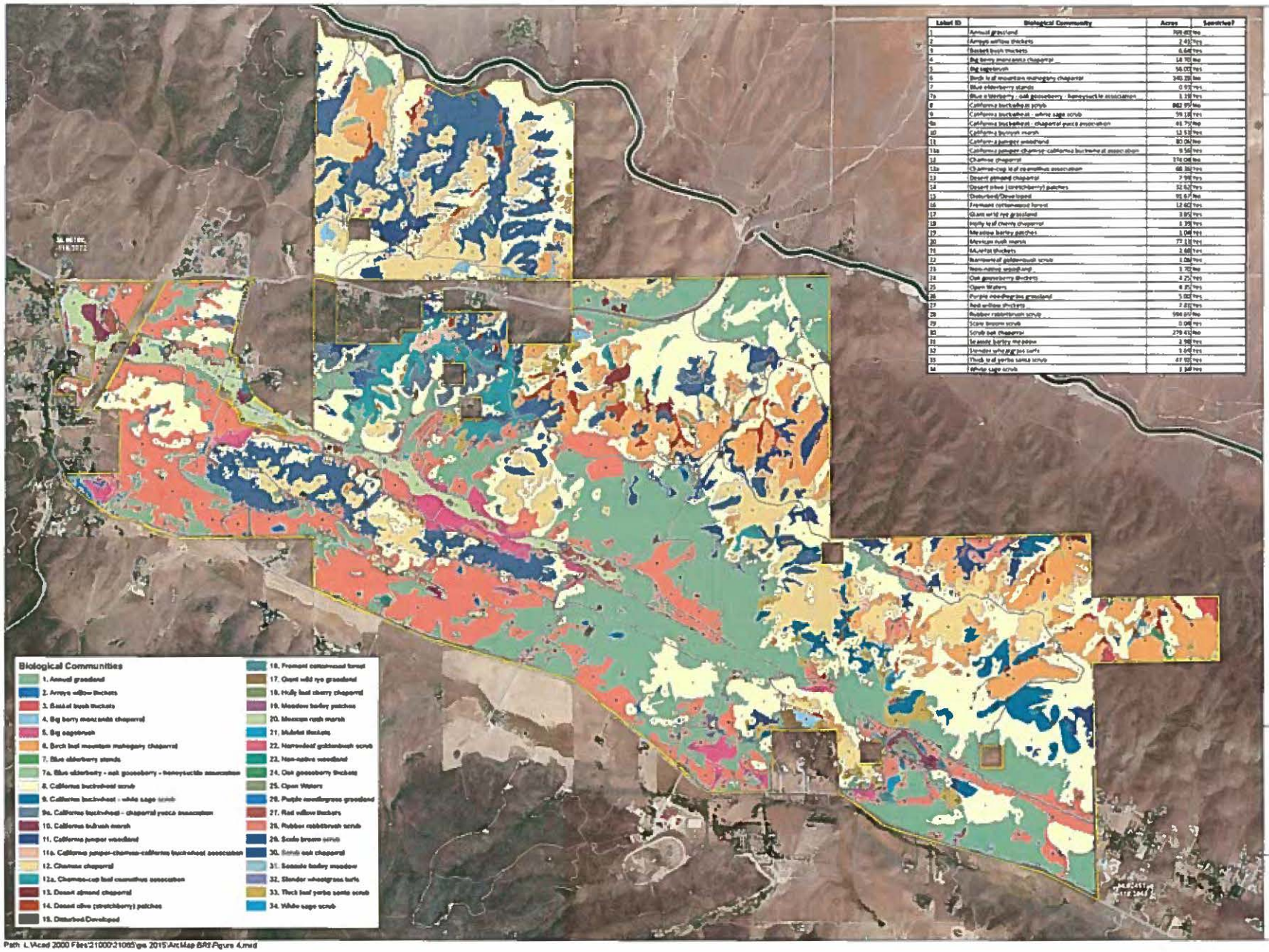
Elizabeth Lake Location Map

0 625 1,250 2,500

Feet

1 inch = 1,250 feet

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



Label ID	Biological Community	Acres	Sensitive?
1	Annual grassland	799.40	No
2	Arroyo willow thickets	2.41	Yes
3	Basket bush thickets	6.64	Yes
4	Big berry manzanita chaparral	14.70	No
5	Big sagebrush	56.00	Yes
6	Birch leaf mountain mahogany chaparral	340.29	No
7	Blue elderberry stands	0.93	Yes
7a	Blue elderberry - oak gooseberry - honeysuckle association	1.19	Yes
8	California buckwheat scrub	862.95	No
9	California buckwheat - white sage scrub	59.18	Yes
9a	California buckwheat - chaparral yucca association	41.75	No
10	California bulrush marsh	12.53	Yes
11	California juniper woodland	80.04	No
11a	California juniper-chamise-california buckwheat association	9.56	Yes
12	Chamise chaparral	174.04	No
12a	Chamise-cup leaf ceanothus association	68.36	Yes
13	Desert almond chaparral	7.99	Yes
14	Desert olive (stretchberry) patches	32.62	Yes
15	Disturbed/Developed	91.67	No
16	Fremont cottonwood forest	12.60	Yes
17	Giant wild rye grassland	3.85	Yes
18	Holly leaf cherry chaparral	1.39	Yes
19	Meadow barley patches	1.04	Yes
20	Mexican rush marsh	77.13	Yes
21	Mulefat thickets	2.68	Yes
22	Narrowleaf goldenbush scrub	1.06	Yes
23	Non-native woodland	3.70	No
24	Oak gooseberry thickets	4.25	Yes
25	Open Waters	4.35	Yes
26	Purple needlegrass grassland	5.00	Yes
27	Red willow thickets	7.81	Yes
28	Rubber rabbitbrush scrub	594.65	No
29	Scale broom scrub	0.04	Yes
30	Scrub oak chaparral	279.43	No
31	Seaside barley meadow	2.98	Yes
32	Slender wheatgrass turfs	3.69	Yes
33	Thick leaf yerba santa scrub	47.92	Yes
34	White sage scrub	3.34	Yes

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Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 4.

