



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

April 16, 2009

TO: Librarian
Malibu Library
23519 W. Civic Center Way
Malibu, CA 90265-4804

FROM: Mr. Jodie Sackett *JS*
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 34289
Latigo Canyon Road, approximately 450 feet north of W. Ocean View Drive

The subject project is scheduled for a public hearing before the Regional Planning Commission of Los Angeles County on May 20, 2009.

Please have the materials listed below available to the public through June 1, 2009.

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

- Notice of Public Hearing
- Draft Factual
- Draft Department Conditions
- Environmental Determination
- Correspondence
- Vesting Tentative Tract Map No. 34289 and Exhibit "A" dated August 6, 2008
- Open Space Exhibit
- Land Use Map



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING
FOR A PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Jon Sanabria
Acting Director of Planning

**VESTING TENTATIVE TRACT MAP NO. 34289-(3)
CONDITIONAL USE PERMIT CASE NO. 94-165-(3)
OAK TREE PERMIT CASE NO. 2007-00011-(3)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on Wednesday, May 20, 2009, at 9:00 a.m., at the **Health Services Auditorium, 313 N. Figueroa Street, Los Angeles, California 90012**. Interested persons will be given an opportunity to testify.

Project Description: The applicant proposes a land division to create six single-family lots, one open space lot and one private street lot on 36.3 gross acres. A Conditional Use Permit is proposed for non-urban hillside management design review. An Oak Tree Permit is proposed for the removal of five Oak trees. A waiver of street frontage requirements for proposed Lot Nos. 2, 3, 4 and 6 is requested. The project site is currently vacant.

Project Location: The property is located on Latigo Canyon Road, approximately 450 feet north of W. Ocean View Drive, within the Malibu Coastal Zone and The Malibu Zoned District of Los Angeles County.

Environmental Determination: On the basis of the Initial Study prepared in accordance with State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles, the Department of Regional Planning has found that the proposed project qualifies for a Mitigated Negative Declaration inasmuch as the project will less than significant/no impacts on the environment with project mitigation. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Jodie Sackett. You may also obtain additional information concerning this case by phoning Mr. Jodie Sackett at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

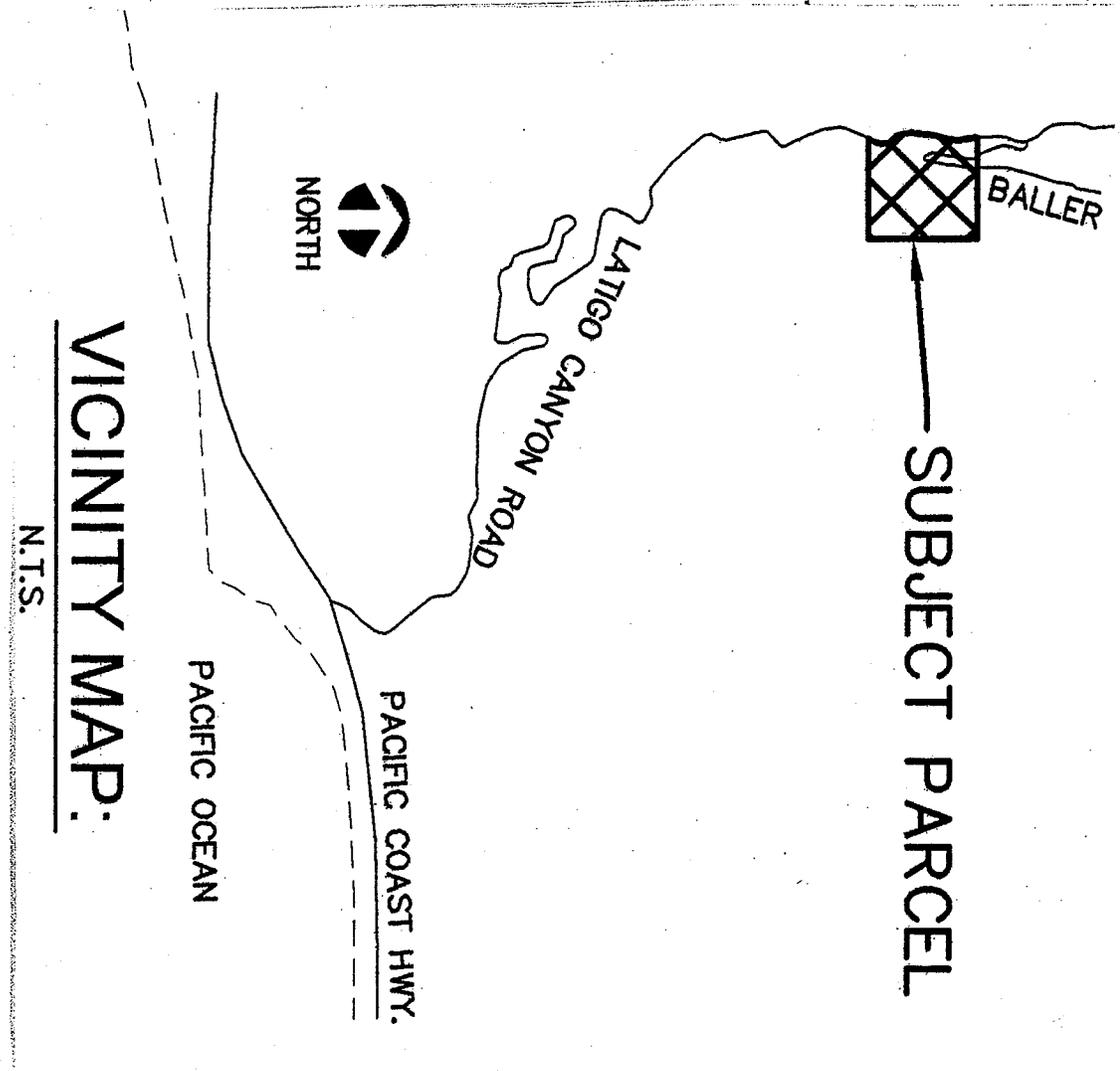
If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning April 20, 2009 at the Malibu Library located at 23519 W. Civic Center Way, Malibu, CA 90265-4804, (310) 456-6438. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

JON SANABRIA
Acting Planning Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para subdividir 6 parcelas de familia singular en 36.3 acres, un permiso condicional del uso, y un permiso de roble. La audiencia publica para considerar el proyecto se llevara acabo el 20 de mayo de 2009. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."



VICINITY MAP:

N.T.S.



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. 94-165-(3)
VESTING TRACT MAP NO. 34289
CUP CASE NO. 94-165-(3)
OAK TREE CASE NO. 200700011-(3)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE May 20, 2009	

APPLICANT Schmitz and Asso., Inc.	OWNER Schmitz and Asso., Inc.	REPRESENTATIVE Schmitz and Asso., Inc.
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REQUEST
Vesting Tentative Tract Map: To create six single-family lots, one open space lot and one private street lot on 36.3 gross acres.
Conditional Use Permit: For non-urban hillside management performance review.
Oak Tree Permit: For the removal of five Oak trees.

