



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

January 20, 2016

Richard J. Bruckner
Director

Stephen Brollier, Belmont Village
8554 Katy Freeway, Suite 200
Houston, TX 77024

**REGARDING: PROJECT NO. R2014-01815-(3)
CONDITIONAL USE PERMIT NO. 201400155
OAK TREE PERMIT NO. 201500001
24141 Ventura Blvd. (APN: 2049043005)**

The Regional Planning Commission, by its action of **January 20, 2016**, 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 **February 3, 2016**. **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 Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@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),
Notice of Determination (1 original, 1 copy)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01815-(3)
CONDITIONAL USE PERMIT NO. 201400155
OAK TREE PERMIT NO. 201500001**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on January 20, 2016, in the matter of Project No. **R2014-01815-(3)**, consisting of Conditional Use Permit No. 201400155 ("CUP"), Oak Tree Permit No. 201500001 ("Oak Tree Permit"). (The CUP and Oak Tree are referred to collectively as the "Project Permits.")
2. The permittee, Belmont Village ("permittee"), requests the Project Permits to authorize the construction and operation of an adult residential facility, for the grading in excess of 5,000 cubic yards of cut and fill, and for the encroachment into the protected zone of four oak trees ("Project") on a property located at 24141 Ventura Boulevard in the unincorporated community of the Santa Monica Mountains North Area ("Project Site").
3. The CUP is a request to authorize the construction and operation of an adult residential facility in the Commercial Planned Development (CPD) zone pursuant to Los Angeles County Code ("County Code") Sections 22.28.340.B and 22.28.110.
4. The CUP is a request to authorize grading that exceeds 5,000 cubic yards of total cut plus fill material pursuant to County Code Section 22.44.133.D.4.b.
5. The Oak Tree Permit is a request to authorize the encroachment into the protected zone of four (4) oak trees for the construction of the adult residential facility pursuant to County Code Section 22.56.2060.
6. The Project Site is 4.97 gross acres in size and consists of one legal lot. The Project Site is irregular in shape. The western third of the parcel is steeply-sloped and the remainder of the parcel is level. The Project Site has been previously disturbed and partially graded but is currently undeveloped.
7. The Project Site is located in the Malibu Zoned District and is currently zoned CPD.
8. The Project Site is located within the Commercial (C) land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map.
9. Surrounding Zoning within a 500-foot radius includes:
 - North: Light Agricultural – 1 Acre Minimum Lot Area Required (A-2-1)
 - South: CPD, Ventura Freeway, and City of Calabasas, developed with commercial uses
 - East: Light Manufacturing (M-1)
 - West: CPD

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

- North: Single-family, large-lot residential development
- South: Ventura Freeway, landscaping, and the City of Calabasas
- East: Commercial office building, gas service station, and light industrial uses
- West: Commercial office building

11. There are two previous cases associated with the subject parcel:

- Project 04-031: Plan Amendment, Tract Map and CUP for 66 attached condominiums, hillside management, grading in the Santa Monica Mountains North Area, and density bonus for senior citizen housing. This project was not completed and the property owner is not pursuing these entitlements.
- Project No. 2206 / CUP No. 200700060: CUP application for two 45,000-square-foot office buildings and parking structure. The project was not completed and the property owner is not pursuing these entitlements.

12. The site plan for the Project depicts the subject property, which is 4.97 acres. The site is currently undeveloped, but the entire eastern third of the parcel has been previously disturbed and graded. A concrete channel is located along the eastern boundary of the project site. The western third of the project site is steeply-sloped and contains 22 oak trees. The main facility is located on the eastern half of the parcel and has a building footprint of 36,333 square feet. The 105,900-square-foot structure is accessed by a driveway off of Ventura Boulevard that leads directly to the main entrance, which is on the west side of the facility. A parking lot with 97 parking spaces surrounds the facility on the western and southern sides. The facility also proposes a courtyard and a pool along the eastern side of the building

13. The Project Site is accessible via Ventura Boulevard to the South. Primary access to the Project Site will be via an entrance/exit on Ventura Boulevard.

14. The project was reviewed and cleared by the County Departments of Public Works, Health, Fire, and the County Forester. The Department of Public Works provided requirements for street, road, curb, and gutter improvements, the need for final approval of drainage and grading plans for the site, and a flood control easement to the LA County Flood Control Department. The Fire Department provided standard requirements regarding access, signage for fire lanes, and fire hydrant approval. The Department of Public Health commented on potential concerns related to air quality due to the proximity to the 101 Freeway. This issue was addressed in the MND and mitigation measures are proposed to minimize this impact. The County Forester reviewed the Oak Tree Report and offered standard mitigation for the protection of oak trees during the construction of the facility.

15. 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, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure that the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

16. 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.
17. Staff has received two letters of support for the project from adjacent property owners.
18. A duly noticed public hearing was held on January 20, 2016 before the Commission. Commissioners Smith, Louie, Pincetl, Pedersen, and Modugno were present. The applicant's representative, Stephen Brollier and Neal Brower, made a presentation about the company and the project and answered questions from the Commission.