Petersen Ranch Existing Conditions

Petersen Ranch Property Boundary

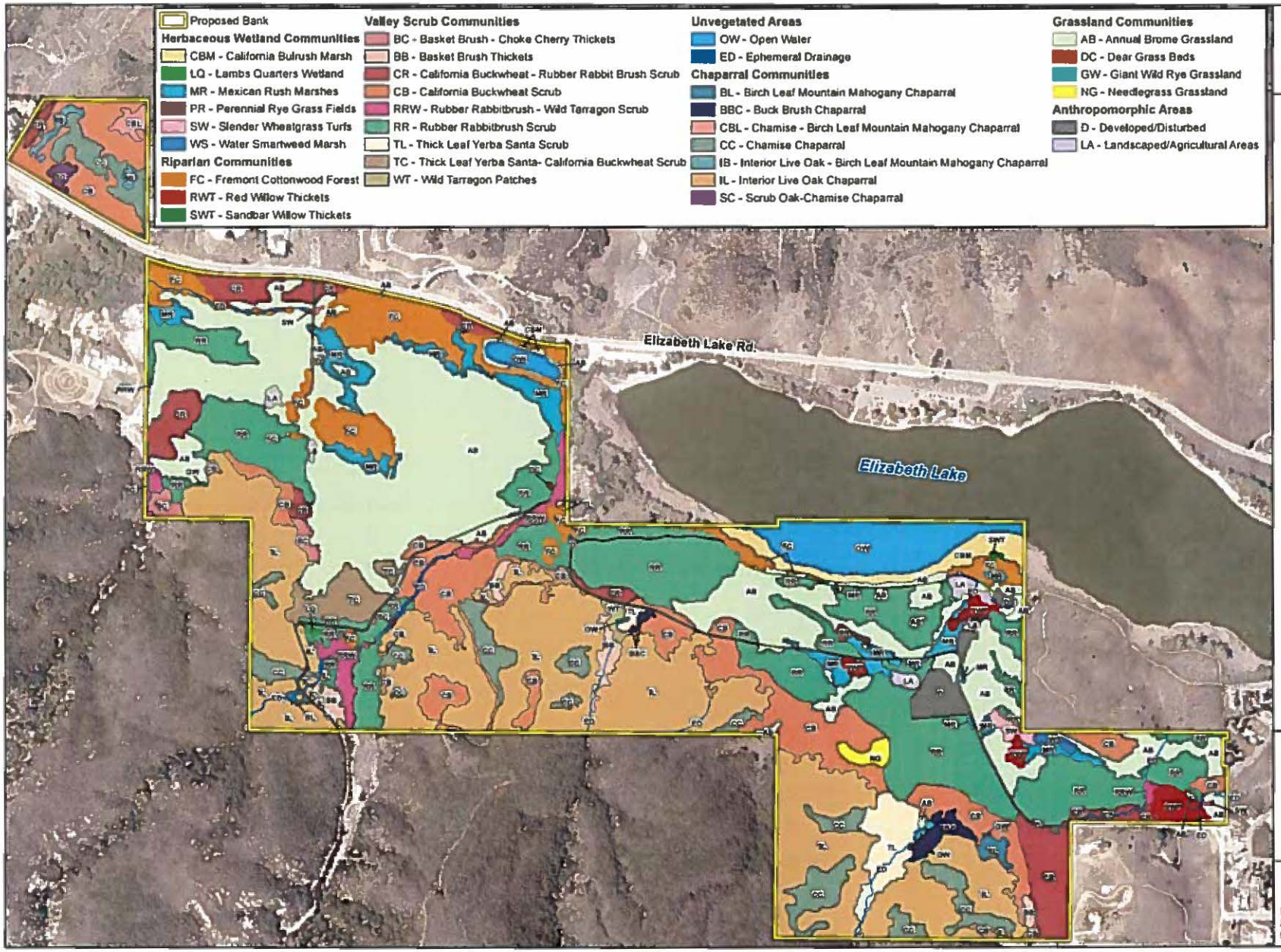
Control Point

N W E S

0 650 1,300 2,600
Feet

Map Date: March 2013
Map By: Chris Zumwalt
Data Source: WRA, Inc.
Base Source: Los Angeles, 2010 Aerial

Path: L:\Acad 2000 Files\21000\21005\gis 2015\ArcMap BR1\Figure 4.mxd



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Petersen Ranch Mitigation Bank

Los Angeles County, California

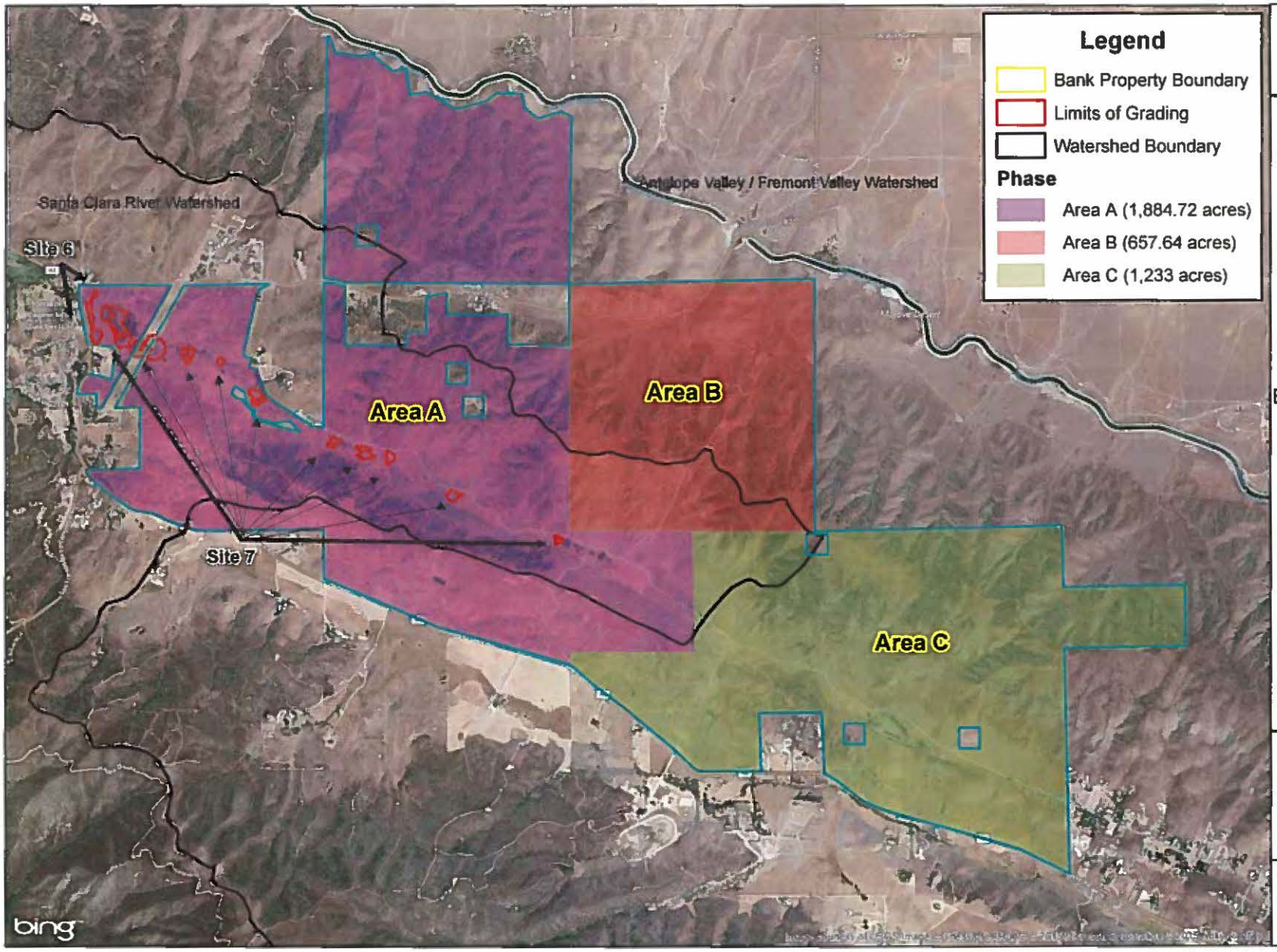
Figure 5.

Elizabeth Lake Existing Conditions

0 250 500 1,000
Feet

Map Date: June 2012
Map By: Michael Rochelle
Base Source: 2010 NAIP

Path: L:\Acad 2000 Files\21000\21042\gis\ArcMap\BRI Biological Communities.mxd



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Petersen Ranch
Mitigation Bank