LOCATION/ADDRESS Latigo Canyon Road, approximately 450 feet north of W. Ocean View Drive		ZONED DISTRICT The Malibu	
ACCESS Latigo Canyon Road		COMMUNITY Malibu Coastal Zone	
SIZE 36.3 gross acres		EXISTING ZONING A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area)	
EXISTING LAND USE Vacant (with graded pads)	SHAPE Irregular	TOPOGRAPHY Moderate to steeply-sloping	

SURROUNDING LAND USES & ZONING			
North: single-family residences, vacant parcels/A-1-10,000		East: single-family residences, vacant parcels/A-1-10,000	
South: single-family residences/A-1-10,000, City of Palmdale		West: single-family residences/A-1-10,000	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Coast Plan (Malibu Local Coastal Program)	4 (Rural Land II; 1DU/5ac), 5 (Rural Land III; 1DU/2ac), M2 (Mountain Land; 1DU/20ac)	6 DU	Yes

ENVIRONMENTAL STATUS
Mitigated Negative Declaration – The proposed project qualifies for a Mitigated Negative Declaration inasmuch as the project will have less than/no significant impacts on the environment with project mitigation for noise, air quality, biota, drainage and grading, open space and parks, archaeological and cultural resources, traffic, library services, emergency services, and mitigation compliance.

DESCRIPTION OF SITE PLAN
 The vesting tentative tract map and exhibit "A", dated August 6, 2008, depict six single-family lots, clustered near Latigo Canyon Road to the west, ranging in size from one to 2.5 gross acres. The required open space, located to the north and east, which also includes an Environmentally Sensitive Habitat Area (ESHA), is proposed to be dedicated in a separate fee lot approximately 24.33 net acres in size, or 72.1 percent of the net project area. The proposed single-family uses will be clustered at least 200 feet away from the ESHA boundary line. Access to Lot Nos. 1 through 5 is proposed from the private street lot (Lot 8) which has 34 feet of paved width. Lot No. 6 will gain access via a separate 20-foot wide private driveway and fire lane. Lot Nos. 1, 2, and 3 will utilize existing building pads graded under a previous permit. There are five Oak trees located on the project site proposed to be removed, near the entrance to the proposed subdivision off of Latigo Canyon Road. The subject site is currently vacant.

KEY ISSUES

- Please see reverse side.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 5 Acre Lots ___ Sect 191.2

Street improvements ___ Paving ___ Curbs and Gutters ___ Street Lights
___ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other

Park Dedication "In-Lieu Fee" Trails Dedication

INDIVIDUAL DEPARTMENT/AGENCY CONCERNS

Regional Planning:

- 1) Hillside Management Performance Review: The development is requesting the maximum allowed density of six dwelling units, according to the applicant's slope density analysis dated August 6, 2008.
- 2) Environmentally Sensitive Habitat Area (ESHA): The project contains an ESHA traversing from north to south through the subject property. The proposed development is located at least 200 feet away from the ESHA boundary.
- 3) Oak Tree Permit: Five Oak tree removals are proposed with an Oak Tree Permit.

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
10. The street frontage requirement for Lots 2, 3, 4, and 6 needs to be waived by the Department of Regional Planning.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 34289

TENTATIVE MAP DATE: 08/06/2008
EXHIBIT MAP DATE: 08/06/2008

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

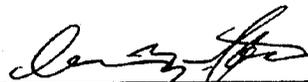
1. Comply with the requirements of the Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 03/26/08 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and label all natural drainage courses.
3. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
4. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.

Name  ES Date 09/02/2008 Phone (626) 458-4921
Elaine Kunitake

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 34289
SUBDIVIDER Reddy
ENGINEER Whitson Engineers
GEOLOGIST & SOILS ENG. Geolabs Westlake Village

TENTATIVE MAP DATED 8/6/08 (Rev.)
LOCATION Malibu
GRADING BY SUBDIVIDER [Y] (Y or N) 20,450yds.³
REPORT DATE 12/4/08 (Soils), 11/21/08 (Geol.), 9/3/08,
3/21/08, 11/20/07, 2/8/07, 9/27/94

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 1/22/09 is attached.

NOTE: A row of soldier piles has been proposed along the south property line to mitigate a calculated slope instability. These piles will be below existing grade and will not be visible upon completion of grading. Specific details of their construction will be required prior to approval of grading plans.

Prepared by  Reviewed by _____ Date 1/22/09
Charles Nestle

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 9.1
Job Number GMPH
Sheet 1 of 1

Tentative Tract Map 34289
Location Malibu
Developer/Owner Deccan
Engineer/Architect ESCO
Soils Engineer Geolabs - Westlake Village (W.O. 8343)
Geologist Same as above

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 8/6/08
Geotechnical and Geologic Report Dated 12/4/08, 9/3/08, 3/28/08, 1/7/08, 11/20/07, 2/8/07, 9/27/94
Previous Review Sheet Dated 12/17/08

ACTION:

This review sheet supersedes the Soils Review Sheet dated 12/17/08.

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

1. At the grading plan stage, show on the grading plans the location of the proposed row of soldier piles that will mitigate the slope instability along the southern border of the subject site. The location of the proposed soldier piles are shown on the geotechnical maps of the latest submitted soils report. All proposed mitigation measures for geotechnical hazards must be shown on the grading plans.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by _____



Date 1/22/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, is provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\34289TenTh

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. If the Advisory Agency does not waive the widening of Latigo Canyon Road per the subdivider's request, the subdivider shall construct inverted shoulder pavement 14 feet (lane width) and four feet (shoulder width) on Latigo Canyon Road to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way. Construct off-site transition pavement on Latigo Canyon Road in the vicinity of the northerly and southerly property lines to the satisfaction of Public Works. The subdivider shall be responsible for the filing of a revised or amended tentative map to reflect these improvements as well as the payment of fees, as applicable.
2. If the Advisory Agency does not waive the widening of Latigo Canyon Road per the subdivider's request, underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structure in the parkway.
3. If the Advisory Agency does not waive street frontage requirements per the subdivider's request, the subdivider shall provide street frontage to all lots to the satisfaction of Public Works or Regional Planning. The proposed entry street shall be designed to meet public standards. The subdivider shall be responsible for filing of revised or amended tentative maps as determined by Regional Planning to reflect the new design and payment of fees if applicable.
4. Prior to final map approval, the subdivider shall enter into an agreement with the County-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
5. Install postal delivery receptacles in groups to serve two or more residential lots.


Name Allan Chan

Phone (626) 458-4921

Date 09-08-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 34289 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-06-2008
EXHIBIT "A" MAP DATED 08-06-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Health Services. Please call (626) 430-5380 for additional information and requirements.

Daf
Prepared by Allen Ma/Imelda Ng
tr34289s-rev4.doc

Phone (626) 458-4921

Date 09-02-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with the Department of Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each lot.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.


Prepared by Lana Radle
tr34289w-rev4.doc

Phone (626) 458-4921

Date 09-02-2008



COUNTY OF LOS ANGELES

RP. Jank

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 34289 Map Date August 06, 2008 - Ex. A

C.U.P. Vicinity Malibu

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.
All driveway grade transitions shall be designed to comply with the Department of Public Works standards.

By Inspector: Juan C. Padilla Date September 11, 2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 34289 Tentative Map Date August 06, 2008 - Ex. A

Revised Report yes

- Checkboxes for fire flow requirements, hydrant installation, and testing procedures.

