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September 26, 2007

Agenda No. 69
07/31/07

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: CONDITIONAL USE PERMIT NUMBER 97-178-(3)
OAK TREE PERMIT NUMBER 97-178-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a hearing regarding an appeal of the Regional Planning Commission's denial of the above-referenced permits which propose a 61-unit residential subdivision and the associated removal and encroachment into the protected zones of oak trees in the Malibu Zoned District. At the completion of the hearing, you indicated an intent to approve the permits with revised conditions and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
County Counsel

RDW/
Enclosures

HOA.470587.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 97-178-(3)
OAK TREE PERMIT NUMBER 97-178(3)

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Conditional Use Permit No. 97-178-(3) ("CUP"), Oak Tree Permit No. 97-178-(3) ("OTP"), and Tentative Tract Map No. 52419 on March 27, 2007, and July 31, 2007.

2. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding all of the above-referenced entitlements for the Project on May 18, 2005, June 22, 2005, February 22, 2006, April 5, 2006, June 28, 2006, and September 20, 2006. On November 8, 2006, the Commission voted to deny the proposed project. The denial was subsequently appealed to the Board of Supervisors.

3. The applicant, Sage Community Group ("Applicant"), is currently proposing a residential development of 61 single-family lots, five open space lots, six landscape lots, two debris retention lots, and one water quality facility lot ("Project" or "Triangle Ranch Project") on approximately 320.3 gross acres ("Site").

4. A conditional use permit ("CUP") is required to ensure compliance with applicable provisions of the Los Angeles County Code ("County Code") relating to development in hillside management areas, density-controlled development, planned residential development within the RPD zone, development within a Significant Ecological Area ("SEA"), and on-site project grading within the Santa Monica Mountains North Area Community Standards District ("North Area CSD") pursuant to Sections 22.20.460, 22.44.133, 22.56.010, 22.56.205, 22.56.210, 22.56.215, and 22.56.1752 of the County Code.

5. An oak tree permit is required to ensure compliance with the requirements of Part 16 of the County Code, Sections 22.56.2050 through 22.56.2260. Oak Tree Permit Number 97-178-(3) ("OTP") is the related request to authorize the removal of 17 oak trees, including two heritage oaks, and to encroach into the protective zones of 10 oak trees, including three heritage oaks.

6. Vesting Tentative Tract Map No. 52419 is the related request to create 61 single-family lots, five open space lots, six landscape lots, and two desilting basin lots on 320.2 gross acres. The findings of the Board regarding Vesting Tentative Tract Map No. 52419 are incorporated herein by this reference, as if set forth in full.

7. As set forth herein, the Board finds that the Project meets the Conditional Use Permit burdens of proof required pursuant to: (1) County Code Sections 22.56.010 and 22.56.040; (2) Section 22.22.460 for residential planned

development, (3) Section 22.56.205 for density controlled development; (4) Sections 22.44.133, 22.56.210, 22.56.215, and 22.56.1752 for hillside management development within a Sensitive Environmental Area; and (5) for grading within the North Area Community Standards District.

8. As further set forth herein, the Board finds that the Project meets the requirements of Part 16 of the County Code for issuance of an Oak Tree Permit.

9. The Site is located one quarter mile south of the U.S. 101 Freeway. It is located east and west of Kanan Road and Cornell Road in the unincorporated Santa Monica Mountains, south of the City of Agoura Hills, in the Malibu Zoned District. It is also located within the area covered by the North Area Plan and within Las Virgenes Significant Ecological Area No. 6 ("SEA 6").

10. The irregularly-shaped Site is 320.3 gross acres in size in a mostly natural condition with level to steeply sloping topography. Portions of the site, however, including an area of approximately 10.2 acres west of Kanan Road, on the lower slopes of Ladyface Mountain, were previously disturbed.

11. The applicant's site plan, labeled as "Exhibit A," depicts the 320.3 acre irregularly shaped parcel developed with 61 single-family lots. The Site consists of four unimproved lots. Lots are clustered in four areas. Forty lots are located on the west side of Kanan Road in two enclaves, 34 in the northern enclave, and six in the southern. Eleven lots are located between Kanan and Cornell Roads. Ten residential lots are located on the east side of Cornell Road within SEA No. 6. The single-family lots range in size from approximately 10,000 square feet to approximately 29,000 square feet.

12. The grading footprint for the proposed Project (including all the roads and driveways, building sites, manufactured slopes, drainage improvements, and utilities) consists of approximately 27.39 or 8.6 percent of the total site area. There will also be an additional 23.22 acres of disturbance (including 1.32 acres in the City of Agoura Hills northwest of the "A" Street/Kanan Road intersection) due to Fire Department fuel modification requirements. The overall disturbance area will be approximately 50.61 acres, or 15.8 percent of the total site area. Approximately 308,500 cubic yards of cut and fill are proposed to be balanced onsite.

13. The area north of the Site is characterized by commercial development including gas stations, government facilities, recycling centers, small businesses, restaurants, and office buildings. It is adjacent to the recently approved Agoura Village Specific Plan that allows up to 948,500 square feet of new commercial development and 293 multi-family residential units in a 125-acre area. To the east of the Site, near Chesebro Road, there is some clustering of tract houses. The area immediately to the south is developed with single-family homes on a variety of parcel sizes. An existing enclave of residences is located along Cornell and Caleta Roads, surrounded on three sides by the project site. Silver Creek

Road on the south side of the Site is also developed with existing residences and the area immediately to the south of the Site is developed with single-family homes, estates, and ranches. Land immediately to the southwest is developed with single family residences on a variety of parcel sizes, along the Kanan Road and Cornell Road corridors. It is bordered on the northwest by properties developed or proposed for development with business park and light industrial uses located in the City of Agoura Hills, and by privately-owned vacant land to the east and the west.

14. The Site is currently zoned RPD-2-0.5U (Residential Planned Development – Two Acre Minimum Required Lot Area – 0.5 Dwelling Units per Net Acre) and RPD-5-0.2U (Residential Planned Development – Five Acre Minimum Required Lot Area – 0.2 Dwelling Units per Net Acre), which was established by Ordinance No. 2002-0062-Z and became effective on September 19, 2002. A small portion of the Site is also zoned A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area), which also became effective on September 19, 2002, with the adoption of Ordinance No. 2002-0062-Z. The Project is consistent with the existing RPD-5-.02U, RPD-2-.05U, and A-1-5 zoning classifications.

15. The proposed lot sizes are smaller than the typical permitted size within the RPD-2-.05U, RPD-5-0.2U, and A-1-5 classifications. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is proposed to be reserved as permanent open space.

16. Approximately 172.3 acres of the Site located east of Cornell Road are zoned RPD-5-0.2U. This area is coterminous with portions of the Site designated N5, Mountain Lands, (one dwelling unit per five acres in the Santa Monica Mountains North Area Plan ("SMMNAP"), a component of the Los Angeles Countywide General Plan ("General Plan"). Thirty-four dwelling units are permitted within these designations.

17. The SMMNAP also designates the 172.3 acres located east of Cornell Road as SEA 6. The SEA designation identifies lands having important biological resources. The intent of the Countywide General Plan is to preserve and enhance, to the extent possible, SEAs for the benefit of present and future County residents.

18. The 148 acres, located west of Cornell Road, are designated RPD-5-0.5U. This area is coterminous with portions of the site designated N2, Rural Residential, (one dwelling unit per two acres) in the SMMNAP. The Los Angeles County General Plan Land Use Policy Map designates these 148 acres as non-urban. The intent of the non-urban classification is to maintain the character of dispersed non-urban settlements and communities, provide for agricultural and mineral production; preserve areas of significant natural and scenic resources;

and avoid intensive development of areas subject to natural hazards or lacking essential services and facilities. Seventy-four dwelling units are permitted within these designations.

19. A total of at least 108 units are permitted within the Site under these designations. The proposed 61 dwelling units does not exceed the maximum 108 units permitted by area zoning and the land use categories for non-urban hillside development.

20. Because this project is proposed for development within the Residential Planned Development ("RPD") zone, the project is subject to discretionary review through a CUP. The applicant has requested a conditional use permit ("CUP") for RPD which allows for greater flexibility in design while promoting residential amenities beyond those expected under conventional development.

21. This property contains an area with a natural slope of 25 percent or more in a non-urban hillside management area proposed to be developed, with residential uses at a density exceeding the low-density threshold established for such property.

22. Access to the proposed development is provided by side streets which come off of Kanan Road, a 100-foot wide major highway, and Cornell Road, an 80-foot wide secondary highway.

23. The Project will be conveniently served by neighboring shopping and commercial facilities. Approximately one-third mile north of the site is a commercial development including gas stations, government facilities, recycling centers, small businesses, restaurants, and an office building.

24. The Project will have adequate fire and police protection and will be adequately served by schools, libraries, parks, and recreation facilities, and water lines, sewer lines, and other utilities. The Site is located immediately adjacent to Fire Station No. 65. The Project would receive law enforcement services from the Los Angeles County Sheriff's Department which has stated that it is capable of providing adequate services to the Project without adversely affecting current levels of services to the community. The Project is located within the Las Virgenes Unified School District. Libraries, parks, and recreation facilities are available in the surrounding areas.

25. In accordance with the California Environmental Quality Act ("CEQA") Guidelines section 15063, the County prepared an Initial Study for the originally proposed 81-lot single family project and distributed it along with the Notice of Preparation ("NOP") to responsible and interested agencies and key interest groups on June 11, 2004, to solicit comments on the proposed project conduct for the Draft Environmental Impact Report ("DEIR"). All NOP comments relating to the DEIR were reviewed and the issues raised in those comments were addressed, to the extent feasible in the DEIR. The DEIR was prepared and submitted to the State

Clearinghouse for public review on March 28, 2005. The Commission conducted public hearings on the proposed development on May 18, 2005 and June 22, 2005. Based upon comments received and issues raised by staff, the Commission directed the applicant to redesign the proposal to, among other things, meet the CUP burdens of proof for hillside management, be more consistent with the SMMNAP, meet the requirements for development within an SEA, and meet the requirements for grading within the North Area CSD.

26. As a result, the project was redesigned. On October 11, 2005, the applicant submitted a redesigned project consisting of 71 lots for review. A Revised Project Design Summary for the 71-lot project was circulated on October 31, 2005, for a second formal 45-day public comment period that ended on December 14, 2005. The 71-lot design was advertised for a public hearing before the Commission on February 22, 2006, but that hearing was continued to April 5, 2006. On April 5, 2006, after the applicant gave a status report of additional redesign efforts, the Commission granted another continuance to June 28, 2006.

27. At the June 28, 2006 public hearing, the Commission heard a presentation by staff and the applicant for a redesigned Project of 66 single-family lots. After public testimony, the Commission took the matter off calendar to allow the applicant time to finalize the redesigned Project. A fourth public hearing session was held by the Commission on September 20, 2006. On November 8, 2006, the Commission formally voted to deny Vesting Tentative Tract Map No. 52419, Conditional Use Permit Case No. 97-178-(3), and Oak Tree Permit Case No. 97-178-(3). The denial was subsequently appealed to the Board by the applicant.

28. The Board held its initial appeal hearing session on March 27, 2007. After the Board heard testimony in favor and in opposition to the Project, the Board continued the public hearing until June 26, 2007, and instructed the applicant to submit a revised proposed site plan that addressed the Board's concerns. Specifically, the Board instructed the applicant to: 1) eliminate retaining walls along Kanan Road and other scenic corridors; 2) protect all mapped Lyon's pentachaeta and Santa Monica Mountains dudleya habitat areas; 3) incorporate changes in project design to minimize water quality impacts – particularly to Medea Creek; 4) protect the riparian habitat within Medea Creek by minimizing or eliminating brush clearance in that region; 5) relocate "D" Street further south in order to eliminate an "urban-style" appearance of a four-way intersection; 6) remove, wherever feasible, access roads for flood control facilities near Medea Creek; 7) prepare binding design and landscape conditions to ensure that the project will be compatible with the existing community character; 8) design the development to better maintain significant landforms, further protect the natural topography, and reduce off-site export of graded material; 9) use the rural road standard that eliminates curbs, gutters, and sidewalks; and 10) avoid the creation of any new or increased environmental impacts in the proposed map.

29. A revised 61-lot site plan prepared by the applicant to address the above-stated directions from the Board was submitted to the County staff and made available to the public on May 3, 2007, and the Board agreed to accept comments on this revised design until May 30, 2007. Although the Board had scheduled a second public hearing session on the revised plan for June 26, 2007, that hearing session was continued to July 24, 2007, and then again to July 31, 2007.

30. The County had received a total of 18 environmental comment letters during the first 45-day public review period, which ended on May 11, 2005. The County received one additional environmental comment letter regarding the Revised Project Design Summary during the second formal 45-day public review period which ended on December 14, 2005. Although the County held two formal 45-day public review periods, the actual comment period for the Project was held open from the release date of the DEIR on March 28, 2005, to the close of the public hearings before the Commission on September 20, 2006. Following the close of the second formal public review period on September 20, 2006, the County received an additional 31 individual environmental comment letters, two form letters with multiple signatures, and a list of petition signers with no petition accompanying the list.

31. The County received 16 environmental letters for the March 27, 2007, Board hearing session, along with one petition signed by multiple individuals that was submitted at the hearing. An additional 38 individuals provided speaker cards for the March 27, 2007, public hearing session. Finally, the County received four letters on the revised 61-lot Project that was made available to the public on May 3, 2007. In addition to these letters, the County received four letters and one e-mail that do not fit within any of the previously mentioned categories. The County included its responses to these letters in the Final Environmental Impact Report ("FEIR") that was distributed on July 11, 2007, and in the Additional Responses to Comments that was distributed on July 18, 2007.

32. The Board finds that the revised plan, constituting the Project, adequately addresses the 10 points the applicant was instructed to address at the conclusion of the March 27, 2007, public hearing session. In the revised design, no retaining walls are depicted adjacent to Kanan Road and Cornell Road, which are identified as scenic roads. The grading footprint has been reduced to no longer have direct impacts to Lyon's pentachaeta and Santa Monica Mountains dudleya. A revised fuel modification plan has also been prepared that prohibits fuel modification activities in areas where these special status species are located. The overall grading footprint was reduced to approximately 28 acres, which will allow less urban runoff to pass through the Site and reach Medea Creek. The proposed storm drain systems have also been reduced in scope and pervious areas have been increased throughout the Site. Additionally, professionally designed and implemented irrigation systems will be required to minimize the potential for over-runoff. A revised fuel modification plan contains site-specific fuel modification standards which has strict regulations for the riparian woodland areas near Medea Creek, and fuel modification exclusion

zones have been identified for Lyon's pentachaeta and Santa Monica Mountains dudleya habitat. The intersection of Kanan Road and "D" Street has been moved south to eliminate the appearance of an urban style four-way intersection. Flood control access roads have been eliminated at two locations to address the Board's instructions, which will reduce grading and oak tree impacts near Medea Creek. Design and landscape guidelines were prepared to include, among other things, additional standards for community entries, design concepts for Kanan and Cornell Roads, plant palettes, and architectural features. These guidelines have been further adjusted by the Board to, among other things, incorporate additional staff recommendations; require that only locally native species be planted within privately-owned yards where visible from any public roadway or existing community; require that at least 20 percent of the homes be limited to one-story only and strategically placed to maintain key view corridors; and to ensure that different architectural styles are incorporated to emphasize the variation among homes. The grading footprint has been redesigned to reduce the grading footprint from steeper slopes, and the relocation of "D" Street will reduce the street length and associated grading, both to better maintain existing landforms and topography and reduce off-site export of graded material. The revised design depicts the rural road cross-section and curbs, gutters, and sidewalks will not been permitted.