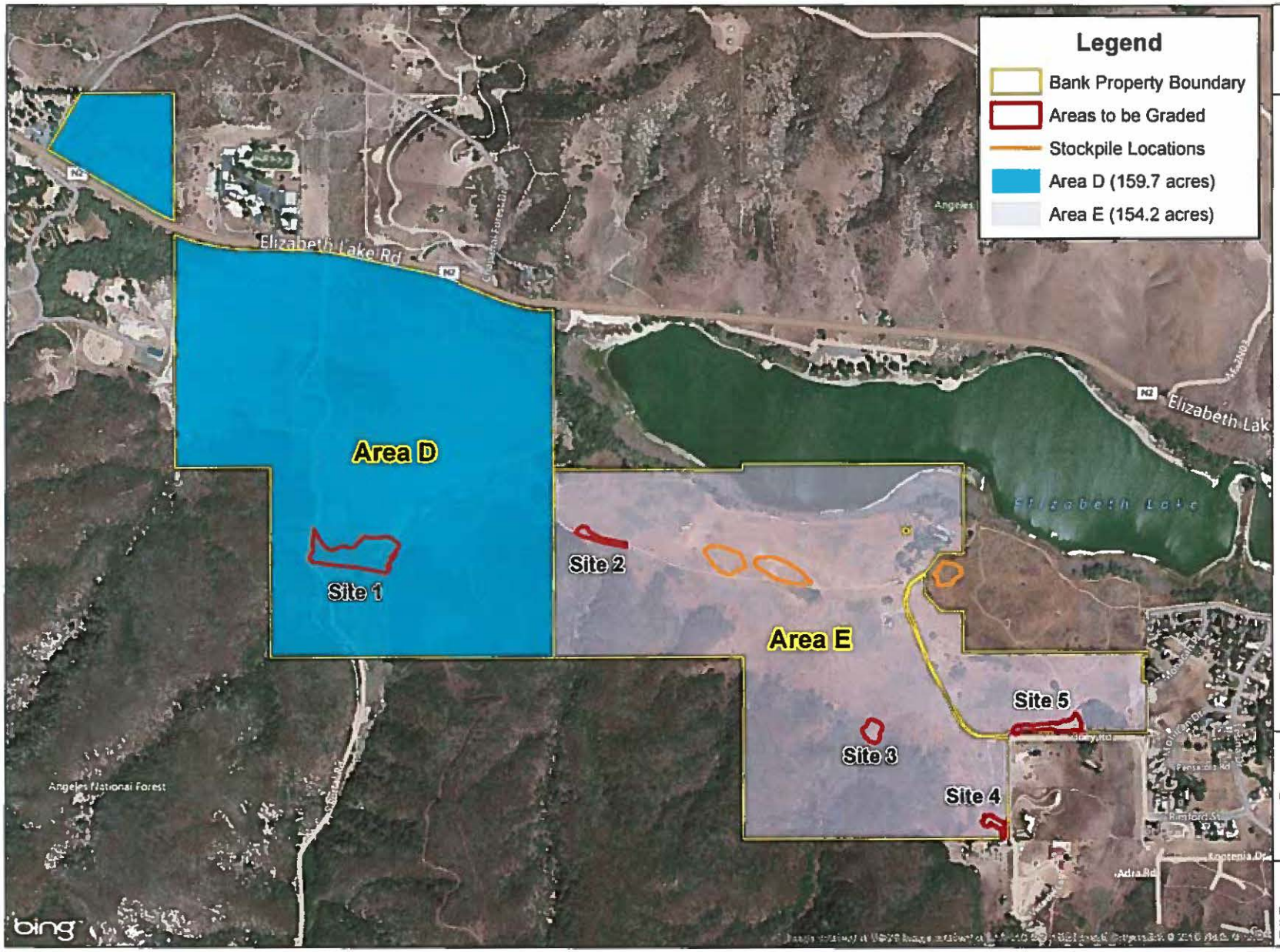
Los Angeles County,
California

Figure 6.

Petersen Ranch
Bank Property Phasing,
Grading,
& Watershed Boundary

0 1,000 2,000 4,000
Feet
1 in = 2,000 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



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Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 7.

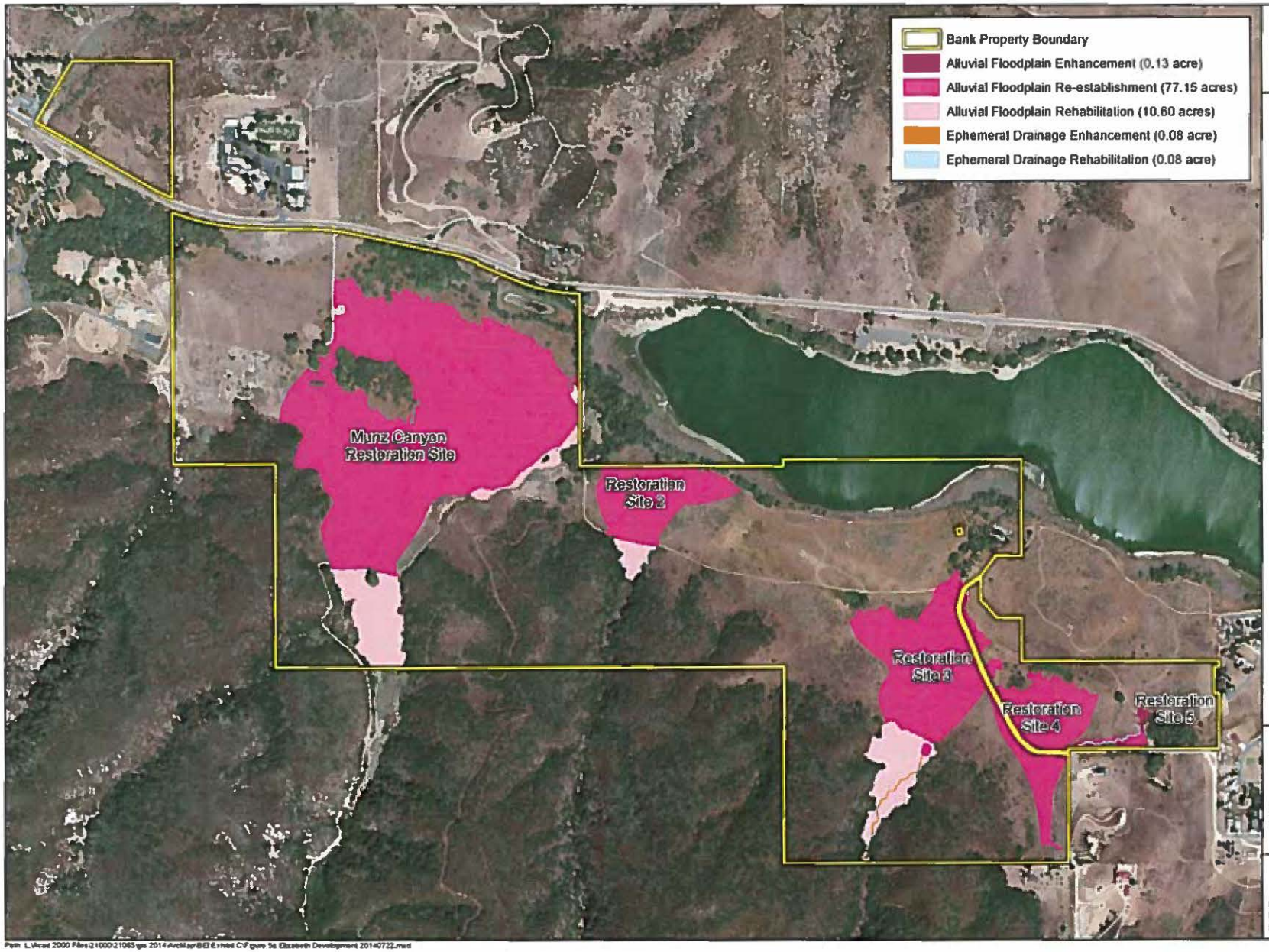
Elizabeth Lake Bank Property Phasing Grading, & Stockpile Locations

0 325 650 1,300

Feet

1 in = 650 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



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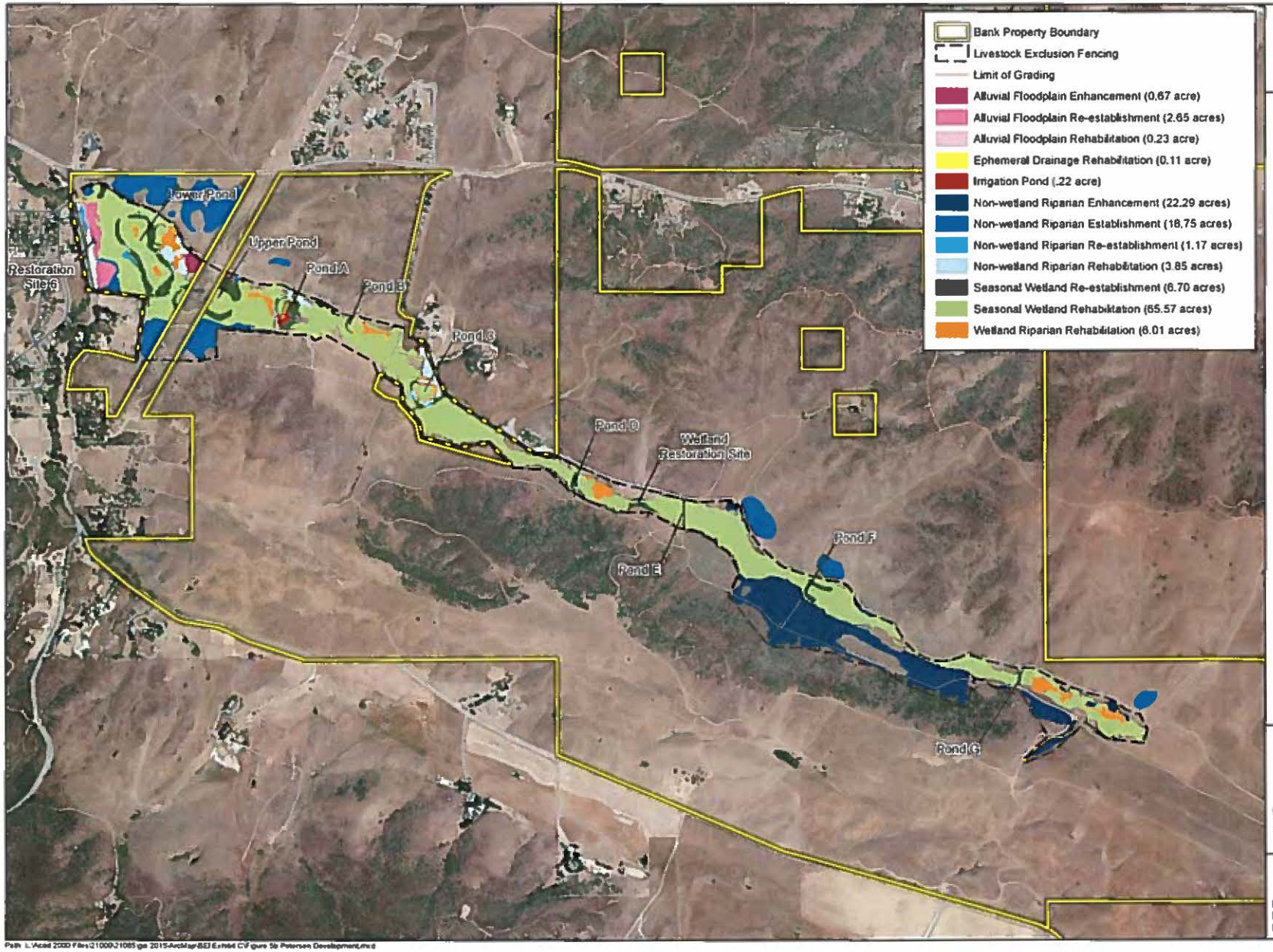
Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 8.