Comments: Per fire flow test conducted by Extreme Fire Protection and witnessed by Las Virgienes Municipal Water Co. dated 05-13-07, the existing fire hydrant on Latigo Canyon Road is adequate. The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date September 11, 2008



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	34289	DRP Map Date: 08/06/2008	SCM Date: / /	Report Date: 09/03/2008
Park Planning Area #	27A	MALIBU		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.05
IN-LIEU FEES:	\$14,442

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$14,442 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 3rc
September 08, 2008 07:45:58
GMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	34289	DRP Map Date: 08/06/2008	SMC Date: / /	Report Date: 09/03/2008
Park Planning Area #	27A	MALIBU		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.67	0.0030	6	0.05
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.81	0.0030	0	0.00
Mobile Units	1.47	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.05

Park Planning Area = 27A MALIBU

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	\$288,849	\$14,442

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.05	0.00	0.00	0.05	\$288,849	\$14,442



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Swati Bhatt, REHS
LAND USE PROGRAM, Chief EHS
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



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September 2, 2008

RFS No. 08-0023823

Tract Map No. 34289

Vicinity: Malibu

Tentative Tract Map Date: December 19, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health's approval for Vesting Tentative Tract Map 34289 is contingent on the following provisions:

1. **Prior to Final Tract Map Approval**, a report demonstrating the feasibility of installing an onsite waste water treatment system on each parcel shall be submitted to this Department for review and approval. The report shall conform to the requirements outlined in the interim document, "Application for Approval of An Onsite Wastewater Treatment System (OWTS)." The report shall consist of soil profile excavation, exploratory boring to determine the historic high ground water mark, and percolation testing to substantiate the viability of installing onsite waste water treatment systems on each parcel. Testing on each parcel shall be in an area likely to be utilized as a disposal field. **It is the responsibility of the applicant to demonstrate to the Department that each parcel is suitable for building.** (Download handout from: http://www.lapublichealth.org/eh/docs/ep_land_use_OWTS_procedures.pdf)
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each lot is dependent upon the use of an individual onsite waste water treatment system.
3. **The applicant is advised, that in the event that the requirements of the Los Angeles County Code cannot be met on certain lots, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit on these lots.**

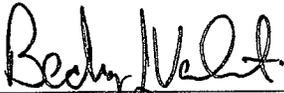
Tract Map No. 34289

4. Private Onsite Waste Water Treatment Systems shall be in compliance with the "Guidelines for Waste Disposal" from Land Development, California Regional Water Quality Board (Los Angeles Region), and the Los Angeles County Codes.
5. Potable water needs will be supplied by the **Las Virgenes Municipal Water District**, a public water system.

The applicant is advised that all requested documents should be identified by the tract map number and sent directly to the address below:

**County of Los Angeles Department of Public Health
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Becky Valenti**

If you have any questions or need additional information, please contact me at (626) 430-5380.



Becky Valenti, E.H.S. IV
Land Use Program

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER No. VTTM 034289

1. DESCRIPTION:

An application to subdivide the property into eight (8) lots consisting of six (6) for single-family residential use, one (1) for open space conservation and one (1) for street access to the site, proposed over 34.4 gross acres and located in Malibu. A direct access road connection is proposed from Latigo Canyon Road to serve all six residences proposed, connecting into Baller Road which will continue to serve five (5) homes beyond the proposed subdivision to the north. The access road will vary in width from 20 to 34 feet, totaling 1,620 feet in length, and an access easement shall be provided to serve the neighboring residential property to the south. Custom designed homes are proposed to be built on caissons along the natural hillsides of the property, limiting grading to 19,250 cubic yards of cut and 1,200 cubic yards of fill. An oak tree permit has been filed to remove four (4) oak trees on site in order to construct the new access driveway. An oak tree mitigation/tree replacement program is proposed to replace the trees in accordance with the Oak Woodland Conservation Act (Public Resources Code 21083.4). A Biological Constraints Analysis (BCA) was prepared for this project dated May 2008. Per California Environmental Quality Act (CEQA), project impacts to be analyzed in this document also include all off-site improvements and areas to be "retired" as a result of the creation of this subdivision as required by the Local Coastal Plan (LCP). Application also includes a Conditional Use Permit for development within a hillside management area.

2. LOCATION:

Latigo Canyon/ W. Ocean View Dr. in Malibu

3. PROPONENT:

Schmitz & Associates, Inc.
5234 Chesebro Rd., Suite 200
Agoura Hills, CA 91301

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Rudy Silvas of the Impact Analysis Section, Department of Regional Planning

DATE: January 14, 2009



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



January 14, 2009

Bruce W. McClendon FAICP
Director of Planning

Mrs. Mindy Commins Wilcox
Schmitz & Associates, Inc.
5234 Chesebro Rd., Suite 200
Agoura Hills, CA 91301

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project No: VTTM 034289
Case: CUP 79-027, ROAKT 200700011

Dear Mrs. Wilcox:

On January 14, 2009, staff of the Department of Regional Planning (DRP) has completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other:
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Rudy Silvas of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Paul McCarthy, Supervising Regional Planner
Impact Analysis Section

BWM:PM:rs



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4232 Las Virgenes Road
Calabasas, CA 91302
(818) 251-2100
Fax (818) 251-2109

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www.lvmwd.com

MEMBER AGENCY OF THE
METROPOLITAN WATER
DISTRICT
SOUTHERN CALIFORNIA

December 23, 2008

CONDITIONAL STATEMENT OF WATER SERVICE

TO WHOM IT MAY CONCERN:

SUBJECT: Vesting Tentative Tract Map 34289
Assessor Parcel Number: 4461-007-008

This is to advise you that the proposed water system for the subject property will be operated by Las Virgenes Municipal Water District (LVMWD).

This project will be assured of connection to the water system of the district only if the proponent also satisfies all terms and conditions for service as set forth in the district's Code.

If the applicant's property cannot be served from an existing water main, then the applicant shall provide for the extension of the facilities necessary to provide such service in the manner set forth in Title 3 of the Las Virgenes Municipal Water District Code, Ordinance No. 11-86-161.

Sincerely,

Phyllis Southard
Planning & New Development Technician





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

December 10, 2008

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: 79-027
Case: TR 34289

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: Noise

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. During grading and earth material hauling activities, work is prohibited on any Sunday or legal holiday, and it is suggested that such work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.), except for emergency work of public service utilities or by variance issued by the health officer. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon. Emergency work means any work performed for the purpose of presenting or alleviating the physical trauma or property damage threatened or caused by an emergency.

Mitigation Measures for: **Air Quality**

2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.

3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
- Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
- Limit truck and equipment idling time to five minutes or less.
- Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
- To further reduce PM10 and PM2.5 emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers, and water trucks) shall be equipped with a Diesel Particulate Filter (DPF) in a manner to ensure operability and efficiency.
- To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers) shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 30 percent minimum as feasible.
- To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material handling equipment, water trucks shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 25 percent minimum as feasible.