Commissioner Pincetl inquired about the landscape design and amount of concrete paving for the parking areas. Staff stated that the project is required to comply with Drought Tolerant Guidelines and that a staff biologist reviewed the landscape plan. Commissioner Pincetl asked Public Works about the urban heat island effect and if there were possible changes that could be allowed to give applicants more options to address this issue, such as permeable pavement. Commissioner Smith also asked the applicants to discuss how they are addressing air quality impacts due to the proximity to the Ventura Freeway.

The applicant's landscape architect described the project site's drainage and stormwater capture system, as well as the details of the project's drought tolerant plant palette. The applicant also explained that they had explored using permeable pavers but that they did not meet Fire Department standards. In addition, the applicant stated that permeable pavers can cause some safety issues for seniors due to instability, but that permeable pavers were provided where it was allowed.

The applicant asked for relief from Condition No. 8, which provides for a grant term termination date. Due to the complex financing of these institutional uses, the applicant is concerned about potential issues that could result in a lack of funding as the grant term ends. Staff stated that they had no opposition to amending the grant term to not have a termination date. The Commission had questions about the corresponding inspections, and staff stated that the inspection condition allows for more inspections as needed, and therefore the inspection schedule will be kept as written in the conditions of approval.

There being no further testimony, the Commission closed the public hearing, approved the project changes requested by the applicant and agreed to by staff.

19. The Commission finds that the Project is consistent with the Commercial (C) land use designation for the subject property from the Santa Monica Mountains North Area Plan. This designation is intended for areas for the general shopping and commercial service needs of area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of general commercial, including retail and personal service uses, specialty shops, offices, highway oriented uses, financial institutions, motels, and art and studio facilities. An adult residential facility with over six (6) residents and support services that are licensed with the State are considered a commercial/institutional use, and the project provides an important service for seniors who need a supportive living environment.
20. The Commission finds that the Project is supported by the following Land Use and Housing Policies from the Santa Monica Mountains North Area Plan:
- *Land Use and Housing, Policy VI-19: Require light industrial and commercial uses include adequately landscaped open space, and be designed to relate to the surrounding environment.* The project meets all development requirements for FAR and lot coverage. The project is allowed 0.50 FAR and has 0.49, and is allowed 40 percent lot coverage and has 17 percent lot coverage. The western half of the project site will remain undisturbed and none of the 33 oak trees for the project area will be removed. The grounds will be highly-landscaped and well-maintained by the staff and will be consistent with the landscaping amenities seen on adjacent parcels that are developed with commercial and industrial office buildings.
 - *Land Use and Housing, Policy VI-29: Concentrate light industrial, commercial and office uses adjacent to the Ventura Freeway corridor, and ensure that each project has adequate access, can handle the traffic, and is accessible to essential services, with appropriate site design standards to enhance community character.* The project is a 140-unit adult residential facility providing services and housing to seniors that need 24-hour support and care. Adult residential facilities of this nature and size that are licensed with the State of California are considered commercial or commercial/institutional uses. The project is located adjacent to the Ventura Freeway and is directly adjacent to commercial office buildings and light industrial office buildings and is therefore similar in size and scale to the surrounding area. Additionally, an adult residential facility is not a use that contributes a large amount of new trips, as evidenced by the traffic study that was completed for the project. The project is well-designed and will also be highly-landscaped and the grounds well-maintained.
21. The Commission finds that the Project is consistent with the provisions and regulations of the CPD Zone, including the need for the commercial use, design, access and parking, building coverage, utilities, signs, and development features. The Project will provide critically important services, care, and housing for senior citizens, including patients with dementia and will be well-designed, landscaped, and compatible with the mass and scale of surrounding commercial and light industrial

development. The Project will underground utilities to the site and the building footprint will occupy approximately 17 percent of the lot, which is well under the 40 percent maximum lot coverage allowed. Finally, the Project is required to provide one parking space for each staff member on the largest shift, and one parking space for each vehicle used directly for the facility, which is 81 parking spaces, and the facility will provide 95 spaces.

22. The Commission finds that the Project is consistent with the provisions and regulations of the Santa Monica Mountains North Area Community Standards District (CSD) for exterior lighting, maximum allowable floor area ratio, and height. The project is subject to the standards and regulations of the Rural Outdoor Lighting District Ordinance (Dark Skies), which minimizes the adverse impacts of outdoor lighting and light trespass. The project meets all of the requirements of the ordinance and will utilize energy-efficient LED lighting. The project is allowed a maximum FAR of 0.5 and has a total FAR of 0.49, and the maximum height of the structure is 35 feet.
23. The Commission finds that the Project is consistent with the provisions and regulations of the Santa Monica Mountains North Area CSD for grading. A CUP is required for any grading on a lot or parcel of land that exceeds 5,000 cubic yards of total cut plus total fill material. The CUP requires findings that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, and that the grading will be accompanied by other project features that maximize preservation of visual quality and community character through design features. According to the grading plan estimates, the gross earthwork volumes are anticipated to include 5,597 cubic yards of cut and 3,376 cubic yards of fill, and approximately 2,221 cubic yards will be exported from the project site. All grading will be restricted to the project site and does not cross onto adjacent properties. Much of the over-excavation and re-compaction is being completed for geo-technical purposes. Finally, the grading plan for the project was reviewed and cleared by the Department of Public Works.
24. The Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the area, be materially detrimental to the use, enjoyment or valuation of property in the area, or jeopardize, endanger or constitute a menace to the public health, safety or general welfare. The project will provide important housing and support services to seniors and seniors with dementia. A licensed nurse will be on-site 24 hours a day and the facility will provide housekeeping and laundry services, chef-prepared dining, and health, social and recreational programs. The facility will employ up to 81 employees over three shifts, with the largest shift having a maximum of 36 employees. The project proposes a well-designed facility with highly-landscaped grounds. The scale of the project is similar to adjacent properties that are developed with large commercial and light industrial office buildings. The project site is currently undeveloped and has been previously disturbed and graded, but has been vacant for over a decade. The project will provide a valuable service in a well-designed environment that is appropriately located for this scale of commercial activity