Development Plans in the Elizabeth Lake Bank Property

Map Date: July 2014
Map By: Chris Zumwalt
Base Source: ESRI Streaming 5/8/2010



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Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 9.

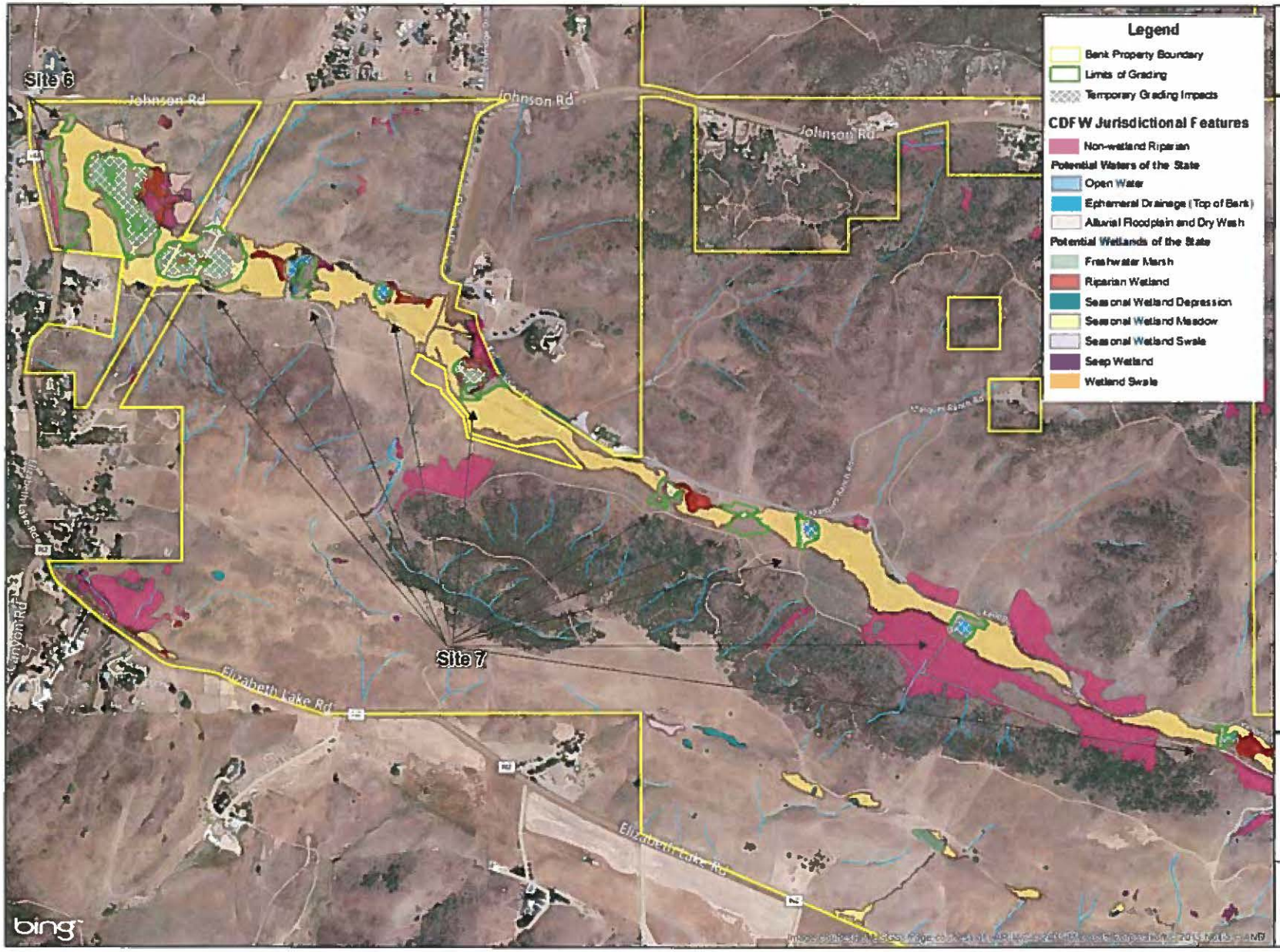
Development Plans in the Petersen Ranch Bank Property

N
W E
S

0 1,000 2,000
Feet

Map Date: July 2014
Map By: Chris Zumwalt
Base Source: USGS 7.5 min. quad

Path: L:\Acad 2000 Files\21000-21085\gis 2015\ArcMap\BJ Exhibit C\Figure 5b Petersen Development.mxd



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Petersen Ranch Mitigation Bank

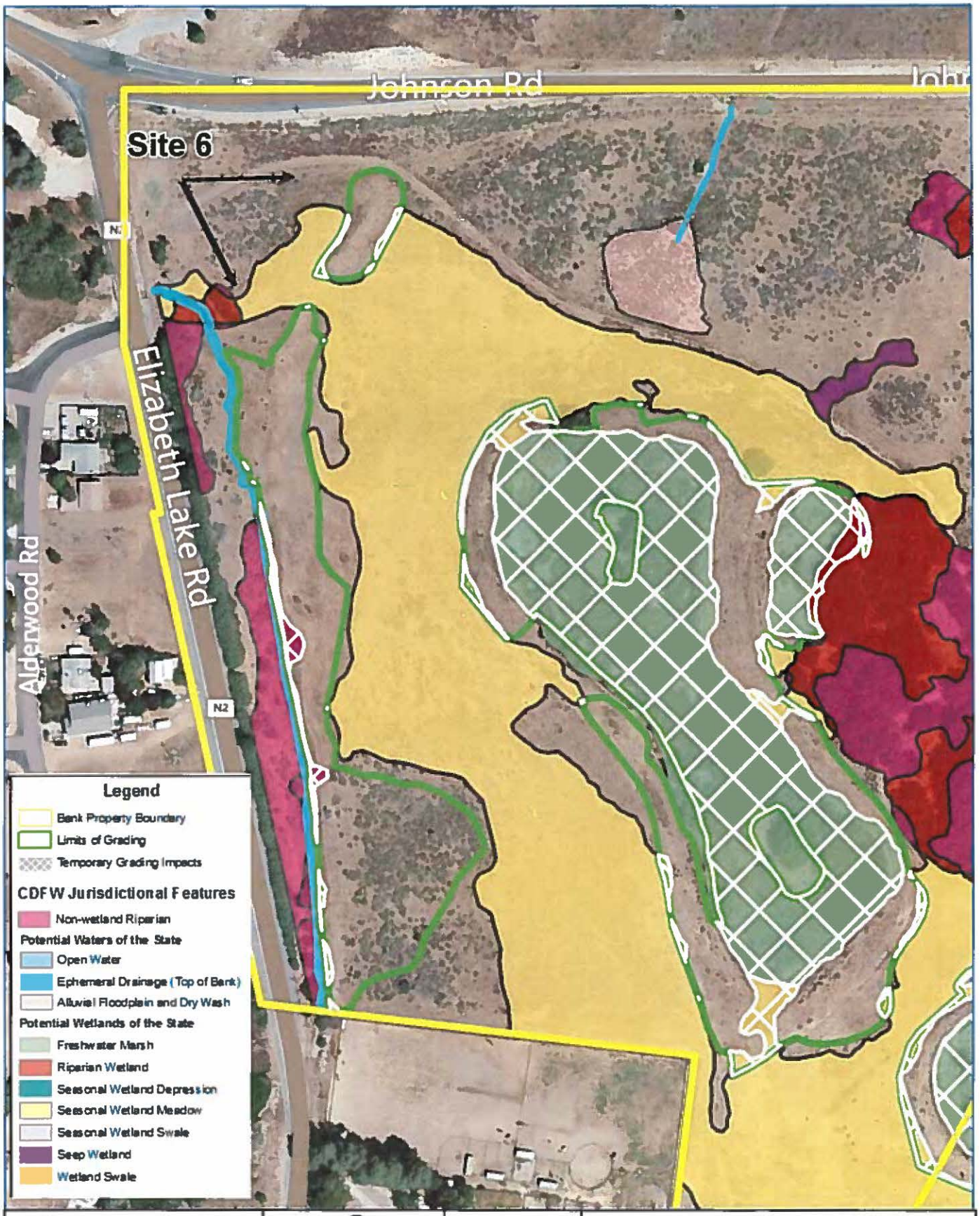
Los Angeles County, California

Figure 10.