- To further reduce PM10 and PM2.5 emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a DPF in a manner to ensure operability and efficiency.
 - To further reduce NOx emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible.
 - To further reduce PM10 and PM2.5 emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a DPF in a manner to ensure operability and efficiency.
 - To further reduce NOx emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible.
4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required include the following:
- Apply dust suppressants (e.g., polymer emulsion) to actively disturbed areas upon completion of clearing and grading.
 - Replace ground cover in disturbed areas as quickly as possible.
 - Water disturbed sites two times daily (locations where grading is to occur will be thoroughly watered prior to earth moving).
 - All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.
 - Traffic speeds on all unpaved roads shall be reduced to 15 mph or less during construction.
 - During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions; all construction vehicles shall be prohibited from idling in excess of 5 minutes, both on and off site.
 - Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.
 - Construction emissions will be scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
 - General contractors shall maintain and operate construction equipment to minimize exhaust emissions; all construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
 - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour over a 30-minute period or more.
 - An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

- Heavy construction equipment should be kept on-site when not in operation to minimize exhaust emissions associated with vehicles repetitiously entering and exiting the project site.

5. For slope areas with gradients in exceedance of three (3) feet, any intended vegetative groundcover shall be implemented as soon as practical after completion of earth-moving operations to minimize fugitive dust and to provide for effective soil stabilization. Activate the irrigation systems necessary to water and maintain the aforementioned vegetative groundcover as soon as feasible. It is not the intent of this mitigation measure to require the planting or irrigation of building pads or other development areas upon which subsequent development activities are pending.

Mitigation Measures for: **Biota**

6. As mitigation for impacts to the native flora and fauna habitat of the site, the applicant shall implement the measures prepared by the Department of Regional Planning and the Los Angeles County Environmental Review Board (ERB) to reduce the project's impacts to less than significant.

A. Oak tree woodland must be restored following removal of oak trees for construction purposes. Restoration of oak tree woodland must be in compliance with the Oak Woodland Conservation Act (Public Resources Code Section 21083.4). The oak tree mitigation plan implemented shall be that approved by the Senior Biologist of the Department of Regional Planning and the County Forester.

B. Oak trees shall not be used for fuel modification areas. A fuel modification/landscape plan must be approved by both Regional Planning and the Fire Department.

C. The fuel modification plan shall consist of the slope landscaping in the fuel modification areas, and should be a mosaic planting of deep rooted perennial natives that will hold the soil together. Local native plants shall be primarily used for landscaping, but should not consist of chamise or sage which are flammable. Non-invasive ornamental groundcovers should be limited to the area immediately surrounding the residence (i.e. Zone A). Drought tolerant plants shall be utilized in the landscaping as well, avoiding plants that require too much watering and attract invasive Argentine Ants. Argentine Ants wreak havoc on the ecosystem, destroying the food chain for native animals such as the Horned Lizard. The applicant may refer to the California Native Plant Society (CNPS) website at <http://www.cnps.org/>, and the applicant may also refer to the Los Angeles County Fire List at <http://www.fire.lacounty.gov/Forestry/BrushManagementPlantIDGuide.asp> for the selection of native/drought resistant non flammable plants suitable for the fuel medication plan and plant palette.

D. The fuel modification plan must show its zone with the following dimensions:

- Zone A: 20 feet wide; irrigated; non-invasive ground covers (may be ornamental).
- Zone B: 30 feet wide beyond Zone A; irrigated with non-invasive ground covers, native plants, deep-rooted perennials. And some well-spaced shrubs and trees (may be ornamental).
- Zone C: 150 feet wide beyond Zone B out to 200 feet from structure (does not extend beyond property line on to neighboring property), mosaic of thinned, clumped, native vegetation, pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times.

Zones A & B must be defensible staging areas for fire fighting. In preparing Zone C, implement the

following for fuel modification:

- Retain as many non-sprouting species as possible (They usually have a single trunk). Remove as few as possible of this type. Do not cut off the trunk in pruning, as this kills the plant.
- Choose multiple-trunked, resprouting species for removal over non-sprouters. The multiple-trunked remaining shrubs should be pruned in a staggered, clumped pattern on a staggered schedule, allowing 2-3 years between prunings for any one clump. The resprouting species should be pruned to near ground level.

At least ten (10) feet of brush clearance is needed along the sides of the access road. Vegetation may be allowed in some steep areas to hold the road in place.

E. The landscape plan shall identify and show all native and non-native vegetation on the site that is to remain (i.e. non-native grassland/ruderal vegetation, mixed chaparral, southern willow scrub, chaparral ragwort, Coast live oaks). The landscape plan shall also depict the revegetation program for all graded areas not utilized for improvements or structures. Refer to the source for the type of plant species for revegetation indicated above under measure 5 (A)(3).

F. Local native plant species shall be utilized in all open space revegetation efforts. All onsite and offsite open space areas shall be buffered in a manner to discourage additional encroachment by the new inhabitants. Deed restrictions prohibiting the use of off road vehicles and limiting trail access shall be developed with the intent of protecting the open space from these potentially adverse influences.

G. The deed restriction shall be developed on the conservation parcel to restrict brush clearance to the amount required for compliance with the mandated 200-foot brush clearance zone of the County Fire Department, and in no event outside the allowable area of development as specified by the California Coastal Commission.

H. Prior to the transmittal of the permit, the applicant as landowner shall map and record either an Open Space deed restriction or easement acceptable to Regional Planning, prior to recordation of the Final Map, which provides that the portion of the applicant's property generally depicted on the enclosed Open Space Exhibit will be precluded from future development and preserved for open space and habitat protection. The restriction shall restrict the applicant or his successor in interest from grading, landscaping, and vegetation removal.

I. Structures to be no less than 200 feet from the Environmentally Sensitive Habitat Area (ESHA), which is designated as an overlay along Latigo Canyon Creek as mapped under the 1986 Malibu Local Coastal Plan.

J. All means possible shall be utilized to protect all special status animal species present or which have the potential to exist on the site (i.e. the American badger, Cooper's hawk, southern California rufouscrowned sparrow, golden eagle, coastal western whiptail, California mountain kingsnake, San Diego horned lizard, coast horned lizard). Although not formally designated as special status species, but listed under the State Fish and Game's Natural Heritage Division's Natural Diversity Data Base (NDDB), the San Bernardino ringneck snake, Gertsch's socialchemmis spider and the Santa Monica grasshopper also merit attention.

K. The grading plan for the project shall be reviewed by the Senior Biologist of Regional Planning prior to approval for analysis guidance to minimize the impacts of the project on wildlife. All changes or revisions to the grading plan must be reviewed by the Senior Biologist as well.

L. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct

pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

M. The drainage concept shall also be reviewed by the Senior Biologist at Regional Planning to ensure that all drainage related to the project will be directed to the southern part of the subdivision and away from the Latigo Canyon wash (i.e. ESHA). The drainage plan should demonstrate that it will capture 100 percent of the first $\frac{3}{4}$ inches of storm water runoff and that it will use vegetative swales headed by 3-4 foot filters capable of filtering motor oil; these will be maintained yearly by a maintenance contract.

N. In order to ensure protection of raptorial birds that may forage on the site, the developer shall consult with CDFG prior to the issuance of any grading permits for potential impacts to State listed species and any salvage and relocation plans for special status plant or wildlife species. In order to ensure protection of these birds, as well as other Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

O. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.

P. Chainlink/closed style fencing shall be limited to that necessary to enclose yard areas within the building pad areas or around the proposed residences inner yard areas, not on the perimeters.

Q. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.