25. The Commission finds that the proposed Project is adequate in size and shape to accommodate the development features required by Title 22 in order to integrate the use with the surrounding area. The subject property is zoned CPD and is consistent with all of the zoning requirements for the CPD Zone, the CSD, and the oak tree permit, including provisions for parking, design, height, landscaping, allowable floor area, and grading. The project proposes a well-designed facility with highly-landscaped grounds. The scale of the project is similar to adjacent properties that are developed with large commercial and light industrial office buildings.
26. The Commission finds that the project is adequately served by existing streets, public services and utility infrastructure. The project is located in an area that is heavily urbanized, is directly adjacent to the 101 Freeway, and has existing utility infrastructure in place. An extensive environmental review was completed for the project, and demonstrated that there are no expected significant impacts to the County's service systems, including law enforcement and fire. A sewer study and hydrology study were also completed and reviewed by the Department of Public Works and also demonstrate that there are no expected significant impacts from the project on the County's sewer or waste management services. Finally, a traffic study demonstrated that the project is not expected to generate a substantial amount of new trips.
27. The Commission finds that the project is consistent with the provisions and regulations for Oak Tree permits. The construction of the facility and the facility's parking lot will result in the encroachment into the protected zone of four (4) oak trees. A required Oak Tree Report was completed by a certified arborist on December 12, 2014 and confirmed the health status of all oak trees on the property. The County Forester also reviewed the project and the Oak Tree Report. The project will not remove any oak trees, and mitigation trees are only required if an oak tree dies as a result of an encroachment. All of the standard mitigation measures for oak trees from the Oak Tree Report have been incorporated into the Mitigated Negative Declaration (MND), as well as additional measures from the County Forester, which is attached to the MND as Appendix A. With adherence to these mitigation measures, there are no expected long-term impacts to the oak trees on the project site.
28. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to thirty (30) years.
29. The Commission finds that pursuant to sections 22.60.174, 22.60.175, and 21.56.2130 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 Agoura Hills/Santa Monica Mountains North Area community. On November 25, 2015, a total of 22 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 21 notices to those on the

courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

30. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
31. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
32. After consideration of the MND and MMRP, 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 MND reflects the independent judgment and analysis of the Commission.
33. 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 West Section, Department of Regional Planning.

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

Regarding the Conditional Use Permit

- 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.

Regarding the Oak Tree Permit

- E. The proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.
- F. The removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- G. The removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
- a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
- H. The encroachment into the protected zone of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; 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; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 201400155 and Oak Tree Permit No. 201500001, subject to the attached conditions.

ACTION DATE: January 20, 2016

VOTE: Concurring:Dissenting:Abstaining:Absent,

Concurring: 5: Smith, Pincetl, Louie, Pedersen, Modugno

Dissenting: 0

**PROJECT NO. R2014-01815-(3)
CONDITIONAL USE PERMIT NO. 201400155
OAK TREE PERMIT NO. 201500001**

**FINDINGS
PAGE 9 OF 9**

Abstaining: 0

Absent: 0

MKK:TSS
12/16/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01815-(3)
CONDITIONAL USE PERMIT NO. 201400155
OAK TREE PERMIT NO. 201500001**

PROJECT DESCRIPTION

The project is a request to authorize the construction and operation of a 140-unit adult residential facility, to allow grading in excess of 5,000 cubic yards of total cut and fill material in the Santa Monica Mountains North Area, and to authorize the encroachment into the protected zone of four (4) oak trees for the construction of the adult residential facility, 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 that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, 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. 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-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$3,000.00**. 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 **fifteen (15) biennial (one every other year)** inspections. 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 **February 10, 2016**, 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 Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

OAK TREE PERMIT NO. 201500001

15. 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.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. 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").
19. 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.
20. 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.