33. The Board finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) March 2005 Draft Environmental Impact Report ("DEIR"); (2) March 2005 Technical Appendices to the DEIR; (3) July 2007 FEIR; and (4) July 2007 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations for the Project are incorporated herein by this reference, as if set forth in full.

34. In preparing the FEIR, the Board determined that consideration of the 61-lot version of the proposal - the Project - and its discussion in the FEIR, did not require recirculation of the project environmental document under CEQA Guidelines section 15088.5. The Project consists of a lesser-included version of the development proposal that was described in the DEIR, which was subjected to full circulation. The Project does not locate any development lots in areas of the Site that were not previsously studied in the DEIR. The impacts associated with the Project are similar in nature and extent, or reduced from those associated with the proposal described in the DEIR. No changes were proposed in the project that constituted significant new information under CEQA. Additionally, the Board determined that the proposed project alternative submitted by the Cornell Preservation Organization at the Board's March 27, 2007 hearing session, did not constitute a feasible project alternative considerably different from others previously analyzed in the DEIR that would clearly lessen the significant environmental impacts of the project, as set forth in more detail in the FEIR.

35. The Board reviewed and considered the FEIR and found that it reflects the independent judgment of the Board. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, implementation of the Project will result in specifically identified significant effects upon the environment, which despite the application of feasible mitigation measures, cannot be reduced to less than significant levels. Except for adverse effects upon air quality, biological resources, noise, and visual qualities, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated, as appropriate in the conditions of this CUP and OTP, and the related vesting tentative tract map.

36. With respect to the adverse effects upon air quality, biological resources, noise, and visual qualities, and effects, the Board determined that the substantial benefits resulting from implementation of the Project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations.

37. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared and its requirements have been incorporated into the conditions of approval for this project.

38. The MMP prepared in conjunction with the FEIR identified in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the Project to the environment is ensured. Concurrently with the approval of these permits, the Board is adopting a revised MMP that is updated to include minor revisions to selected mitigation measures to reflect the points raised by the Board at the conclusion of the public hearing.

39. The Planning Department prepared a report to the Board which reviewed the applicant's development proposal including proposed mitigation measures and other measures proposed to protect scenic, biotic, and other resources. The Planning Department consulted with appropriate agencies regarding impacts within the Sensitive Ecological Area.

40. The Board finds that the Project will adequately address the SEA compatibility criteria implemented by the County and thus is consistent, compatible, or in substantial conformance with those criteria. Specifically, the Project does not fragment habitat with impacts to sensitive biotic resources; it minimizes the impacts to watercourses and tributaries and avoids direct impacts to Medea Creek; it preserves the existing wildlife movement pathways within the Site, including within the SEA; and it increases the amount of vegetative buffers used to protect critical resource areas and avoids all impacts to the endangered Lyon's pentachaeta and Santa Monica Mountain Dudleya. It also utilizes fences or walls

as a supplementary buffer between the development and natural habitat and reduces the conflict between Project infrastructure and critical resources by placing utilities underground and reducing the impact from proposed interior streets.

41. Approximately 287 acres of the Site will be preserved as permanent undisturbed open space. Of this, 265.87 acres will be retained in a natural and undisturbed condition and will be dedicated to a public agency. This is consistent with the minimum 70 percent open space required for non-urban hillside projects.

42. The Site is not in an Alquist-Priolo Special Studies Zone and active faults have not been mapped on-site. Therefore, the potential for tectonic ground rupture that would expose people or structures to potential substantial adverse impacts is considered low. Implementation of recommendations in the Project's geotechnical reports and compliance with the Los Angeles County Building Code would reduce impacts from strong seismic ground shaking to a less than significant level. The potential for debris flow and boulder roll will be reduced to a less than significant level by implementation of mitigation measures set forth in the FEIR.

43. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents. The Project's residential enclaves are designed to preserve and blend into the surrounding terrain while maximizing open space. That clustering design, which allows for 287 acres of permanent open space, offers new housing stock to a growing area while maintaining its unique topography and essential rural character. Grading, landscaping, lighting, and surface water plans will minimize impacts and intrusions on persons, native plants, and wildlife living in the area.

44. Varied lot sizes, environmentally-sensitive landscaping, minimal outdoor lighting, and similar architectural standards will make the Project compatible with surrounding residential development and will preserve the rural character of the area. Rather than squeezing large houses onto smaller lots creating the common tract appearance, the Project proposes large lots with the ambiance of privacy and solitude. For example, proposed residences east of Cornell Road will be on large and custom lots ranging from 12,600 to 79,700 square feet. The Project also will apply rural standards to the development: there will be no sidewalks, curbs, or gutters, and street lighting will be kept at the minimum required for safety purposes. The Project will construct curvilinear roads throughout that follow the lay of the land, rather than rectilinear roads that are forced onto it.

45. Limited grading is proposed on the gentler slopes and in undisturbed areas; 89 percent of the Project's grading will occur in the less than 25 percent slope category. The Project proposes grading that will simulate natural contours. Variable slope grades and undulating "daylight" elevations will be used to

minimize the alteration of natural landforms and to smoothly transition manufactured slopes back into the natural contours of adjacent undisturbed areas.

46. The cluster development is concentrated on the flattest and most disturbed portions of the Site. The landscape guidelines require that only locally native species be planted within privately-owned yards whenever that landscaping will be visible from any public roadway or existing community. Homes will be placed so as to maintain key view corridors. Adjacent homes will use different agricultural styles and floor plans to create a look and feel of a community that developed over time.

47. The Project design clusters dwellings to minimize impacts on views of Ladyface Mountain and other visual resources. Additionally, proposed home locations are in the low-land areas or at the base of Ladyface Mountain and will not impede views of the mountain's peaks or major slopes.

48. The Project will minimize visual impacts by limiting the total number of homes to 61, limiting retaining wall heights to no more than 10 feet (with one exception); and limiting fill slopes to a maximum of 30 feet and cut slopes to a maximum of 40 feet except for a very small section between lot 57 and lot 58 where the cut slope will be 50 feet.

49. The retention of the secondary ridgeline in the central portion of the site will break up the "massing" of homes in that area and help create the appearance of a smaller project. The Project design incorporates variable gradient slopes ascending to building pads for a more natural contour graded effect.

50. Yards will be designed to meet or exceed the minimum requirements of 20-foot front yards, 15 feet for rear yards, and 5 feet for side yards. The distance between proposed buildings will not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second. The Project will allow for ample parking at every residence, with a two-car covered garage and a driveway for additional space. Parking thus will be provided in an amount adequate to prevent traffic congestion and excessive on-street parking.

51. A landscaping plan has prepared and submitted to SEATAC, the DRP Biologist, California Department of Fish and Game, and the U.S. Fish and and Wildlife Services for review and approval. The plan, among other things, prohibits the introduction of exotic plants and required use of native species.

52. The applicant submitted an Oak Tree Report prepared by Tree Live Concern, Inc., the consulting arborist, dated September 13, 2004, last Addendum dated September 11, 2006, and map dated September 12, 2006 (collectively the "Oak Tree Report"), that identifies and evaluates the oak trees on the Site.

53. The Board finds that the Project, as redesigned, is consistent with the SMMNAP. The Project preserves approximately 90 percent of the Site as open space. The design helps promote SMMNAP policies relating to maximizing open space, limiting grading, preserving natural environments and scenic beauty, and preserving open space corridors and significant natural features. The design, including its clustering characteristics, avoids, to the extent feasible, development of sensitive environmental resources and impacts to wildlife corridors and habitat linkages with adjacent open space areas. The development footprint places the development in the least environmentally sensitive portions of the Site and protects ridgelines and natural-appearing views from surrounding vantage points, and preserves topographic features of high scenic value such as Ladyface Mountain. The location of the lots and roadways avoids breaking ridgeline views and concentrates development on the gentler slopes and previously disturbed areas helps promote SMMNAP policies to preserve significant views. The design guidelines and limitations with respect to multi-story development on key lots helps to ensure that buildings are compatible and harmonious with the surrounding environment. The revised design eliminates direct impacts to the Lyon's pentachaeta and Santa Monica Mountains dudleya, as well as the several other sensitive plant species occurring on the Site, and the fuel modification plan has fuel modification exclusions in the habitat areas of the pentachaeta and dudleya. The design minimizes impacts on Oak woodland, riparian habitat, and Medea Creek; and preserves plant communities and establishes buffer zones adjacent to areas of important preserved biological resources. The landscape guidelines mandate the use of native species at important locations. Noise impacts have been mitigated to a level of less than significance, consistent with SMMNAP policies, requiring demonstration that the project will not cause, nor be affected by adjacent adverse noise effects. The provision of large custom lots helps meet plan policies encouraging rural character and lifestyles while maintaining low densities. The proximity of the Site to existing nearby residential and commercial development and the application of rural standards to the Project promotes the SMMNAP policy to encourage development consistent with existing development patterns. Development will be avoided in areas characterized by unstable geologic conditions and grading of slopes in excess of 25 percent will be limited which promotes plan policies restricting structures for human habitation in areas of unstable geologic conditions and avoidance of development in areas subject to potential seismically-induced landslides. The Project promotes plan policies relating to water quality by providing appropriate debris and detention devices and implementing best management practices to reduce runoff and erosion. Development-related runoff and erosion will further be minimized through appropriate construction setbacks from Medea Creek in order to protect it from development impacts in high storm flows and vegetation clearance, and grading will be minimized in steep areas to help reduce development-induced runoff. The provision of on-site storm drains, and other appropriate drainage facilities, the minimization of impervious surfaces, and the other efforts described above, will reduce siltation reaching Medea Creek, thereby promoting plan policies relating to the protection of Malibu Creek and the

prevention of negative impacts of urban and stormwater runoff into streams, area beaches, and the Santa Monica Bay. The Project is also consistent with the requirements of the North Area CSD with regard to grading in that the CUP addresses the grading quantities attendant to the proposal, and grading will be performed to minimize disturbance to the natural landscape and terrain through, among other things, the placement of house pads on the gentler slopes of the Site, clustering the structures, and locating the development as close as feasible to existing paved streets. Grading will be accompanied through the use of other features that maximize preservation of visual qualities and community character, through, among other things, limitation of house heights at key locations to preserve important view corridors as well as landscape screening, use of locally indigenous plant materials, and use of compatible color schemes.

54. The Oak Tree report addressed 136 qualifying oak trees (*Quercus lobata* and *Quercus* agrifolia) on the Site.

55. The applicant proposes to remove 17 oak trees, including two heritage oaks, and encroachment into the protected zone of 10 other oaks, including three heritage trees. The proposed removals and encroachments are due to potential impacts from construction and the development of the Project.

56. One of the trees being removed is already dead and two of the trees proposed for removal have a serious debilitating disease which cannot be remedied through reasonable preservation procedures.

57. An oak tree permit application has been submitted which contains all of the elements required by Section 22.56.2090 and the filing fee has been paid as required by Section 22.60.100. Notice of the application for an oak tree permit was provided in conformance with Section 22.56.2130.

58. The Los Angeles County Forester and Fire Warden ("Forester") has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removals, subject to recommended conditions of approval.

59. Approval of this CUP is conditioned upon the applicant's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 52419 and the MMP.

60. Approval of this Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for Vesting Tentative Tract Map No. 52419.

61. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple

Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

A. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies as well as with the North Area Plan.

B. The proposed use, with the imposed recommended conditions, is consistent with the adopted general plan for the area including the North Area Plan.

C. With the attached conditions and restriction, the proposed use will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

D. The proposed site is adequate in size and shape to accommodate the project including walls, yards, landscaping, fences, parking, and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate the use with the uses in the surrounding area.

E. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use will generate and is adequately served by public or private services facilities, including the Fire Department, Sheriff's Department, schools, and libraries.

F. The planned development promotes residential amenities beyond those expected under conventional development, achieves greater flexibility in design, encourages well-planned neighborhoods through creative and imaginative planning and provides for an appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. In addition, the planned development reduces development problems in hillside areas and preserves areas of natural scenic beauty. Thus, for example, the development preserves 287 acres of open spaces, concentrates development on flat, previously disturbed areas, and reduces impacts on scenic views.

G. The plan provides, as well or better for, light and air, public safety and convenience, protection of property values, and preservation of the general welfare of the community than if developed under standard zoning guidelines.

H. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

I. The proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area.

J. The proposed project is conveniently served by neighboring shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, including the Santa Monica Mountains North Area Plan.

K. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

L. The number of dwelling units authorized is based on the ability to mitigate problems of public safety, design, and/or environmental considerations as provided in the Zoning Code and the General Plan.

M. The Project is designed to be highly compatible with the biotic resources present including the setting aside of appropriate and sufficient undisturbed areas. Approximately 287 acres will be preserved as open space, there will be no direct impacts to Lyon's Pentachaeta and Santa Monica Mountains dudlea, and indicated impacts to those species will be minimized. Impacts to riparian woodland plant species will also be minimized.

N. The Project is designed to maintain water bodies, watercourses, and their tributaries in a natural state. The Project minimizes impacts to watercourses and tributaries and avoids direct impacts to Medea Creek.

O. The Project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. The project does not fragment habitat with impacts to sensitive biotic resources and preserves existing wildlife movement pathways.

P. The Project retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the requested development.

Q. Where necessary, fences or walls are provided to buffer important habitat areas from development.

R. Roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths.

S. The development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to public convenience, welfare, or development needs of the area.

T. The proposed construction will be accomplished without endangering the health of the remaining oak trees on the Site subject to Chapter 22.56, Part 16, of the Los Angeles County Code.

U. The removal of oak trees proposed by the applicant will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. Only 17 trees will be removed as a result of the development of the site. The trees that will be removed do not currently provide significant erosion control to the area and erosion control measures will be created as part of the development.

V. The authorized removal of oak trees is necessary because their continued existence at the present locations frustrates the proposed use of the subject property to such an extent that: alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive. The clustering of the residential units precludes the distribution of development outside of the oak tree protected zones. In order to preserve nearly 287 acres as open space, including preserving important aspects of SEA No. 6, a trade-off is necessary if a reasonable and cost effective number of homes are to be built on the subject property.

W. The removal of the oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure because 287 acres will be preserved as open space which will protect existing oak trees, and the site is more than adequate in size to provide for the planting of replacement trees in areas with favorable conditions for their propogation.

X. The information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certified the FEIR at the conclusion of the hearing on the Project and adopted the Environmental Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring Plan ("MMP"), finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during

Project implementation, found that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Statement of Overriding Considerations;

2. Approves the revised MMP, enclosed with the attached project conditions, and finds that that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, and determines that the conditions of approval as set forth in the MMP for the Project are the only mitigation measures for the Project which are feasible; and

3. Approves Conditional Use Permit No. 97-178-(3) and Oak Tree Permit No. 97-178-(3), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 97-178-(3)
OAK TREE PERMIT NUMBER 97-178-(3)

1. This grant authorizes the use of the 320.3-acre subject property for a maximum total of 61 single-family residential lots as well as open space lots, landscape lots, public facility (including debris basin and water quality) lots, clustered in compliance with hillside management design review criteria, density-controlled development, and as a residential planned development as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 79, and 83.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently $150 per inspection).