Petersen Ranch Potential Impacts to CDFW Jurisdictional Waters

0 400 800 1,600
Feet
1 in = 800 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



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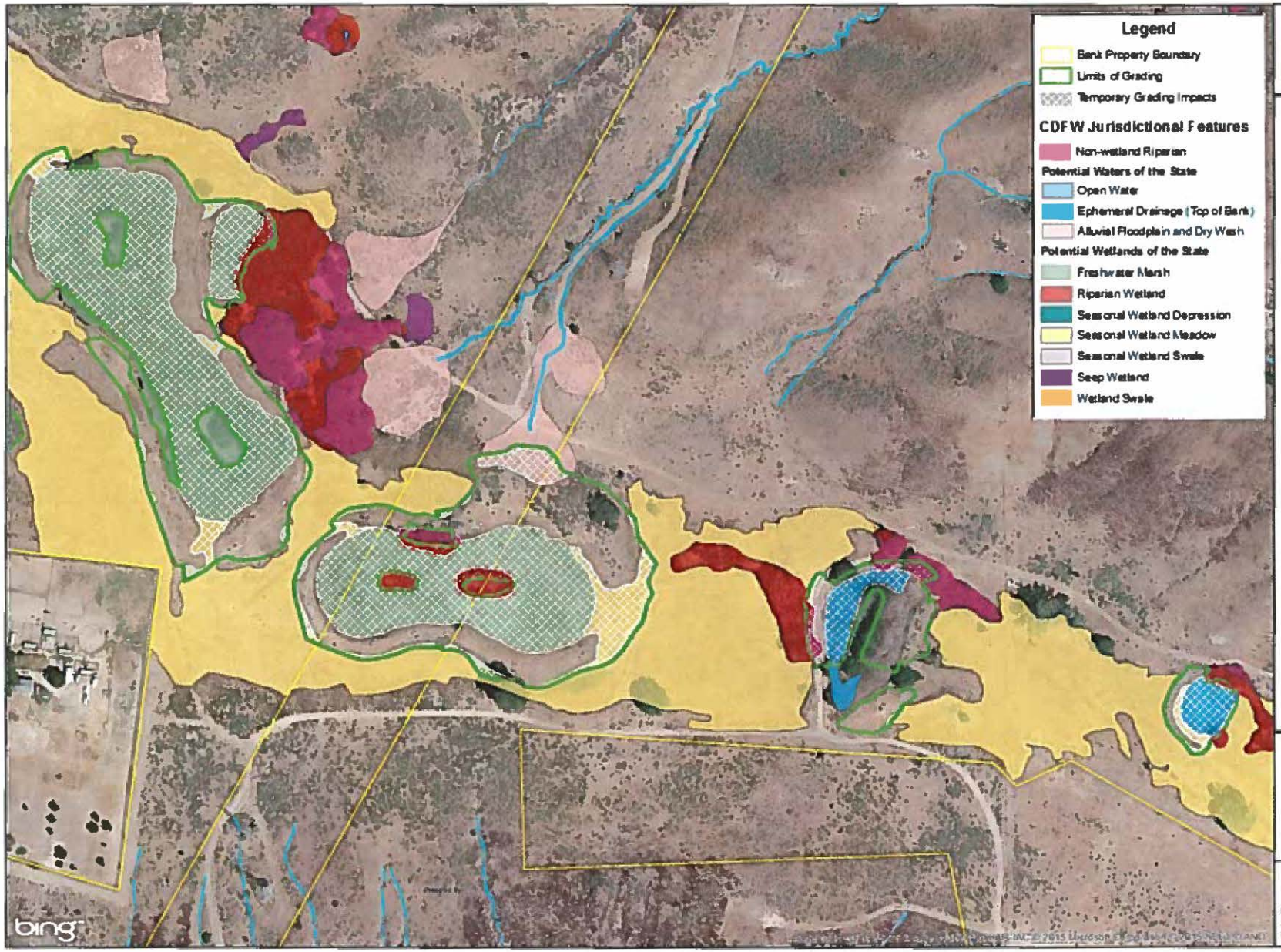
Map Created 03/30/2015

Feet
0 60 120 180
1 inch = 180 feet

Data Sources: Bing

Petersen Ranch Mitigation Bank
Potential Impacts to CDFW Jurisdictional Waters
Grading Site 6

FIGURE 10A



VCS Environmental

Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 10B.

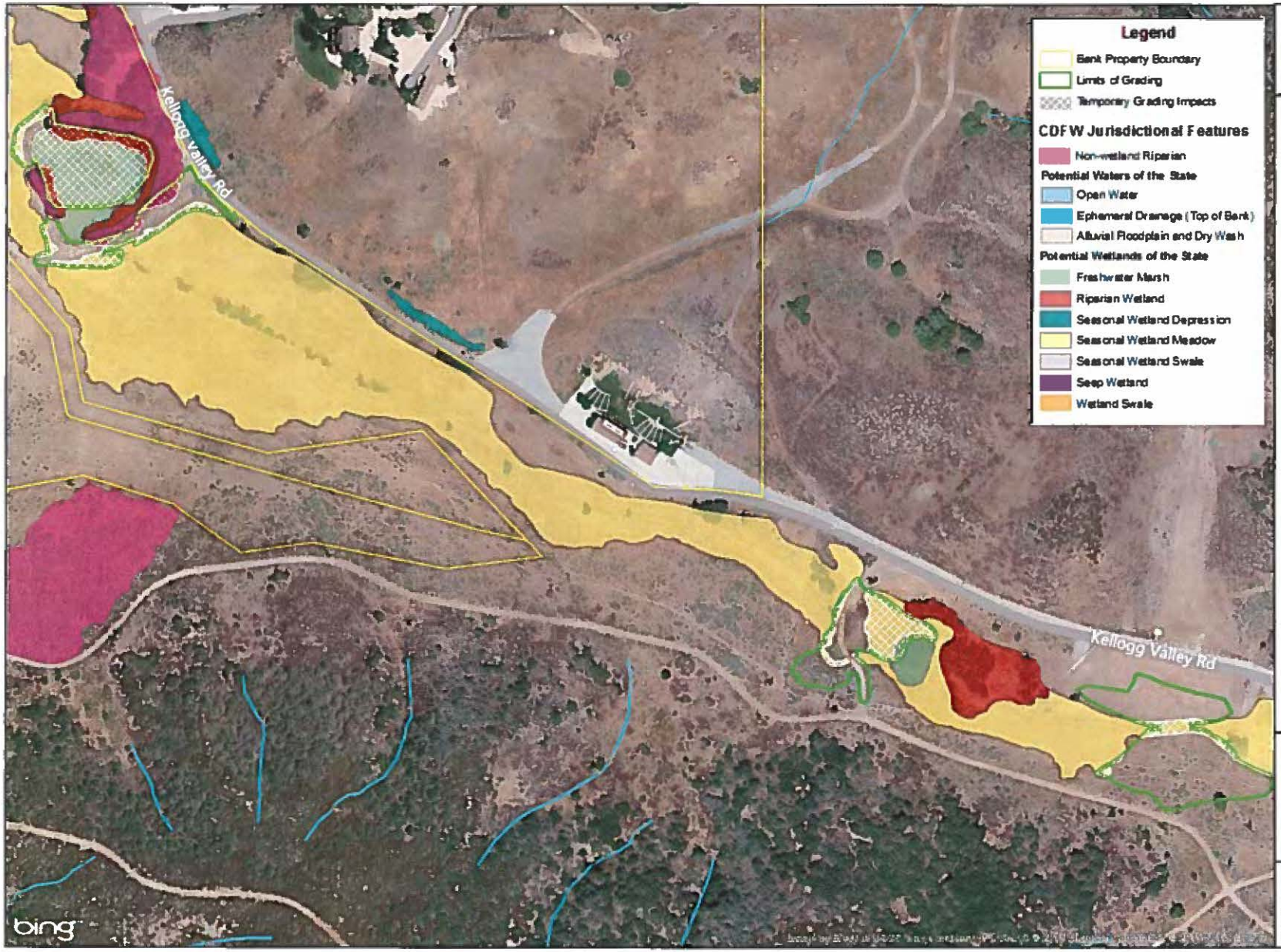
Petersen Ranch Potential Impacts to CDFW Jurisdictional Waters

Grading Site 7 (Image 1 of 3)

0 100 200 400

Feet
1 in = 200 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



VCS Environmental

Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 10C.