21. 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 **April 20, 2016**.
22. 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 – OAK TREE PERMIT

23. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified in the Oak Tree Report that dies as a result of the approved encroachments. For any replacement trees that need to be planted, the following additional conditions apply:
- a. The permittee shall plant one healthy acorn of the same species of oak (*Quercus sp.*) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
 - b. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus sp.*) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
 - c. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus sp.*) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

PROJECT SITE SPECIFIC CONDITIONS

24. This grant shall authorize the construction and authorization of a 140-unit adult residential facility, the grading in excess of 5,000 cubic yards of total cut and fill material in the Santa Monica Mountains North Area, and the authorization to encroach into the protected zone of four (4) oak trees for the construction of the adult residential facility.
25. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each staff member on the largest shift, and one parking space for each vehicle used directly for the facility. The largest shift at the adult residential facility will have 36 employees, and the facility will have 45

vans/cars for daily use, which would require not less than 81 spaces be provided based on the applicable ratio. If the permittee changes the operation of adult residential facility so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the adult residential facility substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

26. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
27. Prior to the issuance of a final building permit and the commencement of any grading, the permittee shall supply the Department of Regional Planning with a haul route and written approval from the party receiving the export material from the project site.
28. During construction, the permittee and its contractor shall comply with section 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise, to the extent feasible.
29. To reduce construction traffic, grading and construction equipment shall be stored on the project site while in use and construction employee shall park on the project site if feasible.
30. The permittee shall provide flagmen or other personnel to direct traffic entering or existing Ventura Boulevard during construction to give priority to residents, visitors, and other passenger vehicles.
31. The project site shall be fenced during construction to reduce wind-blown dust. Construction materials shall be covered. All storage soil and sand shall be covered. All debris shall be cleaned up daily and put in a dumpster which shall be covered at the end of each day.
32. All clearing, grading, earth moving, and excavation activities shall cease during periods of high winds (e.g. greater than 15 miles per hour).
33. If the site is graded and left undeveloped for over three weeks, the permittee shall employ various methods to inhibit dust generation including seeding, watering, spreading soil binders, and other dust suppression methods to the satisfaction of the Director of Regional Planning.

34. Dust and mud generated by project construction shall be kept on-site through the use of dust and mud control measures, including watering or sprinkling the site at least twice daily or more frequently as necessary, covering or watering exposed pits, erecting dust fences, tarping debris transport trucks, washing the tires of any vehicles leaving the construction site, and/or other measures as appropriate.
35. Streets and driveways immediately adjacent to the site shall be swept at least once a day during excavation and grading and more frequently if needed to remove dust and silt that may accumulate from earth work activities.
36. Demolition and excavation operations shall be suspended during second stage smog alerts in the area. All materials used on-site shall be controlled in accordance with SCAQMD.
37. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated October 7, 2015, to the satisfaction of said department.
38. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 20, 2015, to the satisfaction of said department.
39. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated January 9, 2015, to the satisfaction of said department.
40. The permittee shall comply with all conditions set forth in the attached County Forester Department letter dated August 6, 2015, to the satisfaction of said department.

Attachments:

Mitigation Monitoring Program (pages 1- 3)
Fire Department Letter dated October 20, 2015
Public Works Department Letter dated October 7, 2015
Public Health Department Letter dated January 9, 2015
Forester Department Letter dated August 6, 2015
Oak Trees: Care and Maintenance Guide



GAIL FARBER, Director

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) 458-5100
<http://dpw.lacounty.gov>

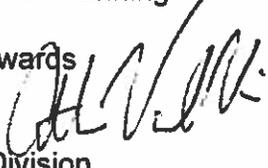
ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 7, 2015

IN REPLY PLEASE
REFER TO FILE: LD-3

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

Attention Travis Seawards

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

CONDITIONAL USE PERMIT (CUP) NO. 201400155
PROJECT NO. R2014-01815-(3)
24141 VENTURA BOULEVARD
ASSESSOR'S MAP BOOK NO. 2049, PAGE 43, PARCEL NO. 5
UNINCORPORATED COUNTY AREA OF CALABASAS

Thank you for the opportunity to review the site plan and the zoning permit application for the project located at 24141 Ventura Boulevard in the unincorporated County area of Calabasas. The applicant is requesting authorization for a CUP to allow the construction and use of a residential assistant living facility for approximately 140 residences. The project will include a three-story, 105,300-square-foot facility that will contain a maximum of 160 beds with 81 employees working in 3 shifts. In addition, the project is proposing 92 parking spaces including 2 handicapped spaces. The proposed grading quantities include approximately 5,597 cubic yards of cut, 3,376 cubic yards of fill, 2,221 cubic yards of export, and 4,327 cubic yards of overexcavation.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

1. Road

- 1.1 Construct a driveway approach at the site along Ventura Boulevard (located approximately 215 feet east of the westerly property line) to comply with current American with Disabilities Act guidelines. Please note this will involve constructing sidewalk transitions in the vicinity of the proposed driveway. Relocate any affected utilities.
- 1.2 Close the unused existing driveway, located approximately 280 feet east of the westerly property line, with standard curb, gutter, and sidewalk along the property frontage on Ventura Boulevard to the satisfaction of Public Works.
- 1.3 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices to the satisfaction of Public Works.
- 1.4 Submit street improvement plans and acquire street plan approval before obtaining a grading permit.
- 1.5 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.6 The keynotes as shown on the plan are not necessarily approved. No improvements shall be constructed from the site plan.

For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Drainage/Grading

- 2.1 Submit detailed structural plans for the construction of the proposed retaining wall located at the southerly edge of the property, adjacent to the existing public right of way along Ventura Boulevard, to Public Works' Design Division for review and approval prior to obtaining a grading permit. This is to ensure there will be no impact to County infrastructures. It shall be the sole responsibility of the owner to construct the retaining walls and execute a covenant for the maintenance of the wall to the satisfaction of Public Works.