R. Anticoagulants are not to be used as a method of rodent control.

Mitigation Measures for: **Drainage and Grading**

7. The requirements for an approved drainage concept and grading plan will be necessary for any grading proposed. The plans must be reviewed and approved to the satisfaction of Public Works, prior to the issuance of any grading and building permits. All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency.

8. A geotechnical report shall also be reviewed and approved by Public Works prior to the issuance of a grading permit.

9. The applicant shall comply with all requirements of the County Code and the Subdivision Committee which mitigate potential impacts due to geotechnical and hydrological characteristics of the project site as identified in the Initial Study. This shall be ensured and monitored through the filing of the appropriate development permits with the Department of Public Works.

10. The applicant shall comply with all requirements of the County Health Department and Subdivision Committee which mitigate potential impacts on water quality as identified in the Initial Study. Prior to approval of this project the applicant shall obtain a permit or waiver by the Regional Water Quality Control Board ensuring their approval. The written approval shall be submitted along with the application for a building permit to the Department of Public Works as well as to the Health Services Department. Implementation shall be ensured by inspectors of these respective departments.

11. The applicant shall contact the State of California Department of Fish and Game for instructions on their review of the drainage concept and grading plan, and obtainment of a Streambed Alteration Agreement if necessary. Review and approval of the plan is required prior to any issuance of grading permits by Public Works.

Mitigation Measures for: **Open Space and Parks**

12. The applicant shall settle with the Los Angeles County Department of Parks and Recreation the requirements for the developer's Quimby obligation for the project of in-lieu fees of \$16,781 (in lieu of the 0.06 acre obligation),

13. Seventy (70) percent of the total area to be subdivided will be deed restricted as open space.

Mitigation Measures for: **Archaeological and Cultural Resources**

14. In order to ensure that potentially significant resources will not be impacted by the project, the applicant shall coordinate the arrangement with the Senior Biologist of the Department of Regional for a certified archaeologist to conduct a Phase I archaeological survey. The results of the survey and the implementation plan for measures shall be reviewed by the Departments of Regional Planning and Public Works, the local Native American Tribal Representative and the applicant.

15. Final implementation measures shall be that approved by the Departments of Regional Planning and Public Works, and the Local Native American Tribal Representative.

16. Homes will be designed to minimize landform alteration. Building materials shall be reflective of surrounding natural earth tone colors.

17. Exterior night lighting should be minimized to what is necessary, should be of low intensity (lights not exceeding 800 lumens), should be of low stature (2.5 – 3 ft.), should be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. If the Department of Public Works (DPW) requires no lighting, then none should be used. Security lighting, if used, shall be on an infrared detector.

Mitigation Measures for: **Traffic**

18. Construction vehicles are not to be parked along Latigo Canyon Road.

19. The Traffic and Lighting Division of DPW shall review and approve, or modify and approve, the primary entrance to the site from Latigo Canyon Road. Of primary concern is the need for safety due to line of sight impediments present near the proposed entrance point to the site.

20. The County Fire Department and DPW shall review and approve the proposed access easement for the neighbor to the south to ensure safety of access for emergency vehicles.

Mitigation Measures for: **Library Services**

21. The applicant will be required to pay the County's library facilities mitigation fee at the time the building permits for the project (i.e. future residences) are issued. The proposed project is located in the Library's Planning Area 7 (Santa Monica Mountains).

Mitigation Measures for: **Emergency Services**

22. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.

Mitigation Measures for: **Mitigation Compliance**

23. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned.

Chidumla Meddy
Applicant

12-11-08
Date

No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

DEC 17 2008

MITIGATION MONITORING PROGRAM
PROJECT NO. 79-027, TRACT NO. 34289

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<p>Noise</p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, work is prohibited on any Sunday or legal holiday, and it is suggested that such work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.), except for emergency work of public service utilities or by variance issued by the health officer. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon. Emergency work means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.</p>		<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>
<p>Air Quality</p> <p>2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.</p> <p>3. The Project Developer/General Contractors shall implement measures to reduce the emissions of</p>		<p>Payment for implementation of air quality management measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 79-027, TRACT NO. 34289

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.) • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost 				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).</p> <ul style="list-style-type: none"> • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. • To further reduce PM₁₀ and PM_{2.5} emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers, and water trucks) shall be equipped with a Diesel Particulate Filter (DPF) in a manner to ensure operability and efficiency. • To further reduce NO_x emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers) shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 30 percent minimum as feasible. • To further reduce NO_x emissions during mass grading, fine grading, and trenching activities, material handling equipment, water trucks shall be equipped with a Diesel Oxidation Catalyst with 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 79-027, TRACT NO. 34289

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>a control efficiency of 25 percent minimum as feasible.</p> <ul style="list-style-type: none"> • To further reduce PM10 and PM2.5 emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a DPF in a manner to ensure operability and efficiency. • To further reduce NOx emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible. • To further reduce PM10 and PM2.5 emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a DPF in a manner to ensure operability and efficiency. • To further reduce NOx emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible. <p>4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 79-027, TRACT NO. 34289

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the types of measures currently required include the following:</p> <ul style="list-style-type: none"> • Apply dust suppressants (e.g., polymer emulsion) to actively disturbed areas upon completion of clearing and grading. • Replace ground cover in disturbed areas as quickly as possible. • Water disturbed sites two times daily (locations where grading is to occur will be thoroughly watered prior to earth moving). • All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less during construction. • During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions; all construction vehicles shall be prohibited from idling in excess of 5 minutes, both on and off site. • Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe. • Construction emissions will be scheduled to avoid emissions peaks and discontinued during second-stage smog alerts. • General contractors shall maintain and operate construction equipment to minimize exhaust emissions; all construction equipment shall be 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 79-027, TRACT NO. 34289

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>properly tuned and maintained in accordance with manufacturer's specifications.</p> <ul style="list-style-type: none"> Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour over a 30-minute period or more. An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. Heavy construction equipment should be kept on-site when not in operation to minimize exhaust emissions associated with vehicles repetitiously entering and exiting the project site. <p>5. For slope areas with gradients in exceedance of three (3) feet, any intended vegetative groundcover shall be implemented as soon as practical after completion of earth-moving operations to minimize fugitive dust and to provide for effective soil stabilization. Activate the irrigation systems necessary to water and maintain the aforementioned vegetative groundcover as soon as feasible. It is not the intent of this mitigation measure to require the planting or irrigation of building pads or other development areas upon which subsequent development activities are pending.</p>				
Biota				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>6. As mitigation for impacts to the native flora and fauna habitat of the site, the applicant shall implement the measures prepared by the Department of Regional Planning and the Los Angeles County Environmental Review Board (ERB) to reduce the project's impacts to less than significant.</p> <p>A. Oak tree woodland must be restored following removal of oak trees for construction purposes. Restoration of oak tree woodland must be in compliance with the Oak Woodland Conservation Act (Public Resources Code Section 21083.4). The oak tree mitigation plan implemented shall be that approved by the Senior Biologist of the Department of Regional Planning and the County Forester.</p> <p>B. Oak trees shall not be used for fuel modification areas. A fuel modification/landscape plan must be approved by both Regional Planning and the Fire Department.</p> <p>C. The fuel modification plan shall consist of the slope landscaping in the fuel modification areas, and should be a mosaic planting of deep rooted perennial natives that will hold the soil together. Local native plants shall be primarily used for landscaping, but should not consist of chamise or sage which are flammable. Non-invasive ornamental groundcovers should be limited to the area immediately surrounding the residence (i.e. Zone A). Drought tolerant plants shall be utilized in the landscaping as well, avoiding plants that require too much watering and attract invasive Argentine Ants. Argentine Ants wreak havoc on the ecosystem, destroying the food chain for native animals such as the Horned Lizard. The applicant may refer to the California Native Plant Society (CNPS) website at http://www.cnps.org/, and the applicant may also refer to the Los Angeles County Fire List at http://www.fire.lacounty.gov/Forestry/BrushManagementPlantIDGuide.asp for the selection of native/drought resistant non flammable plants suitable for the fuel</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department, State Department of Fish and Game and California Coastal Commission..</p>