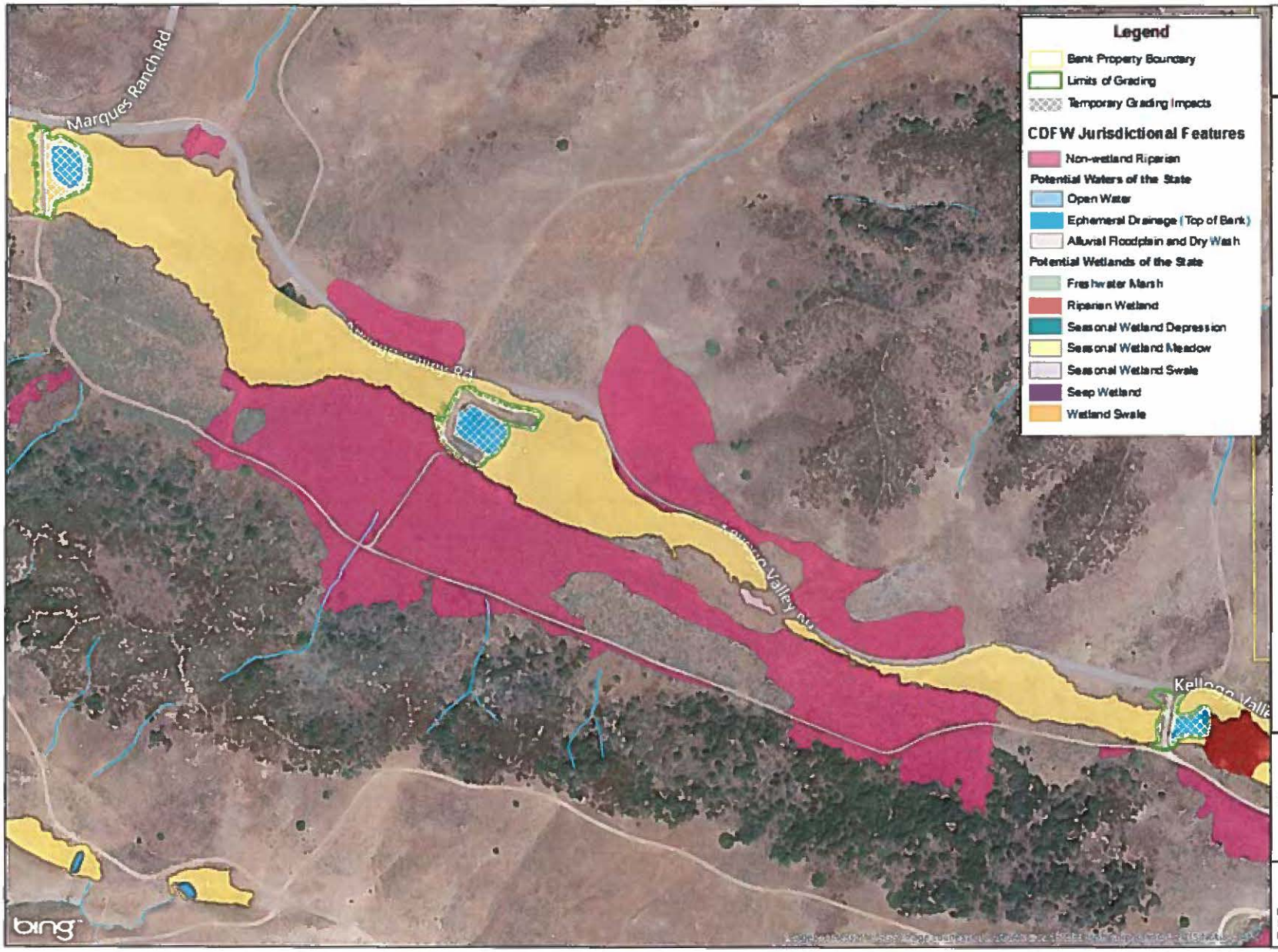
Petersen Ranch Potential Impacts to CDFW Jurisdictional Waters

Grading Site 7 (Image 2 of 3)

0 100 200 400

Feet
1 in = 200 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps



VCS Environmental

Petersen Ranch Mitigation Bank

Los Angeles County, California

Figure 10D.

Petersen Ranch Potential Impacts to CDFW Jurisdictional Waters

Grading Site 7 (Image 3 of 3)

0 100 200 400 600

Feet
1 in = 300 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps

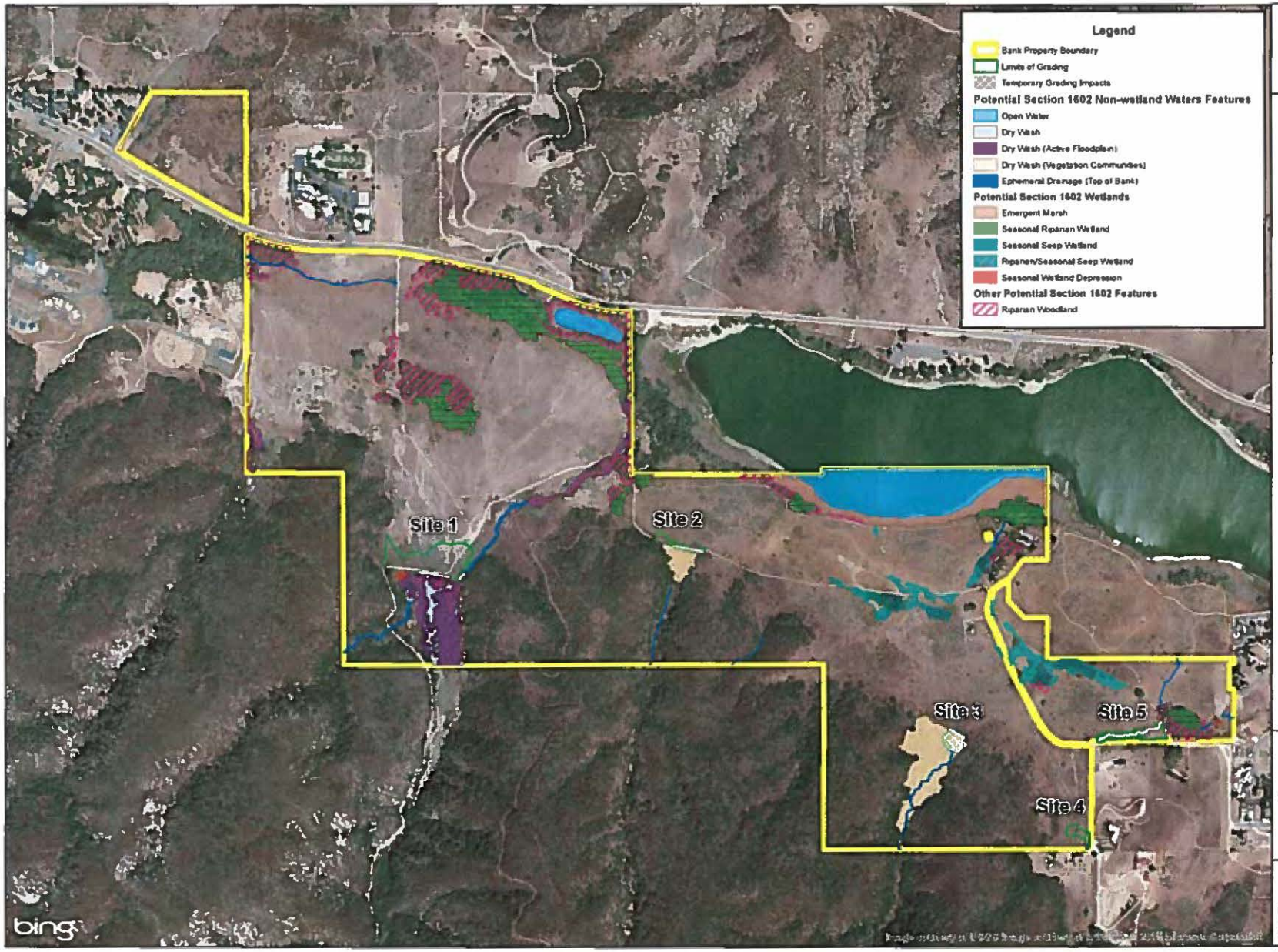


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Figure 11.