- 2.2 Process the appropriate documents for the vacation of the slope and drainage easement (located at the southeast corner of the property) with Public Works' Survey/Mapping and Property Management Division. Please contact Tommy Browne of Survey/Mapping and Property Management Division at (626) 458-7178 or tbrowne@dpw.lacounty.gov to proceed with the vacation process. The area must be vacated prior to issuance of the grading permit or other alternative milestones acceptable to Public Works.
- 2.3 A connection/construction permit from the Los Angeles County Flood Control District, prior to construction, is required for any new connection to existing LACFCD drains/facilities (PD 2365). Plans must be submitted to Public Works for review and approval prior to any construction commencing. Contact Public Works' Land Development Division, Encroachment Permits and Inspection Section, for submittal requirements and permit fees at (626) 458-3129.
- 2.4 Submit a grading and drainage plan for review and approval that complies with the approved hydrology/Low-Impact Development study dated September 15, 2015, or any subsequent approval. The grading plans must show and call out the construction of all drainage devices and details and paved driveways, elevation and drainage of all pads, and the water quality devices, as applicable. The applicant is required to show and call out all existing and proposed easements on the grading plan and obtain the easement holder approvals.
- 2.5 Obtain soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.6 Execute an agreement that addresses the maintenance of any privately maintained drainage devices that are constructed on-site.

For questions regarding the drainage/grading conditions, please contact Ms. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Flood Maintenance

- 3.1 Provide additional easements for ingress and egress purposes to the LACFCD on the existing driveway from the Parkway Calabasas right of way at the northeast corner of the site to the existing LACFCD drainage easement located approximately 15 feet within the site to the satisfaction of LACFCD. The additional ingress and egress easement will allow LACFCD maintenance vehicles to access the existing drainage easement on-site through the driveway on Parkway Calabasas.

Mi Kim
October 7, 2015
Page 4

For questions regarding the flood maintenance condition, please contact Vanessa Hernandez of Public Works' Flood Maintenance Division at (818) 896-0594 or vhernandez@dpw.lacounty.gov.

4. Building and Safety

4.1 Submit building plans to Public Works' Building and Safety Division, Calabasas District office, for review and approval.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ms. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201400155 24141 VENTURA BOULEVARD\TCUP 201400155\CUP 201400155 , DPW Clearance Memo.docx



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-01815 MAP DATE: 09/24/2015
LOCATION: 24141 Ventura Blvd., Calabasas
PLANNER: Travis Seawards

12. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
14. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
15. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
16. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
17. Turf Track Paving is permitted in the designated locations as noted on the revised site plan.



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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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Fifth District

January 9, 2015

TO: Travis Seawards
Senior Regional Planning Assistant
Department of Regional Planning

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

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-03163/ CUP201400155
Belmont Village Adult Assisted Living Facility
424141 Ventura Blvd., Calabasas

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is to allow the construction and operation of a 140-unit adult assisted living facility, located in the Commercial Planned Development (CPD) Zone in the unincorporated Santa Monica Mountains North Area. The Department recommends approval of the CUP contingent upon the following conditions.

Toxics-Epidemiology Program

Staff from Toxics Epidemiology Program reviewed the documents and plans provided by the applicant of the subject property located at the above location.

The Program does not have any special conditions regarding noise impacts on residential land use. However, the proximity to the 101 Highway is still a concern due to vehicular emissions. We would like to request a list of mitigation measures or engineering controls that would help to minimize this impact. Engineering controls or site design such as: closed loop ventilation system, high efficiency outdoor air filtration equipment, location of outside air intakes, minimal window size on exterior walls facing the freeway, and other measures can be integrated into the mitigation plan. As discussed in the One Stop meeting, our document regarding proximity to roadways states the Department of Public Health position in this matter.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 6, 2015

Travis Seawards, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Seawards:

**OAK TREE PERMIT NUMBER 2015-00001
PROJECT NUMBER R2014-01815-(3)
24141 VENTURA BLVD., CALABASAS**

We have reviewed the "Request for Oak Tree Permit #2015-00001." The project is located at 24141 Ventura Blvd. in the unincorporated area of Calabasas. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Stephanie Lopez, the consulting arborist, dated August 8, 2014.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

- approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
 4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
 5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
 6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE ENCROACHMENT:

7. This grant allows encroachment within the protected zone of four (4) trees of the Oak genus identified as Tree Number 1, 7, 8 and 9 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above, that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