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>medication plan and plant palette.</p> <p>D. The fuel modification plan must show its zone with the following dimensions:</p> <ul style="list-style-type: none"> • Zone A: 20 feet wide; irrigated; non-invasive ground covers (may be ornamental). • Zone B: 30 feet wide beyond Zone A; irrigated with non-invasive ground covers, native plants, deep-rooted perennials. And some well-spaced shrubs and trees (may be ornamental). • Zone C: 150 feet wide beyond Zone B out to 200 feet from structure (does not extend beyond property line on to neighboring property), mosaic of thinned, clumped, native vegetation, pruned on a staggered 2-3 year schedule, with clumps adjacent to one another in alternate pruning times. <p>Zones A & B must be defensible staging areas for fire fighting. In preparing Zone C, implement the following for fuel modification:</p> <ul style="list-style-type: none"> • Retain as many non-sprouting species as possible (They usually have a single trunk). Remove as few as possible of this type. Do not cut off the trunk in pruning, as this kills the plant. • Choose multiple-trunked, resprouting species for removal over non-sprouters. The multiple-trunked remaining shrubs should be pruned in a staggered, clumped pattern on a staggered schedule, allowing 2-3 years between prunings for any one clump. The resprouting species should be pruned to near ground level. <p>At least ten (10) feet of brush clearance is needed along the sides of the access road. Vegetation may be allowed</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>in some steep areas to hold the road in place.</p> <p>E. The landscape plan shall identify and show all native and non-native vegetation on the site that is to remain (i.e. non-native grassland/ruderal vegetation, mixed chaparral, southern willow scrub, chaparral ragwort, Coast live oaks). The landscape plan shall also depict the revegetation program for all graded areas not utilized for improvements or structures. Refer to the source for the type of plant species for revegetation indicated above under measure 5 (A)(3).</p> <p>F. Local native plant species shall be utilized in all open space revegetation efforts. All onsite and offsite open space areas shall be buffered in a manner to discourage additional encroachment by the new inhabitants. Deed restrictions prohibiting the use of off road vehicles and limiting trail access shall be developed with the intent of protecting the open space from these potentially adverse influences.</p> <p>G. The deed restriction shall be developed on the conservation parcel to restrict brush clearance to the amount required for compliance with the mandated 200-foot brush clearance zone of the County Fire Department, and in no event outside the allowable area of development as specified by the California Coastal Commission.</p> <p>H. Prior to the transmittal of the permit, the applicant as landowner shall map and record either an Open Space deed restriction or easement acceptable to Regional Planning, prior to recordation of the Final Map, which provides that the portion of the applicant's property generally depicted on the enclosed Open Space Exhibit will be precluded from future development and preserved for open space and habitat protection. The restriction shall restrict the applicant or his successor in interest from grading, landscaping, and vegetation removal.</p> <p>I. Structures to be no less than 200 feet from the</p>				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Environmentally Sensitive Habitat Area (ESHA), which is designated as an overlay along Latigo Canyon Creek as mapped under the 1986 Malibu Local Coastal Plan.</p> <p>J. All means possible shall be utilized to protect all special status animal species present or which have the potential to exist on the site (i.e. the American badger, Cooper's hawk, southern California rufous-crowned sparrow, golden eagle, coastal western whiptail, California mountain kingsnake, San Diego horned lizard, coast horned lizard). Although not formally designated as special status species, but listed under the State Fish and Game's Natural Heritage Division's Natural Diversity Data Base (NDDDB), the San Bernardino ringneck snake, Gertsch's socialchemmis spider and the Santa Monica grasshopper also merit attention.</p> <p>K. The grading plan for the project shall be reviewed by the Senior Biologist of Regional Planning prior to approval for analysis guidance to minimize the impacts of the project on wildlife. All changes or revisions to the grading plan must be reviewed by the Senior Biologist as well.</p> <p>L. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p>				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>M. The drainage concept shall also be reviewed by the Senior Biologist at Regional Planning to ensure that all drainage related to the project will be directed to the southern part of the subdivision and away from the Latigo Canyon wash (i.e. ESHA). The drainage plan should demonstrate that it will capture 100 percent of the first ¾ inches of storm water runoff and that it will use vegetative swales headed by 3-4 foot filters cable of filtering motor oil; these will be maintained yearly by a maintenance contract.</p>				
<p>N. In order to ensure protection of raptorial birds that may forage on the site, the developer shall consult with CDFG prior to the issuance of any grading permits for potential impacts to State listed species and any salvage and relocation plans for special status plant or wildlife species. In order to ensure protection of these birds, as well as other Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>O. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.</p> <p>P. Chainlink/closed style fencing shall be limited to that necessary to enclose yard areas within the building pad areas or around the proposed residences inner yard areas, not on the perimeters.</p> <p>Q. In order to avoid impacts to nighttime wildlife</p>				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>R. Anticoagulants are not to be used as a method of rodent control.</p>				
<p>Drainage and Grading</p> <p>7. The requirements for an approved drainage concept and grading plan will be necessary for any grading proposed. The plans must be reviewed and approved to the satisfaction of Public Works, prior to the issuance of any grading and building permits. All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency.</p> <p>8. A geotechnical report shall also be reviewed and approved by Public Works prior to the issuance of a grading permit.</p> <p>9. The applicant shall comply with all requirements of the County Code and the Subdivision Committee which mitigate potential impacts due to geotechnical and hydrological characteristics of the project site as identified in the Initial Study. This shall be ensured and monitored through the filing of the appropriate development permits with the Department of Public Works.</p> <p>10. The applicant shall comply with all requirements of the County Health Department and Subdivision Committee which mitigate potential impacts on water quality as identified in the Initial Study. Prior to approval of this project the applicant shall obtain a permit or waiver by the Regional Water Quality Control Board ensuring their approval. The written approval shall be submitted along with the application for a building permit to the</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments Regional Planning, Public Works, and State Department of Fish and Game.</p>