9. Prior to the use of this grant, the permittee shall remit processing fees in the amount of $2,550 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

10. The mitigation measures set forth in the Final Environmental Impact Report ("EIR") for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning ("Director") for approval in the following sequence:

    A. Prior to recordation of a final map;

    B. Prior to or with submittal of a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits;

    C. Prior to issuance of building permits; and

    D. Additional reports as required by the Director.

11. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's

cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

A. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

13. This grant shall expire unless used within two years after the recordation of the final map(s) for Vesting Tentative Tract Map No. 52419. In the event that Vesting Tentative Tract Map No. 52419 should expire without the recordation of the final map(s), this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

14. No grading permit shall be issued prior to final map recordation. If multiple unit final maps are filed, grading permits may only be issued over that portion that has recorded.

15. The subject property shall be graded, developed, and maintained in substantial compliance with the approved tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 52419 may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

17. As agreed, the "Triangle Ranch Design Guidelines" dated September 2007, are hereby incorporated as conditions of approval. Prior to any issuance of a grading and/or building permit, conformance reports, which may include site plans with exterior elevations and major architectural features, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

18. Homebuyers shall be required to receive training, including educational materials, regarding project conditions, including open space requirements and landscaping guidelines. A draft copy of such education program, including draft materials, shall be provided to Regional Planning for review and approval, prior to issuance of any building permits, including for model home construction.

19. Submit a draft copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all project conditions where responsibility for enforcement lie with the homeowners association, and shall include requirements for education of homeowners on an annual basis. All conditions related to the homeowners association, including those contained within the "Triangle Ranch Design Guidelines" dated September 2007, as modified, shall be binding and continue in perpetuity.

20. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 52419.

21. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-2-0.5U, RPD-5-0.2U, and A-1-5 zones in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 52419 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the applicable zone.

22. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 52419 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:

    A. Complies with the conditions of this grant and the standards of the zone; and

    B. Is compatible with hillside resources.

23. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan, including exterior elevations and major architectural features, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

24. A minimum of 20 percent of the homes, or 12 single-family homes, shall be limited to single story. The single-story homes shall be placed in locations throughout the development such that key view corridors are maintained, to the

satisfaction of Regional Planning. Prior to the issuance of any building permit, a site plan, including elevation exhibits, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

25. White stucco shall be prohibited as a building material.

26. Architectural treatments shall comply with the "Triangle Ranch Design Guidelines" dated September 2007, as modified, including architectural treatments and detail elements described in Section 4.5.7 which shall be mandatory and included on all rear elevations of rear frontage lots. Such treatments and detail elements shall also wrap around structures located on corner lots.

27. Adjacent homes shall be required to use different architectural styles. A minimum of 12 different combinations of architectural styles and floor plans shall be provided to emphasize variation between homes. Prior to the issuance of any building permit, a site plan, including floor plans and elevations, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

28. If deemed feasible by the Director prior to the recordation of each unit or final map, the permittee shall implement construction measures for the lots covered by such map(s) and take any other actions necessary in order to achieve certification by the United States Green Building Council under the LEED for Homes green building rating system, and shall present evidence that it has obtained such certification within six months following the issuance of the first certificate of occupancy for the involved lots, which six month period may be extended for additional six month periods at the reasonable discretion of the Director. In the event the permittee is required to achieve LEED certification under this condition, the permittee shall submit status reports to the Director regarding the measures it is taking, or plans to take, in order to achieve LEED certification as follows:

    A. prior to, or with submittal of, a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits;

    B. prior to the issuance of building permits; and

    C. at such additional times as required by the Director.

29. The development is approved with minimum setbacks of 20 feet within the front yard, five feet in the side yard, and 15 feet in the rear yard. The development shall have varied front yard and side yard setbacks so as to avoid a standard subdivision appearance. Prior to any issuance of a building permit, a site plan, and setback exhibit, including elevations, shall be submitted to and approved by

the Director, as a revised Exhibit "A," to ensure compliance with the requirement of varied yard setbacks.

30. All privacy and/or sound walls visible from Kanan Road or Cornell Road shall be completely faced with natural materials to the satisfaction of Regional Planning.

31. All individual private driveways shall be constructed with permeable or semi-permeable surfaces to the satisfaction of Director of Los Angeles County Department of Public Works ("Public Works").

32. All utilities less than 50 KV shall be placed underground.

33. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.

34. If grading and/or construction of the project site has commenced and subsequently abandoned, the project site shall be restored to its natural state to the satisfaction of Regional Planning and Public Works. Prior to issuance of any grading or building permit, post a completion bond with Public Works to ensure site restoration should development begin and then be discontinued.

35. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.

36. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday, or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

37. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

38. All material graded, including stockpiled dirt, shall be sufficiently watered or covered to prevent excessive amounts of dust during the construction phase to the satisfaction of Public Works. Watering shall occur at least twice daily with complete coverage, preferably in the late morning, and after construction or grading activities is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.

39. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

40. Natural materials, including topsoil, rocks/boulders, and yucca removed during grading, shall be retained for future use on the subject property.

41. Windscreens and vegetative screening shall be required during project construction to mitigate temporary view impacts from Kanan Road and Cornell Road to the satisfaction of Regional Planning. Prior to the issuance of any building permit, a temporary windscreen and vegetative screening plan shall be submitted to and approved by the Director to ensure compliance.

42. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

43. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

44. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.

45. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

47. The permittee shall utilize water-saving devices and technology in the construction and development of this project consistent with the County Building and Plumbing Codes, including inclusion of efficient irrigation system throughout the property.

48. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

49. If during construction of the project soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be

implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

50. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.

51. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

53. Permanent signs shall be placed and maintained at regular intervals throughout the project reminding residents to promptly remove pet waste. Include such language and enforcement in the CC&Rs and provide copy of draft document to Regional Planning for review and approval.

54. During construction, all large-size truck trips shall be limited to off-peak commute periods.

55. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

56. During construction, any full or partial road closures shall be noticed with sign(s) notifying motorists, placed at least 72 hours in advance to the satisfaction of Public Works.

57. During construction, the Los Angeles County Fire Department ("Fire Department") shall be consulted to determine what, if any, work may occur on any day that is designated a red flag warning by the Fire Department.

58. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species shall be permitted. Plant types requiring permanent irrigation shall be discouraged with Fuel Modification Zones B and C to avoid an artificially landscaped appearance as visible from Kanan Road and Cornell Road, to the satisfaction of the Forester and Fire Warden. Irrigation shall be allowed until the plants are well established and, thereafter, only as necessary to maintain the health of the plants. Irrigation systems shall be tested at least once annually and maintained in working condition at all times. To the extent practicable, plant species requiring similar amounts of water shall be clustered together to facilitate the efficient use of irrigation and to avoid overwatering.

The landscaping plan must show that landscaped areas shall only contain the plants identified in the "Triangle Ranch Design Guidelines," dated September 2007, as modified. The landscaping will include trees, shrubs, and ground covering at a mixture, size and density determined by the Director, Director of Public Works, and the Forester and Fire Warden. Fire retardant plants shall be given first consideration. No other plants shall be permitted to be planted.

Timing of Planting. Prior to the issuance of grading and/or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

59. Prior to the County approval of the landscape plan, the Director of Planning shall make the overall project landscape plan available to the public for a period of 30 days. The overall project landscape plan will be reviewed with respect to consistency with the approved "Triangle Ranch Design Guidelines" dated September 2007, and preserving sight-lines of Ladyface Mountain, and approval will be based on the Director's consistency determination.

60. Prior to issuance of any grading permit, the landscape plan shall be reviewed by the Significant Ecological Area Technical Advisory Committee ("SEATAC") prior to approval by the Director.

61. Only native trees shall be permitted to be planted within the rear yards of lots that are at least 20 feet higher in elevation than the lot(s) below, as identified in the "Triangle Ranch Design Guidelines" dated September 2007.

62. In all areas outside of Fuel Modification Zone A, only locally-native plant species may be planted within single-family lots wherever such landscaping would be visible from any existing public road or community. Prior to issuance of any building permit, a site plan, including elevation exhibit from scenic roads and existing residential areas showing plants at mature height, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

63. All brush clearance on lots held in common ownership shall be conducted exclusively by the homeowners association under the supervision of a landscape biologist acceptable to the County of Los Angeles, and in consultation with the Santa Monica Mountains Conservancy, in accordance with the approved Preliminary Fuel Modification Plan dated September 2007, which is incorporated herein as part of these conditions.

64. No accessory or ancillary structures shall be permitted in any location that would increase the total area of brush clearance.

65. The project CC&Rs shall require that the responsibility to remove or cause to be removed, any species not listed in the approved landscape standards provided within "Triangle Ranch Design Guidelines" dated September 2007, on any commonly held or residential lot, to the project's homeowners association.

66. Vegetative screening with at least one native tree and native shrubs, shall be required between street frontages and any lot that is closer than 50 feet of Kanan Road or Cornell Road. Prior to the issuance of any grading permit, a site plan and landscape plan, including elevations, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

67. No development, including grading, except that which is required for a trail and/or brush clearance, irrigation and planting within Fuel Modification Zones A and B as mandated by the Fire Department in accordance with the approved Preliminary Fuel Modification Plan dated September 2007, shall be permitted within open space Lot Nos. 62 through 66. No residential development shall be permitted for landscape Lot Nos. 67 through 72; and public facility (including debris basin and water quality) Lot Nos. 73 through 75. Record a covenant with the County and prior to recordation, submit a draft copy of the covenant to the Director for approval.

68. Open space shall comprise not less than 290.3 acres, including 287.7 acres within open space Lot Nos. 62 through 66, and 2.6 acres within landscape lot Nos. 67 through 72.

69. Open space Lot Nos. 62 through 66, totaling approximately 287 acres, shall be dedicated to a public entity acceptable to the Director, while reserving any necessary easements for brush clearance, irrigation and landscape planting within Fuel Modification Zones A and B as mandated by the Fire Department in

accordance with the approved Preliminary Fuel Modification Plan dated September 2007.

70. Record on the final map a flexible trail easement across all open and landscape lots for the planning, construction, and use of the Simi-to-the-Sea Trail network, to the satisfaction of Regional Planning and Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). If placement of the trail on the subject property is infeasible due to permanent physical constraints, as determined by the County, then the easement shall be vacated.

71. Prior to issuance of any certificates of occupancy, the applicant shall provide $185,000 to Parks and Recreation for the planning and construction of the Simi-to-the-Sea Trail network.

72. All commonly-owned areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Director the permanent reservation and continued perpetual maintenance of required commonly owned areas.

73. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.

74. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a draft copy of the document to be recorded for review and approval by Regional Planning.

75. Provide for the maintenance of the slopes and landscaping within Lot Nos. 67 through 72 by a Landscaping and Lighting Act District, or homeowners association.

76. No additional grading or development, including expansion of pad areas with any walls or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A," approved by the Director.

77. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.

78. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

79. Prior to the use of this grant, the permittee shall deposit the sum of $3,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

80. The use of all rodenticides shall be restricted as set forth in the Mitigation Monitoring Program. The use of anticoagulant rodenticides should be avoided whenever possible. When anticoagulant rodenticides must be used, only diphacinone, or other "first generation" anticoagulants should be used, and then only in a manner consistent with the manufacturer's recommended application methodology. The use of "second generation" anticoagulants such as brodifacoum, bromadiolone, and difethialone are prohibited.

(Questions relating to the following conditions should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at 323-890-4330.)

81. This grant authorizes the removal of up to 17 trees of the Oak genus identified as Tree Nos. 14, 18, 19, 21, 22, 23, 25H, 26, 27, 28, 29H, 30, 31, 32, 33, 34, and 66 on the applicant's site plan and Oak Tree Report, subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of 10 trees of the Oak genus identified as Tree Nos. 5, 6, 7, 10, 20H, 24, 65H, 99, 100H, and 107 on the applicant's site plan and Oak Tree Report.

82. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

83. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of $600. Such fee shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

    The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees), prior to the commencement of construction and five subsequent annual inspections until the

conditions of approval have been met. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

84. The term "Oak Tree Report" refers to the report on file by Tree Life Concern, Inc., the consulting arborist, dated September 13, 2004, and revised February 7, 2006, September 11, 2006, and April 10, 2007.

85. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

86. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Vesting Tentative Tract Map No. 52419.

87. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

88. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

89. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak trees or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in

diameter or less accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

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

MITIGATION TREES:

91. The permittee shall provide mitigation trees of the Oak genus at a rate of four to one (4:1) trees for Tree Nos. 14, 18, 19, 21, 22, 23, 26, 27, 28, 30, 31, 32, 33, 34, and 66 for each tree removed for a total of up to 60 mitigation trees.

    The permittee shall also provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for Tree Nos. 25 and 29 for a total of 20 mitigation trees.

    In addition, the permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment of Tree Nos. 5, 6, 7, 10, 24, 99, and 107. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) for any tree specified above that dies as a result of the approved encroachment of Tree Nos. 20, 65, and 100.

92. Each Non-Heritage Oak Mitigation tree shall be at least a 15-gallon specimen in size and measure one-inch or more in diameter one-foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one-inch in diameter one-foot above the base.

93. This total of 60 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high-quality.

94. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

95. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one-year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the County Forester, or a contribution to the County of Los Angeles

Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

96. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

97. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.

98. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.

99. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and Director.

100. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

101. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

102. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.

103. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions, must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.

104. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

105. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

106. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

107. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

108. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

109. This oak tree grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the County of Los Angeles Forester and Fire Warden, Forestry Division, and Regional Planning.