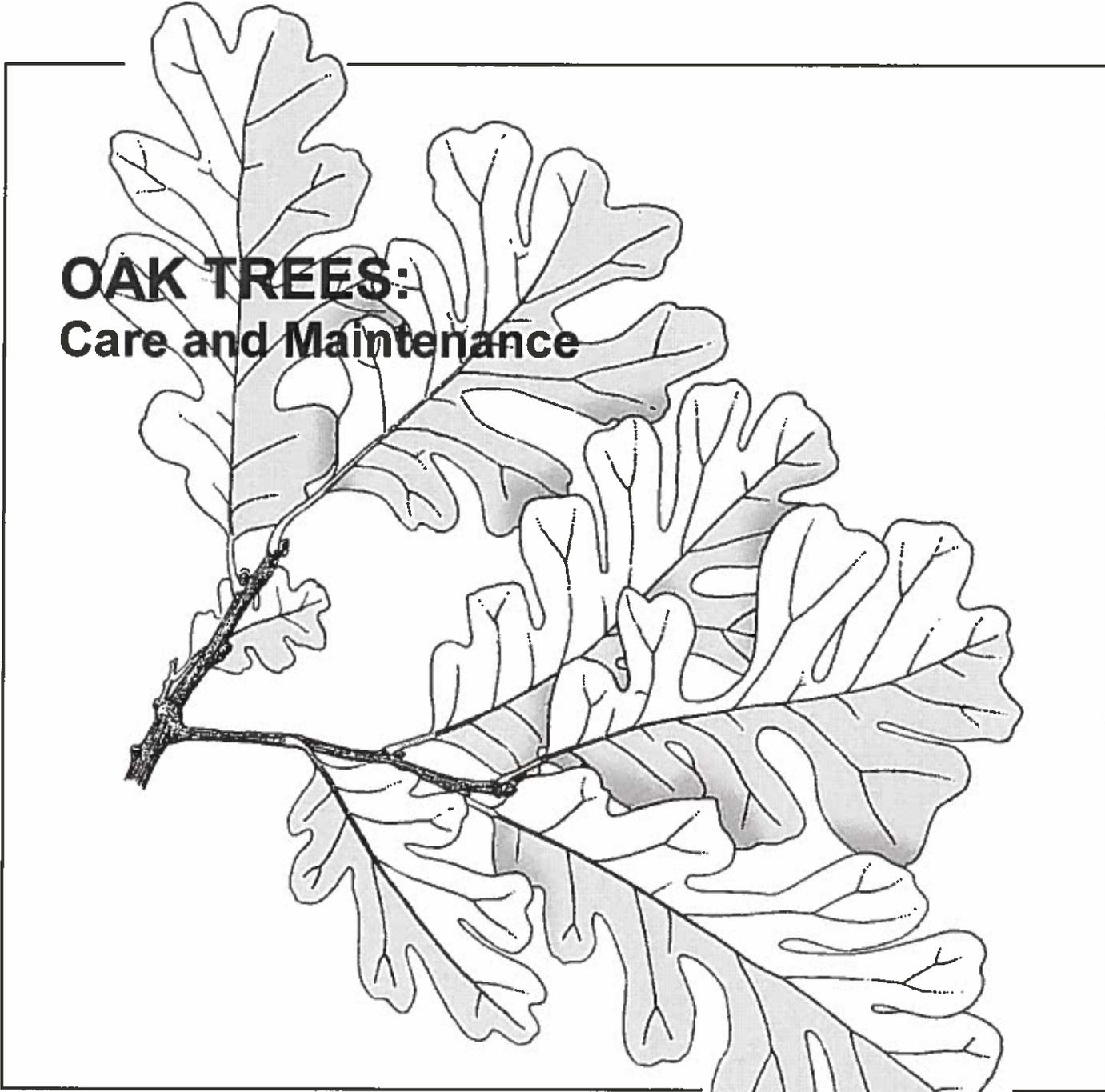
Very truly yours,



J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JL:jl

Enclosure



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 5"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS: FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG: SPINY, ROUNDED, AND HOLLY-LIKE: BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS :

CALIFORNIA BLACK OAK : QUERCUS KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

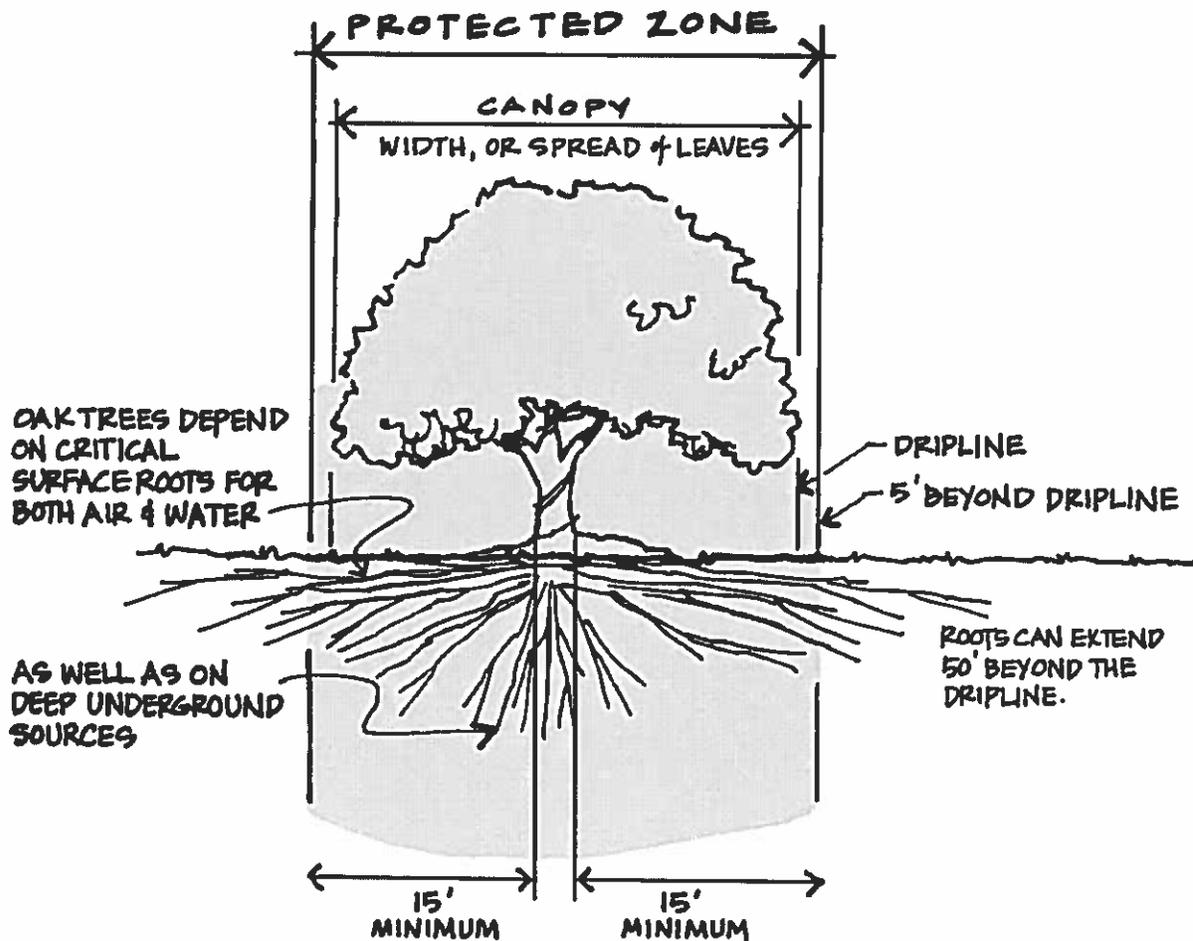
THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