Elizabeth Lake Potential Impacts to CDFW Jurisdictional Waters

N
W E
S

0 320 640 1,280
Feet
1 in = 640 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps

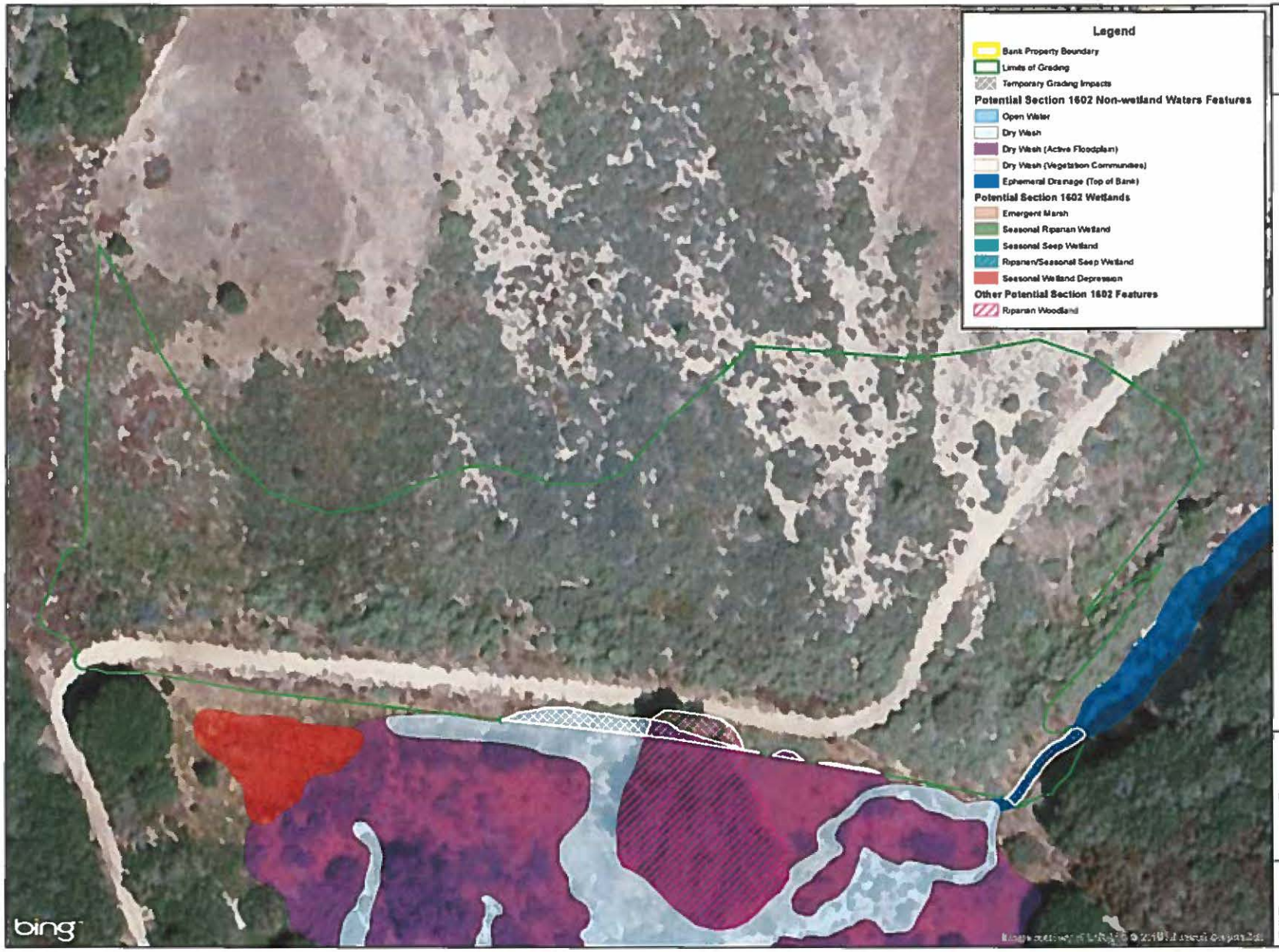

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Figure 11A.

Elizabeth Lake Potential Impacts to CDFW Jurisdictional Waters

Grading Site 1

0 25 50 100
Feet
1 in = 50 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps

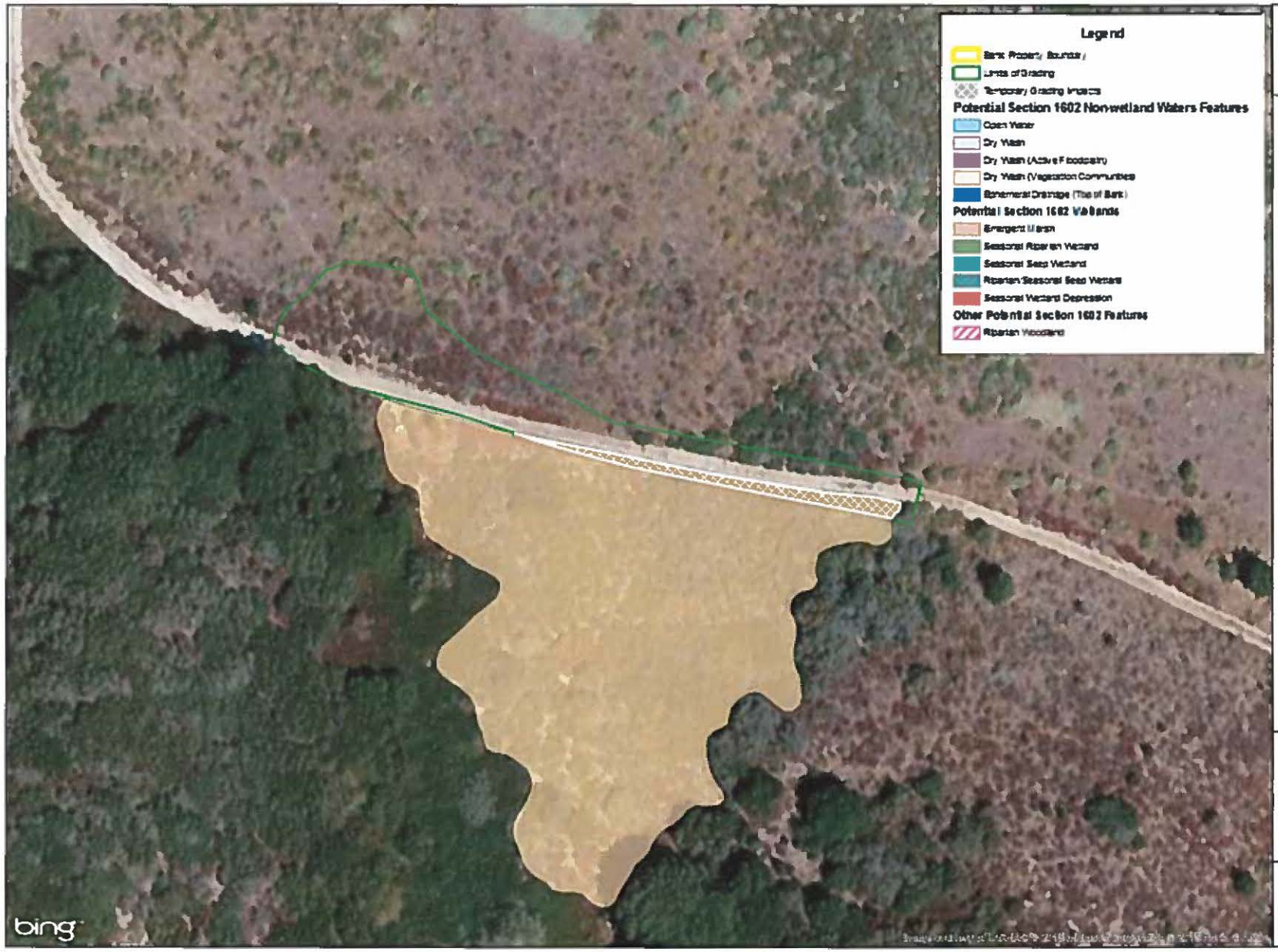

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Figure 11B.