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Department of Public Works as well as to the Health Services Department. Implementation shall be ensured by inspectors of these respective departments.</p> <p>11. The applicant shall contact the State of California Department of Fish and Game for instructions on their review of the drainage concept and grading plan, and obtainment of a Streambed Alteration Agreement if necessary. Review and approval of the plan is required prior to any issuance of grading permits by Public Works.</p>				
<p>Open Space and Parks</p> <p>12. The applicant shall settle with the Los Angeles County Department of Parks and Recreation the requirements for the developer's Quimby obligation for the project of in-lieu fees of \$16,781 (in lieu of the 0.06 acre obligation),</p> <p>13. Seventy (70) percent of the total area to be subdivided will be deed restricted as open space.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of grading.</p>	<p>Monitoring to occur prior to issuance of grading permits and upon completion of all construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Parks and Recreation</p>
<p>Archaeological and Cultural Resources</p> <p>14. In order to ensure that potentially significant resources will not be impacted by the project, the applicant shall coordinate the arrangement with the Senior Biologist of the Department of Regional for a certified archaeologist to conduct a Phase I archaeological survey. The results of the survey and the implementation plan for measures shall be reviewed by the Departments of Regional Planning and Public Works, the local Native American Tribal Representative and the applicant.</p> <p>15. Final implementation measures shall be that approved by the Departments of Regional Planning and Public Works, and the Local Native American Tribal Representative.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of grading.</p>	<p>Monitoring to occur prior to issuance of grading permits and upon completion of all construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Local Native American Tribal Representative</p>
<p>Residential Design</p>				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<p>16. Homes will be designed to minimize landform alteration. Building materials shall be reflective of surrounding natural earth tone colors.</p> <p>17. Exterior night lighting should be minimized to what is necessary, should be of low intensity (lights not exceeding 800 lumens), should be of low stature (2.5 – 3 ft.), should be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. If the Department of Public Works (DPW) requires no lighting, then none should be used. Security lighting, if used, shall be on an infrared detector.</p>		<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>
<p>Traffic</p> <p>18. Construction vehicles are not to be parked along Latigo Canyon Road.</p> <p>19. The Traffic and Lighting Division of DPW shall review and approve, or modify and approve, the primary entrance to the site from Latigo Canyon Road. Of primary concern is the need for safety due to line of sight impediments present near the proposed entrance point to the site.</p> <p>20. The County Fire Department and DPW shall review and approve the proposed access easement for the neighbor to the south to ensure safety of access for emergency vehicles.</p>		<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during demolition and construction.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works</p>
<p>Library Services</p> <p>21. The applicant will be required to pay the County's library facilities mitigation fee at the time the building permits for the project (i.e. future residences) are issued. The proposed project is located in the Library's Planning Area 7 (Santa Monica Mountains).</p>		<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits,</p>	<p>Applicant</p>	<p>County of Los Angeles Public Library</p>
<p>Emergency Services</p>					

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
22. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.	Payment for implementation of emergency services measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of building permits.	Applicant	Los Angeles County Public Works and Fire Department
Mitigation Compliance				
23. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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DRAFT



****** INITIAL STUDY ******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: July 2008 Staff Member: Rudy Silvas

Thomas Guide: 627 J-5 USGS Quad: Point Dume

Location: Latigo Canyon Road and Ocean View Drive, Malibu

Description of Project: An application to subdivide the property into eight (8) lots consisting of six (6) for single-family residential use, one (1) for open space conservation and one (1) for street access to the site, proposed over 34.4 gross acres and located in Malibu. A direct access road connection is proposed from Latigo Canyon Road to serve all six residences proposed, connecting into Baller Road which will continue to serve five (5) homes beyond the proposed subdivision to the north. The access road will vary in width from 20 to 34 feet, totaling 1,620 feet in length, and an access easement shall be provided to serve the neighboring residential property to the south. Custom designed homes are proposed to be built on caissons along the natural hillsides of the property, limiting grading to 19,250 cubic yards of cut and 1,200 cubic yards of fill. An oak tree permit has been filed to remove four (4) oak trees on site in order to construct the new access driveway. An oak tree mitigation/ tree replacement program is proposed to replace the trees in accordance with the Oak Woodland Conservation Act (Public Resources Code 21083.4). A Biological Constraints Analysis (BCA) was prepared for this project dated May 2008. Per California Environmental Quality Act (CEQA), project impacts to be analyzed in this document also include all off-site improvements and areas to be "retired" as a result of the creation of this subdivision as required by the Local Coastal Plan (LCP). Application also includes a Conditional Use Permit for development within a hillside management area.

Gross Area: 34.4 acres (plus off-site improvements area and "lot retirement" sites)

Environmental Setting: The project is vacant and located in the Malibu-Latigo Canyon area of unincorporated Los Angeles County. The west side of the property is bounded by Latigo Canyon Road and is situated approximately three miles north of Pacific Coast Highway. Land on the project site is steep, with grades in excess of 25% and contains chaparral, coastal sage scrub, and willow scrub. There are many sensitive species known in the area. The terrain slopes steeply from the ridge to the east and south. The level areas are located on the ridge. Site elevations range from 765 feet in the southeast corner to 1,235 feet in the northwest corner of the site. Latigo Canyon Creek, a designated Environmentally Sensitive Habitat Area (ESHA) under the Malibu Local Coastal Plan (LCP), runs north and south through the property near its eastern edge.

Zoning: A-1-1 (Light agricultural – one acre minimum size lot requirement)

General Plan: Non-urban (R)

Community/Area Wide Plan: Mountain Land (M2 - 1 dwelling unit/20acres), Rural Land II (Cat. 4 - 1 dwelling unit/5 acres), & Rural Land III (Cat. 5 - 1 dwelling unit/ 2 acres) of the Malibu Local Coastal Land Use Plan

Major projects in area:

Project Number

Description & Status

02-093

Four oak tree removals and eight encroachments, located at 3969 Escondido Drive, Malibu; on hold with a mitigated negative declaration.

89-526

Two oak tree encroachments located at 4069 Maguire Drive, Malibu; approved in 1990 with a negative declaration

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans Dist. 7

Trustee Agencies

- None
- State Fish and Game
- State Parks and Rec.
- USFWS
- _____

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- Santa Monica/Malibu USD
- California Highway Patrol
- Resource Conservation District of the Santa Monica Mtns.
- City of Malibu
- AQMD
- Center for Biological Diversity
- Native American Heritage Commission
- Native American Tribal Representative
- CSU Fullerton

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW: Waterworks & Sewer Maintenance; Geotechnical & Materials Engineering; Drainage & Grading; Watershed Mgmt., Traffic & Lighting
- Health Services: Environmental
- Fire Department
- Parks & Recreation
- Public Libraries
- Sheriff

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Landslides, grading, slope stability</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Mudflow, erosion and runoff</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4, access road</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Noise during construction</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES Permit</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Dust during construction</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Latigo Canyon Creek (ESHA) on site</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Surrounding area archaeologically sensitive</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Land form alteration</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Feasibility of traffic safety related improvements</i>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Private septic system</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Library facilities mitigation fees</i>
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Emergency services</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Water will serve letter provided</i>
OTHER	1. General	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Hillside alteration</i>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Development in a highly constrained area</i>
	4. Pop./Hous./Emp./Rec.	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Recreational</i>
	Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Biota</i>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Non-Urban Hillside (7)
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached) Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

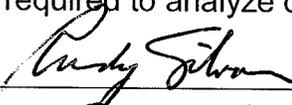
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

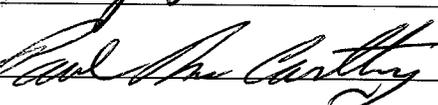
MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 01-14-09