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
III.A. Geotechnical Hazards - Grading				
A-1 All grading activities shall be in compliance with specific recommendations and requirements provided in a comprehensive geotechnical report prepared specifically for the proposed project, including provisions for excavation, cut and fill slopes, and the correction of potential geologic hazards, subject to approval by the Los Angeles County Department of Public Works and other responsible agencies.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-2 Prior to the issuance of grading permits by the Los Angeles County Department of Public Works, the consulting geologist and/or soils engineer shall review and approve the detailed grading plans approved by the Department of Public Works. This approval shall be conferred by signature on the plans which clearly indicate that the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the geotechnical report.	Submittal of signed plan by geologist and/or soils engineer Regular plan check	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works
A-3 The project shall be constructed in compliance with all applicable provisions of the County of Los Angeles County Grading Ordinance, and the requirements of the Los Angeles County Department of Public Works and other responsible agencies.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-4 Stability analyses of proposed graded slopes shall be performed as part of the preliminary geotechnical reports and grading plan	Regular plan check	Prior to issuance of grading permits	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
reviews.				
A-5 Grading shall be scheduled in accordance with the Los Angeles County Grading Ordinance and the requirements of the Los Angeles County Department of Public Works. However, the grading schedule shall be coordinated by the project grading contractor to minimize the unsupported exposure time of temporary backcuts created during landslide or buttress and stabilization fill construction as well as other unsuitable soil removals. Once started, temporary excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. Grading should be planned to avoid exposing at or near grade temporary backcut excavations through non-work periods. Where improvements (either on or off-site) may be affected by temporary instability, further restrictions such as slot cutting, extending work day and/or weekend schedules or other requirements considered critical to serving the specific circumstances shall be imposed.	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
A-6 Design and construction of conventional retaining walls, crib-type and/or gabion-type, shall be in conformance with the recommendations of the wall manufacturers, consulting geotechnical engineer, and the requirements of the Los Angeles County Department of Public Works.	Submittal and approval of retaining wall, crib-type and/or gabion-type, concept	Prior to issuance of grading permits	Applicant	Public Works
A-7 Compressible soils and weathered bedrock in areas to be developed shall be removed and recompacted, except where further detailed engineering studies indicate such	Regular plan check	During project construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
materials may be left in place, or where structural setbacks are provided to the satisfaction of the Los Angeles County Department of Public Works.				
A-8 Specifications for: protection from debris flows and boulder roll, backfill, retaining walls, foundations, reinforcement and any other engineering aspect related to project development shall be subject to requirements and approval by the Los Angeles County Department of Public Works, and any other responsible agency.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-9 Prior to commencement of grading, a qualified geotechnical engineer and engineering geologist shall be employed for the purpose of observing earthwork procedures and testing the fills for conformance to the recommendations of the Los Angeles County Department of Public Works, approved grading plans, applicable grading codes, and the geotechnical report(s) approved to the satisfaction of the Department of Public Works. If, in the opinion of the geotechnical consultant, unsatisfactory conditions (e.g., questionable weather, excessive oversize rock, or deleterious material) result in a quality of work substandard to that required under specifications of the geotechnical reports and the requirements of the Los Angeles County Department of Public Works, the geotechnical consultant shall be empowered to stop construction until conditions are rectified.	Maintain construction activity log demonstrating compliance Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-10 During construction, all grading shall be carefully observed, mapped and tested by the licensed engineering geologist and/or soils engineer. All grading shall be performed under	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the supervision of a licensed engineering geologist and/or soils engineer in accordance with the applicable provisions of the Los Angeles County Grading Ordinance, and to the satisfaction of the Los Angeles County Department of Public Works.	Site inspection			
A-11 On-site truck staging areas shall be subject to approval by the Los Angeles County Department of Public Works. No staging of haul trucks shall be permitted on either Kanan or Cornell Roads without prior approval of the Department of Public Works. Possible on-site truck staging areas include the 10.2 acres of previously disturbed land on the west side of Kanan Road.	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works
A-12 Barriers and warning signs shall be employed where appropriate to maintain traffic and pedestrian safety during grading operations.	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works
A-13 The construction of any proposed mitigation facilities (J-walls, catchment fills, impact walls, etc.) shall avoid impacts to sensitive species.	Regular plan check	Prior to and during construction	Applicant/Construction Manager	Public Works
III.B. Geotechnical Hazards – Seismicity				
B-1 Upon application for a building permit, the applicant/developer shall present satisfactory evidence to the Los Angeles County Department of Public Works that each proposed residence has been designed by a qualified structural engineer for strong ground shaking. Residential design shall incorporate the latest seismic engineering data, including revisions to the Los Angeles County Building Code as they are implemented.	Regular plan check	Prior to issuance of grading permit	Applicant	Public Works
B-2 To reduce differential settling of fill	Maintain log	During site grading	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
material during ground shaking, the grading contractor shall conduct grading in accordance with the Los Angeles County Building Code, the recommendations of the consulting geotechnical engineer, and the requirements of the Los Angeles County Department of Public Works and other responsible agencies.	demonstrating compliance Site Inspection			
B-3 To mitigate potential cut slope instability due to on-site faults, stability fills shall be constructed as recommended by the consulting geotechnical engineers and in accordance with the Los Angeles County Grading Ordinance and the requirements of the Los Angeles County Department of Public Works.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant/Construction Manager	Public Works
B-4 To mitigate the on-site liquefaction potential, the developer/grading contractor shall remove and recompact any potentially liquefiable sediments that could effect engineered structures during site grading.	Maintain log demonstrating compliance Site Inspection	During site grading	Applicant/Construction Manager	Public Works
B-5 In order to mitigate possible liquefaction in the vicinity of proposed Lots 32, 33, 40, 41, 42 and 44, where a proposed fill slope would abut existing Kanan Road fill, the proposed fill shall be keyed into bedrock, and building setbacks shall be imposed. The extent of the required setbacks shall be determined in the field during the preparation of the detailed grading plans.	Submittal and approval of grading plan Site Inspection	Prior to issuance of grading permit	Applicant/Construction Manager	Public Works
B-6 In order to mitigate possible liquefaction in the vicinity of proposed Lots 26-28, the fill below proposed retaining wall shall be founded in bedrock.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
III.C. Air Quality				
C-1 All active construction areas shall be	Maintain log	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
watered at least twice daily.	demonstrating compliance Site Inspection			AQMD
C-2 All haul trucks shall be covered or shall maintain at least two feet of freeboard.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-3 Water shall be applied to all unpaved parking or staging areas four times daily.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-4 Site access points shall be swept or washed of visible dirt deposition on adjacent public roadways.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-5 On-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-6 All grading operations on unpaved surfaces shall be suspended when winds exceed 25 mph.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-7 Cleared areas, which are to remain inactive for more than 96 hours after clearing is completed, shall be hydroseeded or otherwise stabilized.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-8 As a condition of the grading contract, the grading contractor shall be required to provide 90-day low-NOx tune-ups for all off-road equipment.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-9 As a condition of the grading contract, the grading contractor shall be required to limit	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
idling times for trucks and heavy equipment to no more 5 minutes.				AQMD
C-10 As conditions of the grading and construction contracts, contractors shall be required to provide for car pooling for construction workers, where feasible.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-11 Lane closures shall be limited to off-peak travel periods.	Maintain log demonstrating compliance and Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-12 On-site construction vehicle staging areas shall be provided; no construction vehicles shall be permitted to park on public roadways.	Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-13 To the extent practical, receipt of construction materials shall be scheduled during non-peak traffic hours.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Work AQMD s
C-14 In order to control erosion, construction sites shall be sandbagged.	Maintain log demonstrating compliance and Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-15 Pre-coated building materials shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-16 High pressure-low volume (HPLV) paint applicators with a 50% efficiency shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-17 Lower volatility paint with 100 grams of ROG per liter or less shall be used	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
				AQMD
C-18 Paint application shall be spread out over a longer period of time (1.3 months).[1]	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-19 No more than 100 gallons of paint per day shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-20 Grading operations shall not exceed 4 acres of land disturbance per day.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
III.D. Hydrology				
D-1 All necessary drainage structures on Kanan and Cornell Roads shall be constructed by the project applicant/developer to the satisfaction of the Los Angeles County Department of Public Works.	Submittal and approval of drainage plan Site Inspection	Prior to issuance of grading permit and During construction	Applicant Construction Manager	Public Works
D-2 A 50-foot flood hazard setback area from the Medea Creek capital floodplain boundary shall be delineated on the project's Final Map in accord with the requirements of the Los Angeles County Department of Public Works. No buildings shall be constructed within the 50-foot flood hazard setback area.	Submittal and approval of building plan	Prior to issuance of grading permit	Applicant	Public Works
D-3 The project shall construct slope protection along the newly graded portion of Kanan Road adjacent to Medea Creek to convey stormwater drainage through the project site and to protect the creek to the satisfaction of the Los Angeles County Department of Public Works.	Submittal and approval of drainage plan Site Inspection	Prior to issuance of grading permit and During construction	Applicant Construction Manager	Public Works

[1] By extending the paint application period from 1 to 1.3 months, a total reduction of 21.47 pounds per day of ROG emissions would occur. As such, approximately 72.37 pounds per day of ROG emissions would occur, which is below the SCAQMD's daily emissions threshold of 75 pounds per day for ROG emissions.

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
D-4 Energy dissipaters shall be installed at any outlet structure where the velocity may be erosive.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
D-5 The project applicant/developer shall provide rights of entry and physical access to all required temporary or permanent debris basin sites to the satisfaction of the Los Angeles County Department of Public Works.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-6 To assure that common drainage facilities, landscape materials, irrigation systems and the privately-maintained open space lots are properly and adequately maintained, the applicant/developer shall record with the County Recorder, prior to the recordation of the Final Map, a declaration of covenants, conditions and restrictions to run with the land providing the following: **1)** The project's homeowners' association shall cause a yearly inspection to be made by a registered civil engineer of all onsite slope areas and drainage devices. Any necessary maintenance and corrective measures shall be undertaken by the association. Each future property owner shall automatically become a member of the association and shall automatically be subject to a proportionate share of the cost; and **2)** Prior to issuance of building permits, the applicant/developer shall submit to the Department of Public Works a landscape plan for the project site which outlines how to properly maintain the planted areas in order to reduce fire hazard potential, maintain visual quality and prevent the establishment	Submittal of CC&Rs to County Recorder	Prior to recordation of the Final Map	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of rodent populations.				
D-7 Slopes shall be planted and efficient irrigation systems (acceptable to the County) that minimize runoff and evaporation and maximize the water that would reach the plant roots, such as drip lines, shall be installed as soon as practical after completion of grading.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
D-8 The project applicant/developer shall inform all future owners of affected lots with drainage devices of their responsibility for the maintenance of the devices on their lots. The future owner and all successors shall be presented with a copy of the drainage maintenance program for their lot which shall also be included in the CC&Rs. Any amendment or modification that would defeat the obligation of said association as required hereinabove shall be approved in writing by Los Angeles County Department of Public Works.	Formalization of drainage maintenance programs.	Before sale of developed lots	Applicant	Public Works
D-9 All discharge from erosion control structures shall be dissipated to non-erosive velocities.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-10 Roof runoff shall be collected in appropriate systems (such as rain gutters and downspouts) and discharged from the building sites directed toward interior driveways in non-erosive drainage devices.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-11 Building pads shall be provided for all proposed structures with sufficient height above the curb to drain toward interior driveways on a slope of 2 percent from all points on the pad. No building pad will drain directly toward a natural drainage course.	Submittal and approval of building/drainage plan	Prior to issuance of grading permit	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
III.E. Water Quality				
E-1 Wet and dry building materials with the potential to pollute runoff shall be stored under cover and/or surrounded by berms during storm events.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-2 Containers of paints, chemicals, solvents, and other hazardous materials shall be stored in accordance with the secondary containment regulations and under cover during storm events.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-3 When materials are spilled, cleanup shall be immediate, automatic and routine: **1)** Spills that come into contact with permeable surfaces, such as soil or surface water, shall be contained onsite to the greatest extent feasible and the affected surfaces shall be removed to prevent additional exposure; and **2)** Liquid spills on impermeable surfaces shall be cleaned by "dry" methods (e.g., use of absorbent materials like sand or rags).	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-4 All construction equipment and vehicles shall be inspected for and leaks repaired according to a regular schedule, specified in the Grading Plan approved by the Department of Public Works: **1)** The Grading Plan shall identify specific areas of the construction site, well away from watercourses and storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance; and **2)** Major maintenance, repair jobs and vehicle and equipment washing shall be conducted off-site, or in Grading Plan designated and	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
controlled on-site areas.				
E-5 Concrete transit mixers shall only be washed out in Grading Plan designated areas where wash-water can be contained for proper disposal, or shall be washed off-site.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works
E-6 Portable toilets shall be inspected on a regular basis for leaks. The portable toilet leasing company shall adequately maintain, promptly repair, and replace units as needed.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-7 All plant materials cleared from the site shall be used on-site as mulch for landscaped surfaces, or disposed of at a landfill that chips and composts plant material: **1)** No plant material shall be disposed of in watercourses or left in roadways where it can clog storm drain inlets; and **2)** Plant materials shall not be disposed of in trash compactors or mixed with non-recyclable wastes.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-8 Chemical treatment used to remove existing vegetation shall be prohibited.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-9 The Grading Plan shall delineate clearing limits, easements, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works
E-10 Grading operations shall be phased to reduce disturbed areas and time of exposure in accordance with the approved Grading Phasing Plan.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-11 Grading shall be limited or avoided during wet weather.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-12 On-site construction routes shall be	Site inspection	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
limited and construction entrances shall be stabilized.				
E-13 Erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, shall be installed around all construction areas to insure that sediment is trapped and properly removed. Such facilities shall be maintained until replanting is sufficiently established so that erosion is minimized.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-14 Check dams shall be used in temporary drains and swales to reduce runoff velocities and promote sedimentation.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-15 Runoff velocities on temporarily exposed slopes shall be reduced using such techniques as terracing, rip-rap, sand bags, straw bales, and/or temporary vegetation.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-16 Stockpiled soil and landscaping materials shall be protected from erosive runoff in accordance with the NPDES containment requirements.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-17 Drainage courses and catch basins shall be protected with straw bales, silt fences and/or temporary swales.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-18 Erosion control devices shall be inspected before and immediately after rainstorms, and repaired if required.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-19 To prevent construction vehicles from tracking soil onto adjacent streets, crushed aggregate or other suitable material shall be placed on the construction roadways near the site exits.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-20 Exposed slopes shall be revegetated as	Site inspection	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
soon as work in that area has been completed. Where replanting is not immediately feasible, erosion control blankets (e.g., jute or straw matting) or hydroseeding with locally indigenous native species shall be employed to the satisfaction of the Department of Public Works. All such areas shall be completely planted with appropriate vegetation within one year after completion of construction in that area.				
E-21 Prior to the issuance of a grading permit for construction of the proposed project, the project applicant shall obtain coverage under the NPDES General Storm Water Permit for Storm Water Discharges Associated with Construction Activities (Water Quality Order 99-08-DWQ). The project applicant shall file a Notice of Intent, prepare a SWPPP, and submit the appropriate fees to the State Water Resources Control Board, Division of Water Quality in order to obtain coverage for construction activities. Pursuant to the permit requirements, the project applicant shall minimize construction related pollutants in the site runoff through the implementation of Best Management Practices.	File Notice of Intent, prepare SWPPP and submit fees to the State Water Resources Control Board	Prior to issuance of grading permits	Applicant	Public Works RWQCB Regional Planning
E-22 Upon construction of all permanent drainage improvements, the developer/grading contractor shall remove all temporary run-off-detaining structures and shall blend construction sediment with on-site soils for use on-site. The developer/grading contractor shall recycle and/or dispose of all remaining construction debris at an appropriate landfill facility, designated for receipt of such construction materials.	Site Inspection Maintain log demonstrating compliance	Upon completion of permanent drainage improvements	Applicant/Construction Manager	Public Works

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E-23 The project applicant/developer/builder shall be responsible for the maintenance of all on-site drainage improvements until such time as a homeowners' association is prepared to take over on-going maintenance responsibilities.	Maintain log demonstrating compliance	Upon Completion of the Project until the HOA can take over this responsibility	Applicant	Public Works
E-24 A program of weekly roadway and driveway sweeping shall be implemented by the project applicant/developer/builder. As required by the project's CC&Rs, this program shall become the on-going responsibility of the homeowners' association upon its establishment.	Maintain log demonstrating compliance	Operation	Applicant/HOA	Public Works
E-25 The project applicant/developer/builder shall prepare and implement a Master Landscape Plan that provides planting and maintenance guidance for common landscaped areas and undeveloped building pads. The Plan shall specify procedures for the proper use, handling, and storage of pesticides, herbicides, rodenticides, and insecticides to prevent the mixing of such materials with storm waters. The project applicant/developer/builder or the homeowners' association shall provide the above information to each new home purchaser.	Submittal and approval of Master Landscape Plan	Operation	Applicant/HOA	Public Works Regional Planning
E-26 The project applicant/developer/builder shall construct two separate storm water conveyance systems: one system shall collect all stormwater runoff from the 48.6 acres of development on-site and one system will collect stormwater runoff from the naturally vegetated areas surrounding property. Both stormwater systems will drain into Medea Creek. The storm drain system for the developed portion of the project site shall contain permanent BMPs designed according to Los Angeles County	Site inspection	During Construction and Operation	Applicant/HOA	Public Works