Elizabeth Lake Potential Impacts to CDFW Jurisdictional Waters

Grading Site 2

N
W E
S

0 25 50 100

Feet
1 in = 50 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps

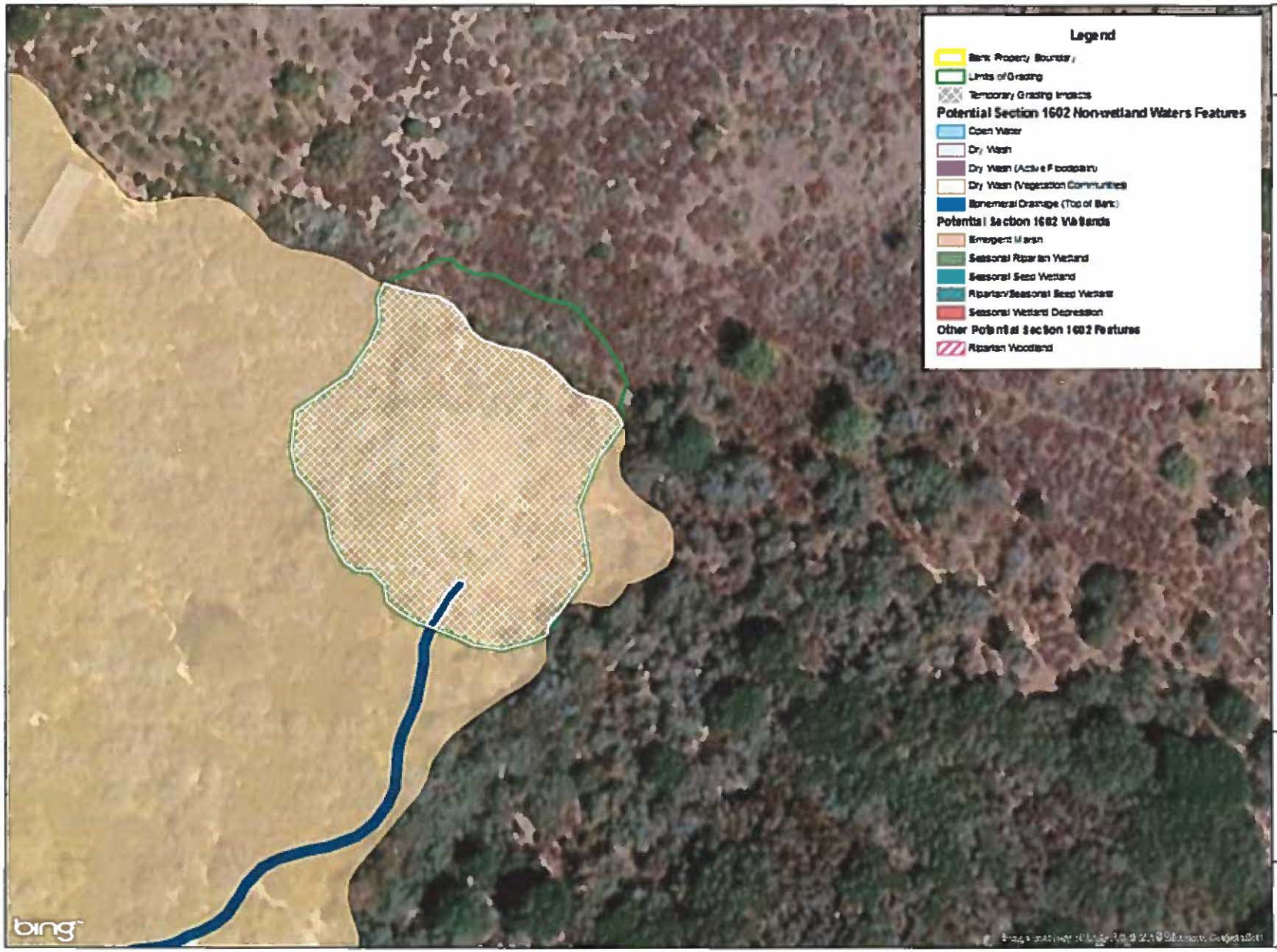

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Figure 11C.

Elizabeth Lake Potential Impacts to CDFW Jurisdictional Waters

Grading Site 3

0 20 40 80

Feet

1 in = 40 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps

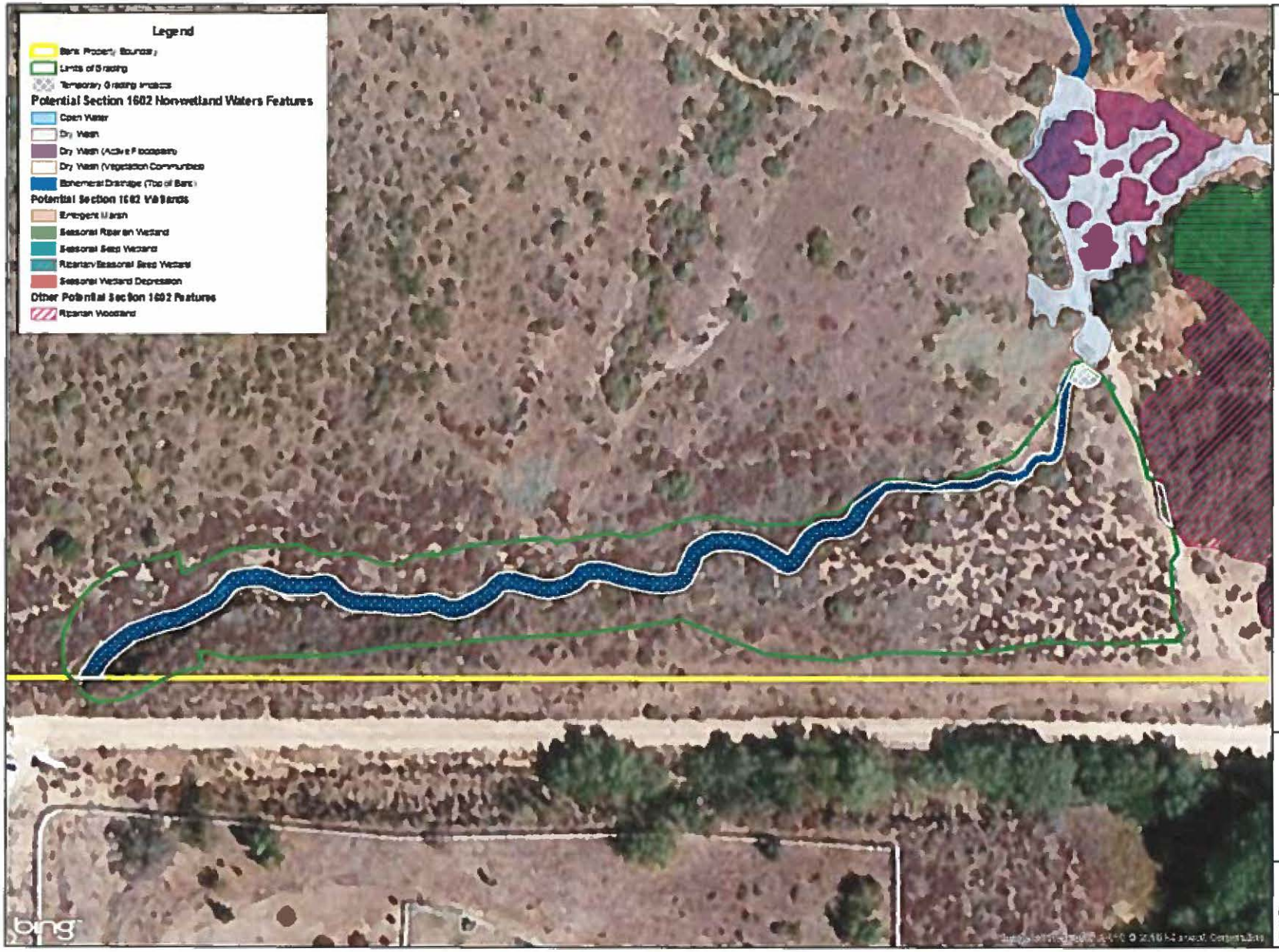

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Figure 11D.

Elizabeth Lake Potential Impacts to CDFW Jurisdictional Waters

Grading Site 5

N
W E
S

0 20 40 80
Feet
1 in = 40 ft

Map Date: March 2015
Source: WRA
Base Source: Bing Maps