Approved by: Paul McCarthy  Date: 01-14-09

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Malibu Coastal Fault is approximately one mile south of the site (Earthquake Fault Zone Map-Point Dume Quad.)</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>High landslide potential (per LA Co. Safety Element - Plate 5)</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
<u>Low slope stability (per ESRI map-Point Dume Quad)</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>(per LA Co. Safety Element - Plates 3 & 4)</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? <u>Moderate grading proposed primarily for access road through site and for pad support.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? _____ |
| h. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>A "Geologic Restricted Use Area" has been designated over a portion of Lot 7 on the proposed vesting tentative tract map.</u> |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

Comply with Mitigation Monitoring Program (MMP) for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Latigo Canyon Creek on eastern end of site
- b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
(per LA Co. Safety Element - Plate 6)
- c. Is the project site located in or subject to high mudflow conditions?
High soil erosion (per ESRI map-Point Dume Quad)
- d. Could the project contribute or be subject to high erosion and debris deposition from run off?
High soil erosion (per ESRI map-Point Dume Quad)
- e. Would the project substantially alter the existing drainage pattern of the site or area?
Urban runoff
- f. Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Hydrology Study

Comply with MMP for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

- a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
(per LA Co. Safety Element - Plate 7)
- b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? *The proposed access road through the site will connect Baller Road to Latigo Canyon Road, with a 570' segment at 28 to 34 feet wide, and a 1,050' segment at 20' wide totaling 1,620' in length. Width of access road must be acceptable to Fire Department.*
- c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
- d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *Fire Dept. hydrant requirements must be met.*
- e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
- f. Does the proposed use constitute a potentially dangerous fire hazard?
Access point and easement to serve neighbor to south must be approved by Fire Department.
- g. Other factors?

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Compatible Use

Comply with MMP for Traffic and Emergency Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<hr/> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<i>Noise increase with operation of machinery during construction</i>
<hr/> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <hr/> |

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Compatible Use

Comply with MMP for Noise.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

<u>Site is located within the Santa Monica Mountains, an area known for water quality problems.</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?

<u>A tertiary treatment septic system to mitigate impacts on water quality to less than significant levels will be utilized.</u> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

<u>Septic tanks proposed in the Santa Monica Mountains area, Latigo Canyon Creek on eastern end of site.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

<u>Project will require NPDES permit, implementation of Best Mgmt. Practices (BMP).</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

<u>Project will require NPDES permit, incorporate filtration devices through BMP.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

Comply with MMP for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <u>Proposed open space Lot No. 7 has Latigo Canyon Creek, a designated ESHA, which transverses through it. No new lot lines are proposed within 200' of the ESHA; site is relatively undisturbed and natural</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <u>Moderate amount of grading associated primarily with the project's access road construction.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?

<u>Latigo Canyon Creek (ESHA) located in the proposed open space preservation area</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

<u>Chaparral, coastal sage scrub, willow scrub</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?

<u>Oak trees, walnuts</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <u>golden eagle, coastal western whiptail, Braunton's milk-vetch, Coulter's saltbush, Plummer's mariposa lily, Parry's spineflower, southwestern pond turtle, monarch butterfly, Santa Monica Mountains dudleya, round-leaved filaree, Lyon's pentachaeta, San Diego horned lizard, California horned lizard, bank swallow, two-striped garter snake, and Sonoran maiden fern.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Oak Tree Permit
 ERB/SEATAC Review

Comply with MMP for Biota.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

South Central Coastal Information Center has determined that the surrounding area is known to be archaeologically sensitive. Site is relatively undisturbed; oak trees on site.

- b. Does the project site contain rock formations indicating potential paleontological resources?

- c. Does the project site contain known historic structures or sites?

- d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Phase I Archaeology Report

Comply with MMP for Archaeological and Cultural Resources.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
Site is classified as "Other Land" by the California State Department of Conservation
- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
Site is zoned A-1-1 for light agricultural use, minimum size lot requirement of one acre.
- c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design
- _____

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

<u>Development will be visible from Latigo Canyon Road.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? <u>Undeveloped area with oak trees.</u>

_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

<u>Other single family homes in vicinity</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?

<u>Site is undeveloped. The project could create potential sources of shadow and glare.</u> |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>Land form alteration as a result of grading for new on site access road and pad support; development along hillsides</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

Comply with MMP for Residential Design and Biota.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. Will the project result in any hazardous traffic conditions?
Clearance by DPW Traffic and Lighting Division on line of sight clearance for access to the site from Latigo Canyon Road is required.
- c. Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
Fire Department must clear access to subject site and to neighboring properties through subject site.
- e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
Threshold for single family residential projects is 50 units.
- f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division

Comply with MMP for Traffic and Emergency Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?

<u>N/A, project will be on septic system</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?

<u>N/A</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

Septic systems are being proposed. Comply with all requirements set forth by County Public Health.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No impact



SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<i>Library facilities mitigation fee required.</i>
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Comply with MMP for Library Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact



SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
-
- b. Are there any special fire or law enforcement problems associated with the project or the general area?
- High fire hazard area*
-
- c. Other factors? *Site access and access for neighboring property owners must be acceptable to Fire Department.*
-

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Fire Mitigation Fees

Comply with MMP for Emergency Services and Traffic.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact



SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

<u>Water service to be provided by Las Virgenes Municipal Water District (LVMWD).</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

<u>Water pressure tests must meet Fire Department requirements.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?

_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?

<u>Site will be on septic service.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- Plumbing Code Ordinance No. 2269 Water Code Ordinance No. 7834

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

Will serve letter provided for water service by Las Virgenes Municipal Water District dated December 23, 2008.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in an inefficient use of energy resources?

<u>Green Building standards must be implemented.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?

<u>Project site in hillside area</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?

_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>Alteration of existing natural landscape of site with proposed grading.</u> |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot size Project Design Compatible Use

Comply with MMP for Residential Design and Biota.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
_____ |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
_____ |
| j. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property? _____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
_____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other? <u>Consistent after modifications per County ERB contained in MMP.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>Proposed project is located in a highly constrained area; applicant is requesting one unit less than the maximum density allowed based on slope analysis.</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Comply with MMP for Residential Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. Could the project cumulatively exceed official regional or local population projections?

- b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. Could the project displace existing housing, especially affordable housing?

- d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. Could the project require new or expanded recreational facilities for future residents?

- f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Comply with MMP for Open Space and Parks

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Biota, potential impacts to Latigo Canyon Creek (ESHA)

- b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Cumulative impacts from grading, runoff, air quality, traffic

- c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant impact Less than significant with project mitigation Less than significant/No impact

PROPERTY LINE; TYP.

BALLER ROAD EASEMENT

LATIGO CANYON RD.

LOT 6

LOT 4

LOT 5

LOT 3

LOT 2

LOT 1

NET UNDISTURBED AREA WITHIN OPEN SPACE: 24.21± AC. / 71.7%

NET DISTURBED AREA WITHIN OPEN SPACE: 0.12± AC. / 0.4%

TOTAL NET OPEN SPACE: 24.33± AC. / 72.1%

TOTAL NET AREA: 33.74± AC. / 100%



TENTATIVE TRACT MAP 34289

LOS ANGELES COUNTY

CALIFORNIA

OPEN SPACE EXHIBIT

DRAWING PATH: Open Space Exhibit.dwg

DATE: JAN. 29, 2009

SCALE: 1" = 200'

DRAWN: SH

CHECKED: BH

PROJECT #: 1969.00

SHEET

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