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SUSMP requirements. These BMPs will include, at a minimum, three storm drain clarifiers and one filtration inlet, which will capture and treat the "first flush" stormwater runoff from the entire developed project site. The storm drain system for the naturally vegetated areas will include a desilting basin to capture debris and silt from stormwater runoff prior to entering Medea Creek. All project water quality BMPs will be maintained by the homeowners' association.				
III.F. Biological Resources				
F-1 In order to reduce impacts to Lyon's pentachaeta and Santa Monica Mountains dudleya, the following will be undertaken: • The project shall preserve 287.77 acres of habitat as conservation open space. A conservation easement shall be placed over this open space. • This conservation open space shall be subject to a Habitat Management Plan (Plan) in perpetuity (see F-3). The goal of that Plan shall be to preserve and expand the retained onsite populations of Lyon's pentachaeta and Santa Monica Mountains dudleya. This Plan may include such measures as planting new areas with these species and the manual methods using hand or power tools to prune, thin, and remove vegetation that could out-compete these species. The Plan shall provide for annual reporting and shall be updated to the extent necessary to the satisfaction of DRP. The Plan shall include the fuel modification plan, master landscape	Site inspection and submittal and approval of Management Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning CA Dept. of Fish & Game U.S. Fish and Wildlife

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
plan, and oak tree plan described below (see F-2, F-3, and F-10). The Plan initially shall include a description of all activities to be undertaken, including monitoring and reporting efforts for management of the conservation open space in perpetuity. At the end of the five year period, the Plan shall be updated to the extent necessary to the satisfaction of DRP. The Plan shall be consistent with the USFWS Recovery Plan for the species and Fish and Game Code. The Plan shall be submitted for review to and approval by the County, California Department of Fish and Game, and the U.S. Fish and Wildlife Service prior to the issuance of the grading permit;				
• Applicant shall provide a non-wasting endowment or Homeowners' Association fees to fund the management of the conservation open space in perpetuity as required by the Management Plan no later than 90 days from the signing of the agreement to deed the dedicated open space to the appropriate public entity. The amount of the financial assurance shall be determined on the basis of anticipated minimum operational cost, PARS analysis or other reliable estimation method and include costs for inflation, reasonable foreseeable additional actions that may be needed and third party oversight. The amount of the non-wasting endowment shall be subject to approval by the DRP and the future owner of the dedicated open space. ; and,				

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• The project applicant shall transfer ownership and/or management responsibilities for the conservation open space to a public entity acceptable to DRP. That entity shall be knowledgeable in the management of urban open spaces and sensitive species that are to be maintained for conservation purposes. The 287.77 acres of conservation open space shall be dedicated to a public agency prior to recordation of the first final map, including the first unit map, retaining any necessary easements to allow for Fire Department-mandated brush clearance.				
F-2 The project applicant shall develop and implement a Fuel Modification Plan approved by LACFD that incorporates the following measures: • Development of fuel modification zones for all hazard areas; • Preservation and avoidance of all Lyon's pentachaeta populations. Measures must incorporate, at a minimum, both permanent staking of known populations and timing the removal of any plant material during the plant dormancy period (i.e., after seed set and prior to germination); • Preservation and avoidance of all Santa Monica Mountains dudleya plants. Thinning of adjacent associated plants would be allowed. No mowing in the immediate vicinity of the dudleya shall be permitted; • Preservation/retention of native plants with low fuel volume or low potential to burn due to high moisture content;	Submittal and approval of Fuel Modification Plan/Master Landscape Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning LACFD CA Dept. of Fish and Game U.S. Fish & Wildlife Service

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Selective thinning and organic debris removal within the riparian zone to maintain existing habitat values; • If any plantings are necessary within the fuel modification zone, plants selected must be on the SEATAC and Los Angeles County Fire Department (LACFD)-approved non-invasive native plants. No exotic or non-native plants shall be used. Cal-IPC-listed invasive plants shall not be planted within the fuel modification zone and if present, shall be removed using methods described in the Habitat Management Plan (F-1). • All fuel modification activities shall be conducted by specially trained crews supervised by a qualified project biologist;. • The Fuel Modification Plan shall be included in the Habitat Management Plan which includes measures to manage invasion of non-native plant species. The Fuel Modification Zones shall be surveyed and treated to prevent reproduction of Cal-IPC listed species or other non-native invasive species. • Any removal of or impact to individual Lyon's pentachaeta or Santa Monica Mountains dudleya plants shall require replacement plantings to the satisfaction of the County Biologist. Mitigation for Santa Monica Mountains dudleya shall be at a 50:1 replacement ratio. A minimum of 50 seeds shall be collected, germinated and replanted from each of the impacted individuals.				

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Listing of fire abatement measures, including removal of deadwood, irrigation, and/or mowing and maintenance of oak trees shall be identified for each hazard area. Any area in which oak understories or deadwood removal take place shall be mitigated for as part of the oak woodland revegetation plan. • The final Fuel Modification Plan shall be submitted to LACFD, SEATAC, the DRP Biologist, California Department of Fish and Game and U.S. Fish and Wildlife Service for their review and approval prior to issuance of the grading permit. • The Fuel Modification Plan shall also be consistent with the Management Plan described in F-1, above; the Master Landscape Plan described in F-3, below and the Comprehensive Mixed Oak Woodland Revegetation Plan, described in F-10, below.				
F-3 The project applicant shall develop, implement, and maintain a Master Landscape Plan. The Master Landscape Plan shall prevent the introduction of exotic plants and irrigation flows into undeveloped open space areas. The Master Landscape Plan shall be compatible with the Fuel Modification Plan (F-2) and shall address the design, implementation, and maintenance of all landscaping, common areas, undeveloped building pads pending sale, and private grounds subsequent to sale. The Master Landscape Plan shall include a plant palette of acceptable ornamental and native species to be used. The	Submittal and approval of Master Landscape Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning LACFD

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Master Landscape Plan shall become part of the Habitat Management Plan (F-1). In addition, the Master Landscape Plan shall provide the following: • Planting requirements on privately held parcels and common areas also shall be recorded within the CC&Rs of the homeowners' association and each homeowner. A qualified biologist shall examine the dedicated open space and common areas on an annual basis, starting with the installation of the first landscaping and lasting five years after complete build out, to determine if invasive ornamentals have been planted and/or escaped to adjacent natural areas. If so, the CC&Rs shall provide that the biologist can have those plants removed from such dedicated open space and common areas and recommend alternative plants and methods of control. • Cal-IPC-listed invasive plants shall not be planted within the project boundaries or the fuel modification zones. • The Master Landscape Plan and CC&Rs shall be submitted to SEATAC, the DRP Biologist, California Department of Fish and Game and U.S. Fish and Wildlife Service for review and approval prior to issuance of the grading permit.				
F-4 The project applicant shall dedicate a minimum of 287.77 acres of conservation open	Site inspection and submittal and approval of	Prior to issuance of grading permit and	Applicant/HOA	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
space for management in perpetuity. Of this total, at least 265.87 acres will remain natural and undisturbed by fuel modification activities. This conservation open space area shall be subject to the following restrictions: • No off-road vehicle (ORV) use, including ATVs, SUVs or bicycles; • No hunting; • No weapons, including firearms, air guns, BB guns, slingshots, paintball guns, crossbows, bows, or any other device that shoots a projectile used to hunt or maim animals or people; • No camping, fires, or trailer parking; and • No ancillary structures such as corrals, sheds, gazebos, decks, pools, or tree houses. • No roads, grading, mineral extraction, grazing, vineyards, agricultural operations, planting of non-native vegetation (other than that permitted by the master landscape plan), fencing (other than used for habitat restoration) and lighting. • All open space lands shall be managed to be compatible with the conservation open space.	Master Landscape Plan/Fuel Modification Plan	Operation		LACFD
F-5 The project applicant may employ chain link fencing or other wildlife-excluding fencing only around the immediate vicinity of residences and associated yards. Fencing passable by wildlife may be employed in common areas and no fencing may be allowed outside designated lots.	Site Inspection	Operation	Applicant/HOA	Regional Planning
F-6 In order to minimize impacts on sensitive plant and wildlife species, the project	Maintain log demonstrating compliance	Operation	Applicant/HOA	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
applicant and future homeowners (as provided in the CC&Rs) shall: • Prohibit introduction of chemical herbicides, pesticides, rodenticides and fertilizers into natural areas (i.e. conservation open space) during project construction or operations; • The use of chemical herbicide, pesticide, rodenticide and fertilizer shall be restricted to developed lots and shall be prohibited within 200 feet of stream courses or drainages; • The use of anticoagulant rodenticides should be avoided whenever possible. When anticoagulant rodenticides must be used, only diphacinone, or other "first generation" anticoagulants should be used, and then only in a manner consistent with the manufacturer's recommended application methodology. The use of "second generation" anticoagulants such as brodifacoum, bromadiolone, and difethialone are prohibited. • Restrict chemical herbicide, fertilizer, rodenticide and pesticide use within 50 feet of the property boundary; • Prohibit use of poison to control rodents in common areas and open space; and • Inform homeowners of their responsibilities with regard to proper herbicide, pesticide, rodenticide and fertilizer use prior to purchase of property.				
F-7 In order to reduce impacts on sensitive and other wildlife species, the project applicant shall develop a lighting program that addresses	Submittal and approval of lighting plan, which may be prepared in	Prior to issuance of grading permit and Operation	Applicant	Regional Planning Public Works HOA

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the following: • All outdoor lighting shall be shielded and directed away from adjacent open space areas; • Any street lighting shall be low-intrusion or have no impact on wildlife, such as sodium-type fixtures; • Excessive outdoor lighting shall be avoided; outdoor lighting shall represent the minimum required to conform to applicable ordinances; and • The CC&Rs shall prevent the installation of any outdoor lighting that extends light or glare outside of the property boundaries. All installation of outdoor light shall be subject to review and approval of the HOA.	conjunction with the landscape plan			
F-8 The project applicant shall comply with all state and federal agency laws and regulations. This shall include, but not be limited to, securing a Streambed Alteration Agreement, Section 404 Permit, and Section 401 Certification. The permit processes for these approvals shall include the preparation of a conceptual mitigation plan and analysis of alternatives. Opportunities for onsite habitat restoration and enhancement shall be evaluated prior to the investigation of off-site opportunities. Mitigation ratios for impacted riparian habitat areas shall be no less than 1:1 for onsite mitigation and no less than 2:1 for offsite mitigation. The project applicant shall provide the County of copies of all required state and federal permits prior to grubbing and/or issuance of a grading permit and/or sewer and water	Application for appropriate permits and submittal of copies to the County	Prior to grubbing and/or issuance of a grading permit and/or sewer and water construction permits for utilities crossing Medea Creek	Applicant	Regional Planning Public Works CA Dept. of Fish & Game U.S. Fish and Wildlife Army Corps of Engineering RWQCB

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
construction permits for utilities crossing Medea Creek. The project applicant shall comply with all conditions of the issued approvals.				
F-9 The biological monitor shall be on site during all grubbing and grading activities and shall be particularly sensitive to potential impacts to San Diego dusky footed woodrat (DFW), southwestern pond turtle (SPT), San Diego horned lizard, and the coastal western whiptail. A salvage plan shall be prepared for the above listed species. The methods chosen for capturing animals shall be based on an evaluation of those most protective of the animal and trapping efficiencies as determined by the County Biologist. The salvage plan shall be reviewed and approved by the County Biologist prior to the issuance of a final grading permit. The salvage plan shall include the following measures: 1) The project applicant shall translocate impacted individuals of these species to new locations with suitable habitat onsite within the conservation open space or other appropriate areas. The translocation program shall be reviewed and approved by the County Biologist. 2) For DFW, areas to be disturbed that provide suitable potential habitat for this species shall be inspected for nests of DFW one week prior to disturbance. No more than two days prior to site disturbances, potential suitable habitat areas shall be live-trapped. The relocation of trapped individuals shall include the relocation of nesting materials. 3) The salvage plan shall include methods	Preparation and approval of a salvage plan Site Inspection	Prior to issuance of grading permit and during construction	Applicant	Regional Planning Public Works

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to ensure mobile species can escape and safely reach the habitat conservation open space areas and other limited mobile species are removed, as required. 4) Meaningful salvage of wildlife species of low mobility including San Diego coast horned lizard and western whiptail shall be achieved by the use of drift fencing and pit-fall traps employed at the appropriate time of the year/day when surface temperatures are conducive to reptile activity/ movement.				
F-10 In addition to complying with the Oak Tree Ordinance, the project applicant/developer shall develop, implement and maintain a Comprehensive Mixed Oak Woodland Revegetation Plan to be reviewed and approved by the DRP Biologist prior to the issuance of grading permits. All tree plantings shall be subject to a five-year monitoring effort by an independent certified arborist. This monitoring effort shall consider growth, health, and condition of the subject trees in order to evaluate the project's success. This plan shall also be consistent with the management plan developed for the conservation open space in F-1. The project developer/homeowners' association shall implement the recommended remedial actions should any of the tree plantings exhibit poor or declining health as determined by the DRP biologist..	Preparation, submittal and approval of Comprehensive Mixed Oak Woodland Revegetation Plan	Prior to issuance of grading permit	Applicant HOA	Regional Planning Public Works Fire Department
F-11 All sensitive habitats outside the	Maintain log to	Prior to and during construction	Applicant/Construction Manager	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
proposed grading limits shall be avoided during and following the proposed construction activities. A biological monitor familiar with the location of the sensitive habitat areas and plant and wildlife species shall be part of the construction team. Prior to commencement of any construction-related activity, the biological monitor shall flag the sensitive areas and/or the construction limits with bright orange plastic fencing, stakes, flags, or other suitable markers that are easily discernible by construction equipment operators. No machinery, equipment, materials, construction debris, and such as well as personnel shall enter the protected areas unless specifically authorized by the biological monitor.	demonstrate compliance Site inspection			
F-12 The biological monitor shall be present at all preconstruction and pregrading meetings. The biological monitor shall present an educational program at these meetings regarding the sensitive species and habitats to be protected. All construction workers shall receive this education program.	Maintain log to demonstrate compliance	Prior to and during construction	Applicant/Construction Manager	Regional Planning Public Works
F-13 The biological monitor shall be present at the site during clearing of any vegetation and during the rough or initial grading of the site. The biological monitor shall have the authority to stop work temporarily in order to protect the flagged sensitive habitats. Any disturbance into sensitive habitat areas shall be reported within 24 hours to appropriate authorities. Following clearing and rough or initial grading activities, the biological monitor shall periodically check the site for continued compliance with protection of the sensitive	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
species/habitat areas.				
F-14 The biological monitor shall record notes during the monitoring of vegetation clearing and during the rough or initial grading of the project site. These notes shall document the dates of clearing and location and limits of clearing/grading activities undertaken. Monitoring notes shall be summarized into a letter report that shall be submitted to the DRP and appropriate authorities within 30 days of project completion.	Maintain log to demonstrate compliance Site inspection Submittal of report	During construction and within 30 days of project completion	Applicant/Construction Manager	Regional Planning Public Works
F-15 A home owners awareness brochure shall be distributed at the time of sales that will provide educational information on the presence of sensitive species in the conservation open space areas; the benefits of maintaining habitat values of the open space areas; the problems associated with invasive plants, improper use of herbicides, pesticides, anticoagulant rodenticides and fertilizers and other potential actions that could indirectly impact the conservation open space area and the rules associated with management of the conservation open space. This information shall also contain information regarding native plants and planting techniques and a list of prohibited plant species within the lots. This brochure will be provided to each home buyer.	Preparation and distribution of homeowner's awareness brochure	Operation	Applicant/HOA	Regional Planning
F-16 If the required fuel modification zones cross over the northern portion of the site, into the jurisdiction of the City of Agoura Hills, then coordination with the City shall be required. No grading for project construction shall occur on land in the City of Agoura Hills without prior	Submittal and approval of grading plans Maintain log to demonstrate compliance	Prior to and during construction	Applicant/Construction Manager	Regional Planning