“The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater.”



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

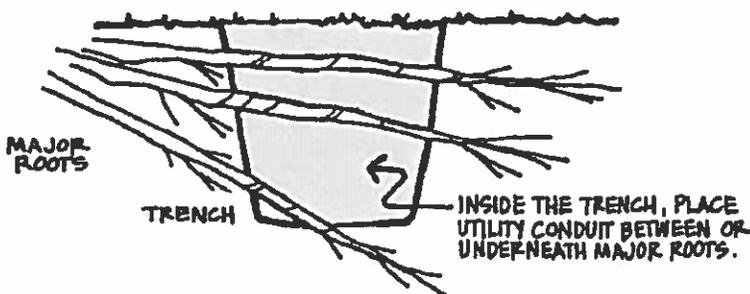
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

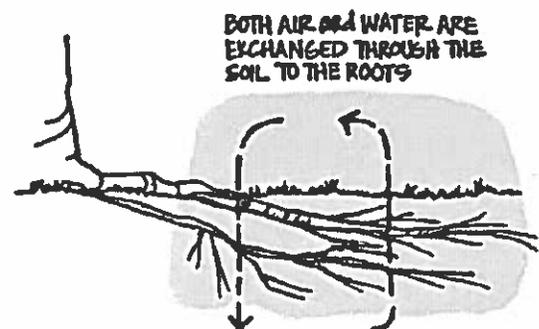
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

TRENCHING



SOIL COMPACTION



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

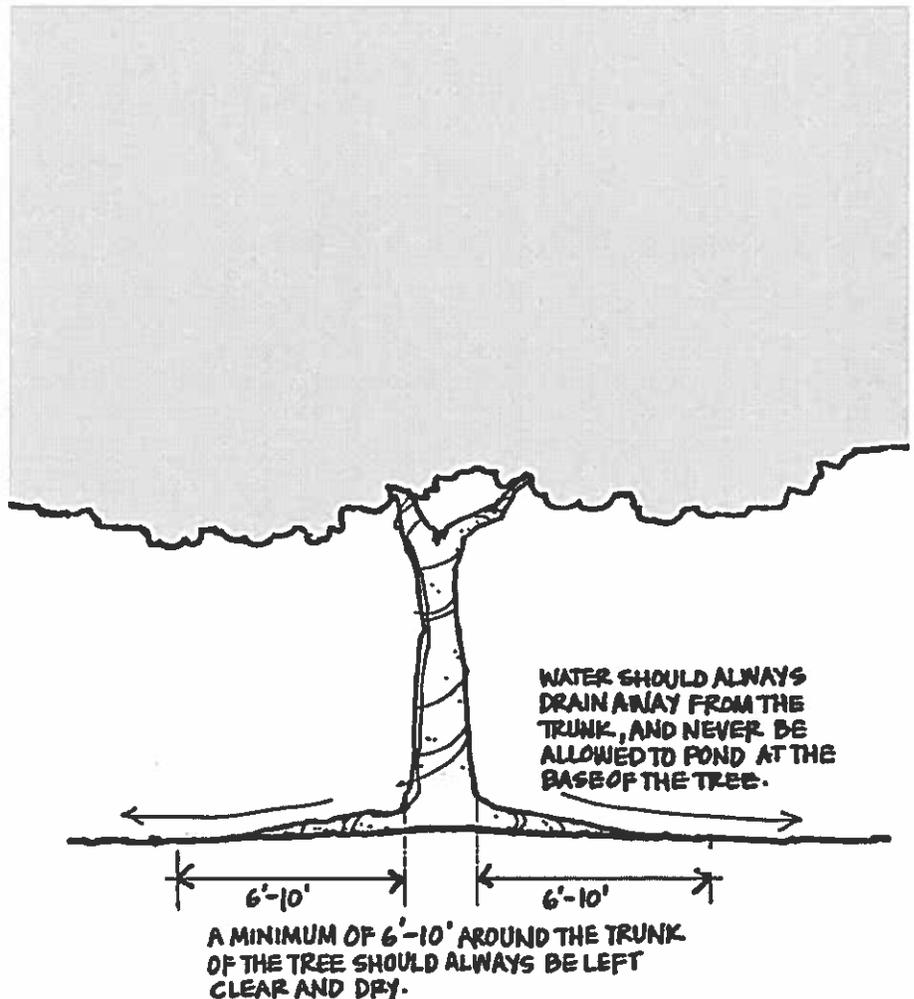
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