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approval by the City.				
III.G. Cultural Resources - Archaeology				
G-1 All excavation and grading shall be monitored by an archaeological monitoring team, consisting of one archaeologist and one Chumash archaeological consultant, as required.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Regional Planning
G-2 In the event that subsurface archaeological remains are uncovered, construction in the area of the find shall be temporarily halted until the deposit has been adequately evaluated. If recognizable features are encountered, they shall be subjected to rapid but professional excavation. Arrangements shall be made to curate all appropriate artifacts at the National Park Service's curatorial facility in the Santa Monica Mountains National Recreation Area, or another Smithsonian Institution approved curatorial facility. After the find has been evaluated, and appropriate mitigation measures implemented to the satisfaction of DRP, construction may resume.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-3 If human remains are encountered, the Coroner shall be contacted immediately, and proper legal procedures shall be followed to determine the disposition of the remains.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-4 CA-LAN-2078 shall be preserved in an open space lot. No development shall be permitted in the described area of CA-LAN-2078.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-5 An archaeologist shall be retained to stake the boundaries of CA-LAN-2078, and to monitor any grading that might occur adjacent to it.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning

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G-6 Should development plans change and preservation of CA-LAN-2078 is determined not to be feasible, a Phase III data recovery (salvage excavations) shall be conducted for this site.	Maintain log to demonstrate compliance Site inspection Conduct Phase III Data Recovery, if necessary	During construction	Applicant/Construction Manager	Regional Planning
III.H. Noise				
H-1 Grading and construction contractors shall comply with the Los Angeles County Noise Ordinance Section 12.08.440, which limits allowable hours of construction activities and prohibits the creation of any excessively loud, unnecessary or unusual equipment noise.	Compliance with noise control ordinance	During construction	Applicant	Health Services
H-2 Where grading for elevated building pads would be conducted within 300 feet of an existing residence, temporary noise barriers shall be erected.	Erection of temporary barriers	Prior to grading elevated pads within 300 feet of existing residences	Applicant/Construction Manager	Health Services
H-3 Drilling for the placement of explosives for rock fracture blasting within 500 feet of any residence backyard, patio, etc., under a clear line-of-sight, shall require construction of a temporary 10-foot high earthen berm or a 12-foot high framework with suspended sound blankets (rated at STC=25 or higher) that interrupts such a line-of-sight.	Erection of temporary barriers Site inspection	Prior to drilling for placement of explosives	Applicant/Construction Manager	Health Services
H-4 If on-site crushing is conducted, a noise-control plan shall be submitted and approved by the Los Angeles County Department of Health Services staff outlining crusher placement, noise protection and any periodic equipment relocation to stay within the less stringent "mobile source"	Submittal and approval of noise control plan	Prior to commencement of on-site crushing activities	Applicant/Construction Manager	Health Services

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noise limits.				
H-5 For proposed residences located along Kanan Road where exterior noise levels exceed 65 dB CNEL, sound barriers shall be provided as follows: - A 5-foot high rear and side yard noise wall shall be provided for any patio space at Lots 29-32, 39-41, and 52-53. - A 6-foot high barrier for rear and side yards shall be provided at Lots 43 and 54. Sound barriers shall be concrete masonry block, transparent plastic or glass, or some combination thereof with a combined area density of 3.5 pounds per square foot.	Submittal and approval of building plans Site inspection	During construction and Operation	Applicant/Construction Manager	Health Services Public Works
H-6 The following interior noise mitigation measures shall be provided for all residence facades within 310 feet of the Kanan Road centerline under line-of-sight conditions: - Upstairs facades shall have dual-paned windows in all livable space with a minimum sound rating of STC=26 or higher. - All homes shall be provided with central air conditioning systems.	Submittal and approval of building plans Site inspection	During construction and Operation	Applicant/Construction Manager	Health Services Public Works
H-7 Residents located closer than 255 feet of the blast center shall be notified as to time and place of blasting, and blasting shall not occur within 70 feet of any occupied residence to avoid any possible 'very unpleasant' reactions. All notices shall be given to residents at least 48 hours prior to blasting.	Maintain log to demonstrate compliance	Prior to construction	Applicant/Construction Manager	Health Services
III.I. Visual Qualities				
I-1 The project applicant/developer/builder shall prepare and implement a Landscape Plan	Submittal, approval and implementation of	Prior to issuance of permit and	Applicant/Construction Manager	Regional Planning LACFD

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that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. The project applicant/developer/builder shall be responsible for the Plan's implementation until such time as a homeowners' association is prepared to take over landscape maintenance responsibilities. The Landscape Plan shall be made available for public review and shall be subject to the review and approval by the Los Angeles County Departments of Public Works and Regional Planning, as well as SEATAC and Los Angeles County Fire Department, prior to issuance of the grading permit. To ensure its implementation, the Landscape Plan shall be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs). Major features of the landscape plan shall include: **1)** A listing of plant species appropriate for use for both temporary slope stabilization purposes and long-term landscaping designs for common slope and private yard areas. The plan shall emphasize the use of drought-tolerant, fire retardant, native plant species. Only non-invasive non-native plant species shall be included in the listing of acceptable planting materials. In addition, wherever practical, plants which are relatively pest resistant and which require a minimum of added nutrients shall be utilized in landscaping; **2)** Requirements that all proposed private residential landscape plans conform to the project's landscape plan requirements for	Landscape plan Site inspection	During construction and Operation		Public Works SEATAC

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plant material selection, irrigation systems, and the use of pesticides, herbicides, rodenticides and fertilizers; **3)** Retention of a landscape contractor thoroughly familiar with the provisions of the Landscape Plan, by the project's homeowners' association, for ongoing implementation of the Landscape Plan; and **4)** Preservation and protection of existing trees and shrubs, wherever possible. Procedures for the care and maintenance of native trees retained on private properties shall be specified.				
I-2 All public utilities shall be situated underground.	Submittal, approval and implementation of Landscape plans	Prior to and during construction	Applicant/Construction Manager	Regional Planning
I-3 Where feasible, drainage devices (terrace drains, benches and intervening terraces) visible from surrounding areas shall be bermed, constructed of natural or natural-appearing materials, such as riprap, and placed in swales.	Site inspection	During construction/Operation	Applicant/Construction Manager	Regional Planning Public Works
I-4 Concrete drains and all other drainage devices shall be tinted with an appropriate earth tone to effectively conceal them from surrounding views.	Site inspection	During construction and Operation	Applicant/Construction Manager	Regional Planning Public Works
III.J. Light and Glare				
J-1 The project applicant shall implement the proposed Lighting Mitigation Plan as presented in Figure III.J-3, installed to the satisfaction of the Los Angeles County Department of Public Works and the Los Angeles County Fire Department.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works LACFD Regional Planning
J-2 Project street lighting shall be the lowest	Implementation of	During construction	Applicant/Construction Manager	Public Works

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intensity necessary for security and safety purposes, while still adhering to the recommended levels of the Illuminating Engineering Society of North America.	Lighting Mitigation Plan	and Operation		Regional Planning
J-3 Street light source color temperature shall be warm and identifiable with incandescent (i.e., 2500 to 3200 degrees Kelvin, incandescent = 2700 degrees Kelvin).	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-4 In order to minimize illumination wash onto adjacent areas, street lighting shall utilize non-glare fixtures directed downward onto the project site.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-5 Street lights shall be oriented to minimize off-site impacts (i.e., the maximum candlepower shall be aimed away from the off-site viewer and the physical unit shall be located on the shielded side of visual barriers, such as shrubs and walls).	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-6 Exterior buildings finishes shall be non-reflective and use natural subdued tones.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works LACFD
J-7 All roofs visible from the Kanan and Cornell Roads shall be surfaced with non-reflective materials.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Regional Planning Public Works
J-8 Atmospheric light pollution shall be minimized by utilizing street lighting fixtures that cut-off light directed to the sky.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-9 Project CC&Rs shall include the following restrictions on outdoor lighting for private residences: **1)** The use of exterior uplighting fixtures for building facades and trees shall be prohibited. **2)** Design limits on the amount of landscape	Implementation of Lighting Mitigation Plan	Operation	Applicant/HOA	Public Works Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
lighting per square foot of yard area shall be established. **3)** Only downlighting for exterior-building mounted fixtures shall be permitted. **4)** Use of "glowing" fixtures that would be visible from existing communities or public roads shall be prohibited. A glowing fixture is a lantern style fixture, or any fixture that allows light through its vertical components **5)** Use of motion detectors shall be required. **6)** Tennis court lighting shall be shielded from off-site locations with landscaping and windscreens; tennis court lighting fixtures shall have distribution types and cut-off characteristics that limit spill light that can be seen from off-site; and **7)** Gate and driveway illumination shall be shielded from off-site locations and directed into the property.				
J-10 The adverse effects of night-lighting (street, residential, outdoor security etc.) on natural open space shall be mitigated by provision of one or more of the following: **1)** low-intensity street lamps only near the edge of development; **2)** low-elevation lighting poles; and **3)** shielding by internal silvering of the globe or external opaque reflectors.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/HOA	Public Works
J-11 Proposed light spacing for decorative lights shall meet the minimum required illumination levels for a residential roadway which is based on 0.4 footcandles.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/HOA	Public Works
J-12 A street lighting layout plan for the proposed decorative lights shall be submitted to	Submittal and approval of street lighting layout plan	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the Los Angeles County Department of Public Works Street Lighting Section for review and approval.				
III.K. Land Use Compatibility				
K-1 In order to ensure that aesthetic impacts from manufactured slopes remain less than significant, all manufactured slopes 10 feet tall or greater, shall simulate the appearance of the surrounding natural terrain and shall be screened with landscaping.	Submittal and approval of final grading and landscaping plans. Site inspection	Prior to issuance of grading permit and during construction	Applicant/Construction Manager	Public Works
III.L. Traffic and Access				
L-1 Adequate line of sight distances, to the satisfaction of the Los Angeles County Department of Public Works, shall be provided for all ingress and egress points to the site.	Submittal and approval of final grading, landscaping, and street improvement plans	Prior to issuance of grading permit	Applicant	Public Works
L-2 A turn-a-round radius in front of the gated portion of the site on the easterly side of Cornell Road shall be provided to accommodate a three-axle truck (e.g., moving van).	Submittal and approval of final grading, landscaping, and street improvement plans	Prior to issuance of grading permit	Applicant	Public Works
L-3 The project applicant shall contribute a traffic impact at the prevailing rate in effect at time of issuance of grading permit, to the City of Agoura Hills for necessary improvements to mitigate the revised project's cumulative impacts at the intersections of Kanan Road at Canwood Street and Kanan Road at Agoura Road .	Payment of traffic impact fee	Prior to issuance of grading permit	Applicant	City of Agoura Hills
III.M.1. Public Services - Fire				
M.1-1 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.	Site inspection	During construction and Operation	Applicant/Construction Manager	Public Works LACFD Regional Planning
M.1-2 A fuel modification plan, landscape plan,	Submittal and approval of	Prior to final map clearance	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
and an irrigation plan shall be submitted to the Fire Department and approved prior to final map clearance.	fuel modification, landscape and irrigation plans			Regional Planning LACFD
M.1-3 Prior to occupancy, the project applicant/developer shall provide Fire Department approved street signs and access numbers.	Provide LACFD approved streets signs and numbers	Prior to occupancy	Applicant	LACFD
M.1-4 Project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, fire hydrants, brush clearance, and fuel modification.	Regular plan check	During construction and occupancy	Applicant/Construction Manager	Regional Planning LACFD
M.1-5 Fire sprinkler systems shall be installed in all residential structures.	Submittal and approval of building plans	Prior to occupancy	Applicant/Construction Manager	LACFD
M.1-6 The project shall provide water system improvements as required by the Preliminary Water System Design Report prepared by the Las Virgenes Municipal Water District.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	LVMWD
M.1-7 The project applicant/developer shall pay a Developer Fee on Construction (at the rate prevailing at the time of building permit issuance) for future capital improvements for the Los Angeles County Fire Department.	Payment of developer fees	Prior to issuance of building permits	Applicant/Construction Manager	LACFD
III.M.2. Public Services – Sheriff				
M.2-1 The Sheriff's Department shall be given access codes and/or keys to lock boxes to gated portions of the project site.	Provide LACSD approved access codes and/or keys	Prior to occupancy	Applicant	LACSD
M.2-2 Signs shall be posted on the project site allowing for the enforcement of the California Vehicle Code on the project's interior streets.	Post signage allowing enforcement of the California Vehicle Code	Prior to occupancy	Applicant	LACSD
M.2-3 The applicant/project developer shall consult with the Sheriff's Department's for security design assistance.	Submittal and approval of building and landscape plans	Prior to issuance of building permits	Applicant/Construction Manager	LACSD
M.2-4 Upon completion of the project, the	Provide LACSD diagram	Upon completion of the project	Applicant	LACSD

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
project applicant/developer/builder shall provide the Malibu/Lost Hills Station commanding officer with a diagram of the project. The diagram shall include access routes, addresses, and any other information that might facilitate the Sheriff's response.	and access information	and prior to occupancy		
III.M.3. Public Services - Schools				
No mitigation measures required.				
III.M.4. Public Services – Libraries				
No mitigation measures required.				
III.M.5. Public Services – Parks and Recreation				
No mitigation measures required.				
III.N.1. Public Utilities – Water				
N.1-1 Installation of Point-of-use water heaters, recirculating hot water systems and hot water pipe insulation. Use of these systems reduces the waiting time for hot water, thereby minimizing water waste. These practices also save energy needed to heat the water.	Regular Plan check	During construction	Applicant/Construction Manager	Public Works
N.1-2 Installation of low-flush toilets and low-flow showerheads and faucets.	Regular Plan check	During construction	Applicant/Construction Manager	Public Works
N.1-3 The following water conservation measures for ongoing residential uses are recommended for inclusion in the project's CC&Rs: **1)** Use of swimming pool/spa covers for all such facilities; **2)** Use of recirculating water systems for all decorative water features; **3)** Use of xeriscape landscaping; and **4)** Use of rain switches which turn-off	Regular Plan check Submittal of CC&Rs to demonstrate compliance	During construction and Operation	Applicant/Construction Manager/HOA	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
automatic sprinkler systems when soil moisture sensors indicate there is adequate soil moisture.				
N.1-4 If available, reclaimed water should be used during the site preparation phase to reduce fugitive dust emissions.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
N.1-5 Water pressure greater than 50 psi should be reduced to 50 psi or less by means of a pressure-reducing valve.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	Public Works LACFD
III.N.2. Public Utilities - Sewerage				
No mitigation measures required.				
III.N.3. Public Utilities – Solid Waste				
N.3-1 The construction contractor will contract for waste disposal services with a company that recycles construction-related wastes.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	Public Works
N.3-2 To facilitate the on-site separation and recycling of construction-related wastes, the construction contractor will provide temporary waste separation bins in front of each home during construction.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
N.3-3 The applicant/developer shall make information published by the County regarding the curbside recycling program, as well as on-site composting methods for yard waste, available to purchasers of dwelling units at the time of sale.	Preparation and distribution of informational material	At time of sale of each home	Applicant/HOA	Public Works
III.P.1. Energy Conservation - Electricity				
P.1-1 In the event of full or partial road closures, the project developer shall employ flagmen during the construction of the electrical distribution system to facilitate the flow of traffic.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
P.1-2 During the design process, the project developer shall consult with SCE regarding	Consult with SCE	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
possible energy efficiency measures.				
III.P.2. Energy Conservation – Natural Gas				
P.2-1 Prior to the start of construction, the proposed project's energy engineer shall consult with SCG for an energy analysis regarding efficiency and conservation measures.	Consult with SCG	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works Regional Planning
P.2-2 The project developer shall hire flagmen to facilitate traffic flow during installation of the natural gas main extensions.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works

COUNTY OF LOS ANGELES

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RAYMOND G. FORTNER, JR.
County Counsel

September 26, 2007

Agenda No. 69
07/31/07

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: VESTING TENTATIVE TRACT MAP NUMBER 52419-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a hearing regarding an appeal of the Regional Planning Commission's denial of the above-referenced subdivision which proposes 61 residential lots and other appurtenant lots and the associated removal and encroachment into the protected zones of oak trees in the Malibu Zoned District. At the completion of the hearing, you indicated an intent to approve the subdivision with revised conditions and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:

for RAYMOND G. FORTNER, JR.
County Counsel

RDW/
Enclosures

HOA.470593.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 52419

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 52419 on March 27, 2007, and July 31, 2007. Tentative Tract Map No. 52419 was heard concurrently with Conditional Use Permit No. 97-178-(3) ("CUP") and Oak Tree Permit No. 97-178-(3) ("OTP").

2. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding all of the above-referenced entitlements for the Project on May 18, 2005, June 22, 2005, February 22, 2006, April 5, 2006, June 28, 2006, and September 20, 2006. On November 8, 2006, the Commission voted to deny the project as then proposed. The denial was subsequently appealed to the Board of Supervisors.

3. Vesting Tentative Tract Map No. 52419, submitted by Sage Community Group ("subdivider") currently proposes a residential development consisting of 61 single-family lots, five open space lots, six landscape lots, two debris retention lots, and one water quality facility lot ("Project") on approximately 320.3 gross acres ("Site").

4. The subdivider's site plan, labeled as "Exhibit A," depicts a 320.3-acre irregularly shaped parcel developed with 61 single family lots. The Site consists of four unimproved lots. Lots are clustered in four areas. Forty lots are located on the west side of Kanan Road in two enclaves; 34 in the northern enclave and six in the southern. Eleven lots are located between Kanan and Cornell Roads. Ten residential lots are located on the east side of Cornell Road within Significant Ecological Area ("SEA") No. 6. The single-family lots range in size from approximately 10,000 square feet to approximately 29,000 square feet.

5. The Site is located one quarter mile south of the U.S. 101 Freeway. It is located east and west of Kanan Road and Cornell Road in the unincorporated Santa Monica Mountains, south of the City of Agoura Hills in the Malibu Zoned District.

6. The Site is in a mostly natural condition with level to steeply sloping topography. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit is required for this non-urban hillside development.

7. Access to the proposed development is provided by side streets which come off of Kanan Road, a 100-foot wide major highway, and Cornell Road, a 80-foot wide secondary highway.

8. Surrounding zoning includes A-1-20 (Light Agricultural – 20 Acre Minimum Required Lot Area), A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area), and O-S (Open Space) to the south; and A-1-20 and O-S to the west. The City of Agoura Hills lies to the north, east, and west of the subject property.

9. The area north of the Site is characterized by commercial development including gas stations, government facilities, recycling centers, small businesses, restaurants, and office buildings. It is adjacent to the recently approved Agoura Village Specific Plan that allows up to 948,500 square feet of new commercial development and 293 multi-family residential units in a 125-acre area. To the east of the Site, near Chesebro Road, there is some clustering of tract houses. The area immediately to the south is developed with single-family homes on a variety of parcel sizes. An existing enclave of residences is located along Cornell and Caleta Roads, surrounded on three sides by the project site. Silver Creek Road on the south side of the Site is also developed with existing residences and the area immediately to the south of the Site is developed with single-family homes, estates, and ranches. Land immediately to the southwest is developed with single-family residences on a variety of parcel sizes, along the Kanan Road and Cornell Road corridors. It is bordered on the northwest by properties developed or proposed for development with business park and light industrial uses located in the City of Agoura Hills, and by privately owned vacant land to the east and the west.

10. The Site is currently zoned RPD-2-0.5U (Residential Planned Development – Two Acre Minimum Required Lot Area – 0.5 Dwelling Units per Net Acre) and RPD-5-0.2U (Residential Planned Development – Five Acre Minimum Required Lot Area – 0.2 Dwelling Units per Net Acre), which was established by Ordinance No. 2002-0062-Z and became effective on September 19, 2002. A small portion of the Site is also zoned A-1-5 (Light Agricultural – Five Acre Minimum Required Lot Area), which also became effective on September 19, 2002, with the adoption of Ordinance No. 2002-0062-Z. The Project is consistent with the existing RPD-5-.02U, RPD-2-.05U, and A-1-5 zoning classifications.

11. Approximately 172.3 acres of the Site located east of Cornell Road are zoned RPD-5-0.2U. This area is coterminous with portions of the Site designated N5, Mountain Lands, (one dwelling unit per five acres in the Santa Monica Mountains North Area Plan ("SMMNAP"), a component of the Los Angeles Countywide General Plan ("General Plan"). Thirty-four dwelling units are permitted within these designations. The SMMNAP also designates the 172.3 acres located east of Cornell Road as Significant Ecological Area – Las Virgenes SEA No. 6 ("SEA No. 6"). The SEA designation identifies lands having important biological resources. The intent of the Countywide General Plan is to preserve and enhance, to the extent possible, SEAs for the benefit of present and future County residents.

12. The 148 acres, located west of Cornell Road, are designated RPD-5-0.5U. This area is coterminous with portions of the Site designated N2, Rural Residential, (one dwelling unit per two acres) in the SMMNAP. The Los Angeles County General Plan Land Use Policy Map designates these 148 acres as non-urban. The intent of the non-urban classification is to maintain the character of dispersed non-urban settlements and communities; provide for agricultural and mineral production; preserve areas of significant natural and scenic resources; and avoid intensive development of areas subject to natural hazards or lacking essential services and facilities. Seventy-four dwelling units are permitted within these designations.

13. A total of at least 108 units are permitted within the Site under these designations. The proposed 61 dwelling units do not exceed the maximum 108 units permitted by area zoning and the land use categories for non-urban hillside development.

14. The proposed lot sizes are smaller than the typical permitted size within the RPD-2-.05U, RPD-5-0.2U, and A-1-5 classifications. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is proposed to be reserved as permanent open space.

15. A CUP is required to ensure compliance with applicable provisions of the Los Angeles County Code ("County Code") relating to development in hillside management areas, density-controlled development, planned residential development within the RPD zone, development within a Significant Ecological Area ("SEA"), and on-site project grading within the Santa Monica Mountains North Area Community Standards District ("North Area CSD") pursuant to Sections 22.20.460, 22.44.133, 22.56.010, 22.56.205, 22.56.210, 22.56.215, and 22.56.1752 of the County Code.

16. Oak Tree Permit Case No. 970178-(3)("OTP") is a related request to authorize the removal of 17 oaks trees, including two heritage oaks; and encroachment into the protected zone of 10 oak trees including three heritage oaks pursuant to Section 22.56.2060 of the County Code.

17. The 320.3-acre Site meets the minimum five-acre requirement to qualify for a residential planned development.

18. Approximately 287 acres of the Site will be preserved as permanent undisturbed open space. Of this, 265.87 acres will be retained in a natural and undisturbed condition and will be dedicated to a public agency. This is consistent with the minimum 70 percent open space required for non-urban hillside projects.

19. In accordance with the California Environmental Quality Act ("CEQA") Guidelines section 15063, the County prepared an Initial Study for the originally proposed 81-lot single-family project and distributed it along with the Notice of Preparation ("NOP") to responsible and interested agencies and key interest groups on June 11,2004, to solicit comments on the proposed project conduct for the Draft Environmental Impact Report ("DEIR"). All NOP comments relating to the DEIR were reviewed and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review on March 28, 2005. The Commission conducted public hearings on the proposed development on May 18, 2005 and June 22, 2005. Based upon comments received and issues raised by staff, the Commission directed the subdivider to redesign the proposal to, among other things, meet the CUP burdens of proof for hillside management, be more consistent with the SMMNAP, meet the requirements for development within an SEA, and meet the requirements for grading within the North Area CSD.

20. As a result, the Project was redesigned. On October 11, 2005, the subdivider submitted a redesigned project of 71 single-family lots, five open space lots, seven landscape lots, and two public facility lots for Los Angeles County Subdivisions Committee ("Subdivision Committee") technical review. A Revised Project Design Summary for the 71-lot project was circulated on October 31, 2005, for a second formal 45-day public comment period that ended on December 14, 2005. The 71-lot design was advertised for a public hearing before the Commission on February 22, 2006, but that hearing was continued to April 5, 2006. On April 5, 2006, after the Subdivider gave a status report of additional redesign efforts, the Commission granted another continuance to June 28, 2006.

21. At the June 28, 2006 public hearing, the Commission heard a presentation by staff and the subdivider for a redesigned Project of 66 single-family lots. After public testimony, the Commission took the matter off calendar to allow the subdivider time to finalize the redesigned Project. A fourth public hearing session was held by the Commission on September 20, 2006. On November 8, 2006, the Commission formally voted to deny Vesting Tentative Tract Map No. 52419, Conditional Use Permit Case No. 97-178-(3), and Oak Tree Permit Case No. 97-178-(3). The denial was subsequently appealed to the Board.

22. The Board held its initial appeal hearing session on March 27, 2007. After the Board heard testimony in favor and in opposition to the Project, the Board continued the public hearing until June 26, 2007, and instructed the applicant to submit a revised proposed site plan that addressed the Board's concerns. Specifically, the Board instructed the applicant to: 1) eliminate retaining walls along Kanan Road and other scenic corridors; 2) protect all mapped Lyon's pentachaeta and Santa Monica Mountains dudleya habitat areas; 3) incorporate changes in project design to minimize water quality impacts – particularly to Medea Creek; 4) protect the riparian habitat within Medea Creek by minimizing or

eliminating brush clearance in that region; 5) relocate "D" Street further south in order to eliminate an "urban-style" appearance of a four-way intersection; 6) remove, wherever feasible, access roads for flood control facilities near Medea Creek; 7) prepare binding design and landscape conditions to ensure that the project will be compatible with the existing community character; 8) design the development to better maintain significant landforms, further protect the natural topography, and reduce off-site export of graded material; 9) use the rural road standard that eliminates curbs, gutters, and sidewalks; and 10) avoid the creation of any new or increased environmental impacts in the proposed map.

23. A revised 61-lot site plan prepared by the applicant to address the above-stated directions from the Board was submitted to the County staff and made available to the public on May 3, 2007, and the Board agreed to accept comments on this revised design until May 30, 2007. Although the Board had scheduled a second public hearing session on the revised plan for June 26, 2007, that hearing session was continued to July 24, 2007, and, then again to July 31, 2007.

24. The County had received a total of 18 environmental comment letters during the first 45-day public review period which ended on May 11, 2005. The County received one additional environmental comment letter regarding the Revised Project Design Summary during the second formal 45-day public review period which ended on December 14, 2005. Although the County held two formal 45-day public review periods, the actual comment period for the Project was held open from the release date of the DEIR on March 28, 2005, to the close of the public hearings before the Commission on September 20, 2006. Following the close of the second formal public review period to the close of the public hearing on September 20, 2006, the County received an additional 31 individual environmental comment letters, two form letters with multiple signatories, and a list of petition signers with no petition accompanying the list.

25. The County received 16 environmental comment letters for the March 27, 2007, Board hearing session, along with one petition signed by multiple individuals that was submitted at the hearing. An additional 38 individuals provided speaker cards for the March 27, 2007 public hearing session. Finally, the County received four letters on the revised 61-lot Project that was made available to the public on May 3, 2007. In addition to these letters, the County received four letters and one e-mail that do not fit within any of the previously mentioned categories. The County included its responses to these letters in the Final Environmental Impact Report ("FEIR") that was distributed on July 11, 2007, and in the Additional Responses to Comments that was distributed on July 18, 2007.

26. The Board finds that the revised plan, constituting the Project, adequately addresses the 10 points the applicant was instructed to address at the conclusion of the March 27, 2007, public hearing session. In the revised design, no retaining walls are depicted adjacent to Kanan Road and Cornell Road, which are identified as scenic roads. The grading footprint has been reduced to no longer have direct impacts to Lyon's pentachaeta and Santa Monica Mountains

dudleya. A revised fuel modification plan has also been prepared that prohibits fuel modification activities in areas where these special status species are located. The overall grading footprint was reduced to approximately 28 acres, which will allow less urban runoff to pass through the Site and reach Medea Creek. The proposed storm drain systems have also been reduced in scope and pervious areas have been increased throughout the Site. Additionally, professionally designed and implemented irrigation systems will be required to minimize the potential for over-runoff. A revised fuel modification plan contains site-specific fuel modification standards which has strict regulations for the riparian woodland areas near Medea Creek, and fuel modification exclusion zones have been identified for Lyon's pentachaeta and Santa Monica Mountains dudleya habitat. The intersection of Kanan Road and "D" Street has been moved south to eliminate the appearance of an urban style four-way intersection. Flood control access roads have been eliminated at two locations to address the Board's instructions, which will reduce grading and oak tree impacts near Medea Creek. Design and landscape guidelines were prepared to include, among other things, additional standards for community entries, design concepts for Kanan and Cornell Roads, plant palettes, and architectural features. These guidelines have been further adjusted by the Board to, among other things, incorporate additional staff recommendations, require that only locally native species be planted within privately-owned yards where visible from any public roadway or existing community, require that at least 20 percent of the homes be limited to one-story only and strategically placed to maintain key view corridors, and to ensure that different architectural styles are incorporated to emphasize the variation among homes. The grading footprint has been redesigned to reduce the grading footprint from steeper slopes, and the relocation of "D" Street will reduce the street length and associated grading, both to better maintain existing landforms and topography and reduce off-site export of graded material. The revised design depicts the rural road cross-section and curbs, gutters, and sidewalks will not been permitted.