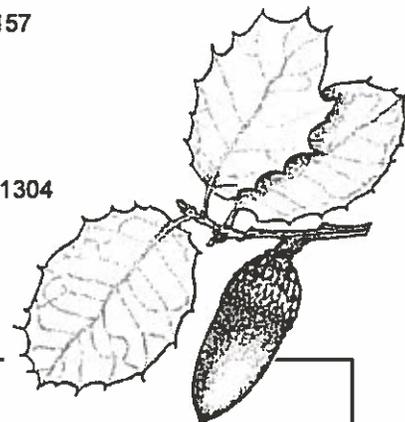
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01815-(3) / PERMIT NO. 201400155 / ENV NO. 201400255**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Nesting Birds. If vegetation clearing or other soil disturbances is to be initiated during the bird breeding season (February 1 through August 31), pre-construction / grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than one to two weeks prior to the initiation of clearance/construction work. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the County of Los Angeles Planning Department. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.</p>	<p>Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning Staff biologist who will coordinate measure Cal Fish and Wildlife. Buffer should be provided is nesting birds are identified.</p>	Prior to and during Construction	Applicant and subsequent owner(s)	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01815-(3) / PERMIT NO. 201400155 / ENV NO. 201400255**

5.1	Cultural Resources	<p>Archaeological Resources. If significant subsurface prehistoric or historic archaeological or paleontological resources appear to be encountered during construction and/or earthmoving activities, the evaluation of any such resources shall proceed in accordance with the criteria outline in Section 106 of the National Historic Preservation Act (1966, as amended), in accordance with CEQA guidelines (1970, as amended), and in accordance with the County of Los Angeles General Plan. Specifically, all work must be halted in the immediate vicinity of the cultural resource found until a qualified archaeologist can assess the significance of the resource.</p>	<p>Archaeological monitoring and Native American monitor when there is a find. Maintain log demonstrating compliance. Site inspection as needed. Halt work if a resource is found.</p>	During earthmoving activities	Applicant and subsequent owner(s)	Department of Regional Planning, NAHC
13.1	Noise	<p>Construction Equipment. If electrical service is available within 150 feet, electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without the manufacturer-recommended muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. For all mobile construction equipment operating within 250 feet of adjacent residential receptors north of the project site, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed but the County of Los Angeles noise standards. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses. Temporary noise barriers used during construction activity shall be made of noise-resistant materials sufficient to achieve a Sound Transmission Class (STC) rating of STC 25 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10dBA insertion loss, provided that it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough to completely block the line-of-sight between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier.</p>	<p>Use electrical power to run air compressors and power tools. All internal combustion engines shall use a muffler. All diesel equipment shall be operated with closed engine doors and mufflers. Additional noise attenuation measures, such as sound blankets or sound barriers during construction.</p>	During earthmoving and construction activities	Applicant and subsequent owner(s)	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-01815-(3) / PERMIT NO. 201400155 / ENV NO. 201400255**

13.2	Noise	Neighbor Notification. Provide notification to commercial and residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted on Ventura Boulevard and Parkway Calabasas adjacent to the project site, and shall be easily viewed from adjacent public areas.	Notify neighbors of construction activities 24 hours prior to construction.	Prior to construction	Applicant and subsequent owner(s)	Department of Regional Planning
13.3	Noise	HVAC Equipment. The project applicant shall ensure that building equipment (e.g., HVAC units) will be located as far away from nearby residences as possible, on building rooftops, and properly shielded by either a rooftop parapet or an enclosure that effectively blocks the line of sight of the source from nearby receptors.	Appropriately locate and/or screen HVAC units from nearby residences.	Prior to construction	Applicant and subsequent owner(s)	Department of Regional Planning
13.4	Noise	Masonry Sound Barrier/Berm. The project applicant shall construct a masonry sound barrier, an earthen landscaped berm, or a berm/barrier combination a minimum of 6 feet in height (or the maximum height permitted by local ordinance) along the northern boundary of the project site, between the proposed parking lot and the nearest off-site residences. The sound barrier must be designed to break line-of-sight between exterior areas associated with off-site residences (e.g. yards) and the parking lot. Such a barrier may provide as much as a 10 dB reduction.	Construct a sound barrier/berm along northern boundary of project.	Upon completion of construction	Applicant and subsequent owner(s)	Department of Regional Planning
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.