27. The Board finds that the subdivision is rural in nature with no curbs and gutters, and that street lighting may be designed to minimize light intrusion and disturbance of night skies while providing public safety.

28. The Project will be required to comply with the development standards of the A-1 and RPD zoning classifications except as otherwise modified by related Conditional Use Permit Case No. 97-178-(3).

29. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan, including the SMMNAP. The Project preserves approximately 90 percent of the Site as open space. The design helps promote SMMNAP policies relating to maximizing open space, limiting grading, preserving natural environments and scenic beauty, and preserving open space corridors and significant natural features. The design, including its clustering characteristics, avoids, to the extent feasible, development of sensitive environmental resources and impacts to wildlife corridors and habitat

linkages with adjacent open space areas. The development footprint places the development in the least environmentally sensitive portions of the Site and protects ridgelines and natural-appearing views from surrounding vantage points, and preserves topographic features of high scenic value such as Ladyface Mountain. The location of the lots and roadways avoids breaking ridgeline views and concentrates development on the gentler slopes and previously disturbed areas helps promote SMMNAP policies to preserve significant views. The design guidelines and limitations with respect to multi-story development on key lots helps to ensure that buildings are compatible and harmonious with the surrounding environment. The revised design eliminates direct impacts to the Lyon's pentachaeta and Santa Monica Mountains dudleya, as well as the several other sensitive plant species occurring on the Site, and the fuel modification plan has fuel modification exclusions in the habitat areas of the pentachaeta and dudleya. The design minimizes impacts on Oak woodland, riparian habitat, and Medea Creek; preserves plant communities; and establishes buffer zones adjacent to areas of important preserved biological resources. The landscape guidelines mandate the use of native species at important locations. Noise impacts have been mitigated to a level of less than significance, consistent with SMMNAP policies requiring demonstration that the project will not cause, nor be affected by adjacent adverse noise effects. The provision of large custom lots helps meet plan policies encouraging rural character and lifestyles while maintaining low densities. The proximity of the Site to existing nearby residential and commercial development and the application of rural standards to the Project promotes the SMMNAP policy to encourage development consistent with existing development patterns. Development will be avoided in areas characterized by unstable geologic conditions, and grading of slopes in excess of 25 percent will be limited, which promotes plan policies restricting structures for human habitation, in areas of unstable geologic conditions and avoidance of development in areas subject to potential seismically-induced landslides. The Project promotes plan policies relating to water quality by providing appropriate debris and detention devices and implementing best management practices to reduce runoff and erosion. Development-related runoff and erosion will further be minimized through appropriate construction setbacks from Medea Creek in order to protect it from development impacts in high storm flows and vegetation clearance, and grading will be minimized in steep areas to help reduce development-induced runoff. The provision of on-site storm drains, and other appropriate drainage facilities; the minimization of impervious surfaces; and the other efforts described above will reduce siltation reaching Medea Creek, thereby promoting plan policies relating to the protection of Malibu Creek and the prevention of negative impacts of urban and stormwater runoff into streams, area beaches, and the Santa Monica Bay. The Project is also consistent with the requirements of the North Area CSD with regard to grading in that the CUP addresses the grading quantities attendant to the proposal, and grading will be performed to minimize disturbance to the natural landscape and terrain through, among other things, the placement of house pads on the gentler slopes of the Site, clustering the structures, and locating the development as close as feasible

to existing paved streets. Grading will be accompanied through the use of other features that maximize preservation of visual qualities and community character, through, among other things, limitation of house heights at key locations to preserve important view corridors as well as landscape screening, use of locally indigenous plant materials, and use of compatible color schemes. Additionally, the Project increases the supply and diversity of housing and promotes efficient use of land through concentration of development and preservation of open space.

30. The Site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance; has access to County-maintained streets; will be served by public sewers; will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

31. The design of the subdivision and the type of improvements proposed will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

32. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. Portions of the subject property are located in SEA No. 6. However, the Project adequately addresses the SEA compatibility criteria implemented by the County and thus is consistent, compatible, or in substantial conformance with those criteria. Specifically: the Project does not fragment habitat with impacts to sensitive biotic resources; it minimizes the impacts to watercourses and tributaries and avoids direct impacts to Medea Creek; it preserves the existing wildlife movement pathways within the Project Site, including within the SEA; it increases the amount of vegetative buffers used to protect critical resource areas and avoids all impacts to the endangered Lyon's pentachaeta and Santa Monica Mountain Dudleya; it utilizes fences or walls as a supplementary buffer between the development and natural habitat; and it reduces the conflict between Project infrastructure and critical resources by placing utilities underground and reducing the impact from proposed interior streets.

33. The Project is designed to maintain water bodies, watercourses, and their tributaries in a natural state. The Project minimizes impacts to watercourses and tributaries and avoids direct impacts to Medea Creek.

34. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

35. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.

36. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.

37. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code).

38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

39. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

40. Design of the subdivision and the proposed improvements will not conflict with public easements or access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and the tentative map provides adequate protection for any such easements.

41. The Board finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) March 2005 Draft Environmental Impact Report ("DEIR"); (2) March 2005 Technical Appendices to the DEIR; (3) July 2007 FEIR; and (4) July 2007 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations for the Project are incorporated herein by this reference, as if set forth in full.

42. In preparing the FEIR, the Board determined that consideration of the 61-lot version of the proposal – the Project – and its discussion in the FEIR, did not require recirculation of the project environmental document under CEQA Guideline section 15088.5. The Project consists of a lesser-included version of the development proposal that was described in the DEIR, which was subjected to full circulation. The Project does not locate any development lots in areas of the Site that were not previously studied in the DEIR. The impacts associated with the Project are similar in nature and extent, or reduced from those

associated with the proposal described in the DEIR. No changes were proposed in the project that constituted significant new information under CEQA. Additionally, the Board determined that the proposed project alternative submitted by the Cornell Preservation Organization at the Board's March 27, 2007, hearing session did not constitute a feasible project alternative considerably different from others previously analyzed in the DEIR that would clearly lessen the significant environmental impacts of the project, as set forth in more detail in the FEIR.

43. The Board reviewed and considered the FEIR and found that it reflects the independent judgment of the Board. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, implementation of the Project will result in specifically identified significant effects upon the environment, which despite the application of feasible mitigation measures, cannot be reduced to less than significant levels. Except for adverse effects upon air quality, biological resources, and noise and visual qualities, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated, as appropriate in the conditions of this tentative tract map, and the related conditional use permit and oak tree permit.

44. With respect to the adverse effects upon air quality, biological resources, noise and visual qualities, and effects, the Board determined that the substantial benefits resulting from implementation of the Project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations.

45. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the FEIR has been prepared and its requirements have been incorporated into the conditions of approval for this project.

46. The MMP prepared in conjunction with the FEIR identified in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured. Concurrently with the approval of this subdivision, the Board is adopting a revised MMP that is updated to include minor revisions to selected mitigation measures to reflect the points raised by the Board at the conclusion of the public hearing.

47. This project is not *de minimis* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

48. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for related Conditional Use Permit No. 97-178-(3), Oak Tree Permit No. 97-178-(3), and the Mitigation Monitoring Program.

49. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certified the FEIR at the conclusion of the hearing on the Project and adopted the Environmental Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring Plan ("MMP"), finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, found that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Statement of Overriding Considerations;

2. Approves the revised MMP, enclosed with the attached project conditions, and finds that that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, and determines that the conditions of approval as set forth in the MMP for the Project are the only mitigation measures for the Project which are feasible; and

3. Approves Vesting Tentative Tract Map No. 52419, subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 52419

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 97-178-(3), Oak Tree Permit Case No. 97-178-(3), and the Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 97-178-(3), conform to the applicable requirements of the RPD-2-0.5U, RPD-5-0.2U, and A-1-5 zones.

3. In accordance with Conditional Use Permit Case No. 97-178-(3), this land division is approved as a non-urban hillside, density-controlled, residential planned development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-2-0.5U, RPD-5-0.2U, and A-1-5 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and and all previously recorded final unit maps shall comply with the minimum lot area requirements of the RPD-2-0.5U, RPD-5-0.2U, and A-1-5 zones.

4. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.

5. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 97-178-(3) and Oak Tree Permit Case No. 97-178-(3) have been recorded.

6. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director") for review and approval.

7. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.

8. Adjust the boundary of landscape Lot No. 70 so that the mapped Santa Monica Mountains dudleya habitat area is within the adjacent open space Lot No. 63, and depict on the final map for review and approval by Regional Planning.

9. Provide at least 30 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.

10. Show Kanan Road, Cornell Road, Street "A," Street "B," Street "C," Street "D," and Street "E" as dedicated streets on the final map.

11. Show Street "F" as a private and future street on the final map.

12. Provide for the ownership and continued maintenance of the private and future Street "F" by a homeowners association or by a maintenance agreement, and provide Regional Planning with a copy of the CC&Rs or draft maintenance agreement for review and approval prior to final map approval.

13. Permission is granted to use the rural street cross section to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works") for Kanan Road, Cornell Road, Street "A," Street "B," Street "C," Street "D," Street "E," and Street "F."

14. As agreed by the applicant, the subdivider acknowledges and agrees that any associated driveway reconstruction work does not involve the construction or installation of an offsite improvement within the meaning of Government Code section 66462.5 and that the provisions of Government Code section 66462.5 are not applicable to the approval of this Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with any driveway reconstruction work.

15. Prior to final map approval, submit visual computer graphic renderings of the proposed grading and retaining wall within lots one through four from critical vantage points along Kanan Road, and incorporate the necessary landscaping into the landscape plan to screen the wall from vehicles and pedestrians traveling along Kanan Road to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").

16. Dedicate to the County of Los Angeles on the final map the right to prohibit any development, including grading other than that required for a trail and/or brush clearance, irrigation and landscape planting within fuel modification zones as mandated by the Fire Department in accordance with the approved Preliminary Fuel Modification Plan dated September 2007, which is incorporated by reference into these conditions, on open space Lot Nos. 62 through 66.

17. Dedicate residential construction rights on landscape Lot Nos. 67 through 72, and debris basin and water quality Lot Nos. 73 through 75. Record an open space building restriction area over the above-listed lots on the final map.

18. Prior to recordation of the first final map, offer to dedicate open space Lot Nos. 62 through 66 for a total of approximately 287.7 acres, to an acceptable public entity, while reserving any necessary easements for brush clearance, irrigation,

and landscape planting within Fuel Modification Zones as required by the Fire Department, to the satisfaction of Regional Planning.

19. Number all open space lots on the final map and provide access to the open space lots to the satisfaction of Regional Planning.

20. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

21. Record on the final map, a flexible trail easement across all open and landscape lots for the planning, construction, and use of the Simi-to-the-Sea Trail network, to the satisfaction of Regional Planning and Los Angeles County Department of Parks and Recreation. If placement of the trail on the subject property is infeasible due to permanent physical constraints, as determined by the County, then the easement shall be vacated.

22. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs or by separate maintenance agreement, which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to Regional Planning for review and approval.

23. No grading permit shall be issued prior the recordation of the final map(s). If multiple unit final maps are filed, grading permits may only be issued over that portion that has recorded.

24. Obtain a determination by the Director prior to recordation of each unit or final map as to whether it is feasible to achieve certification by the United States Green Building Council under their LEED for Homes green building rating system, for each such map.

25. As agreed, the "Triangle Ranch Design Guidelines" dated September 2007, are hereby incorporated as conditions of approval.

26. Prior to the issuance of a grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 97-178-(3).

27. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with the Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

28. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit Case No. 97-178-(3). Prior to approval of each final unit map, submit the following to Regional Planning:

    A. Phasing map, to be reviewed and approved by the Los Angeles County Subdivision Committee ("Subdivision Committee") indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final unit maps; and

    B. Summary sheet on the phasing map, indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and all previous final maps.

    Multiple copies of the phasing map shall be submitted to Regional Planning for circulation and approval by Subdivision Committee.

29. Upon approval of this grant, remit processing fees (currently $2,550) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

30. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 52419. Comply with all such mitigation measures in accordance with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning ("Director") for approval in the following sequence:

    A. Prior to recordation of a final map;

    B. Prior to or with submittal of a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits;

    C. Prior to issuance of building permits; and

D. Additional reports as required by the Director.

31. Upon approval of this grant, deposit the sum of $3,000 with Regional Planning in order to defray the cost of reviewing the subdivider' reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

32. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

    B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 97-178-(3) and Oak Tree Permit Case No. 97-178-(3), the attached mitigation monitoring program, and the attached reports recommended by the Subdivision Committee, which also consists of members of Public Works, the Fire Department, the Department of Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52419 (Rev.)

TENTATIVE MAP DATED 05-03-2007
EXHIBIT MAP DATED 05-03-2007

The following reports consisting of 21 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. Quitclaim or relocate easements running through proposed structures.

7. 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.

8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

9. A Mapping and Property Management Division house numbering clearance is required prior to approval of the final map.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

11. Reserve reciprocal easements for drainage, ingress/egress, water, sewer, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

12. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.

13. The first unit of this subdivision shall be filed as Tract No. 52419-01, the second unit, Tract No. 52419-02, ... and the last unit, Tract No. 52419.

14. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets to the satisfaction of the Department of Regional Planning.

15. Grant ingress/egress and utility easements to the public over the private and future or future streets.

16. Show open space note on the final map and dedicate residential construction rights over the open space lots.

17. Dedicate vehicular access rights to streets at rear of double frontage lots.

18. 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.

19. 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.

20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

21. 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.

HCW

Prepared by Henry Wong Phone (626) 458-4915 Date 05-10-2007

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 52419

REV TENTATIVE MAP DATED 05/03/07
EXHIBIT MAP DATED 05/03/07

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for desilting inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
9. Comply with the requirements of the approved revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan dated 05/17/06, to the satisfaction of Public Works.
10. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
11. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

12. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineer's estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

13. Any encroachment into an adopted floodway may require floodway map revision(s) of ordinance map(s) 370 ML9-ML11.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

2. The subdivider shall comply with County of Los Angeles Building Code Section 3316 with respect to the design of landscaping for long term erosion control. If any deviation is proposed, the soil/geotechnical engineer or engineering geologist and landscape architect shall submit design recommendations prior to grading plan approval and make a finding that the proposed design alternative provides equivalency to meeting the intent of the Building Code. The soils/geotechnical engineer or engineering geologist shall certify with a final report (in addition to final grading certification) when the slope erosion protection has been satisfactorily established.

Name Yong Guo GARY GUO Date 07/26/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING 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 52419
SUBDIVIDER Beautiful City Holdings Co.
ENGINEER Wagner Halladay, Inc.
GEOLOGIST Pacific Soils Engineering, Inc.
SOILS ENGINEER Pacific Soils Engineering, Inc.

TENTATIVE MAP DATED 5/03/07 (revised) Exhibit A (5/03/07)
LOCATION Agoura

REPORT DATE 4/26/07, 11/9/05, 6/1/04, 6/30/03, 9/25/00, 5/15/00
REPORT DATE 4/26/07, 11/9/05, 6/1/04, 6/30/03, 9/20/00, 5/15/00

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[X] The Soils Engineering review dated 5/8/07 is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] A geology and soils engineering report will be required prior to approval of building or grading plans.

[X] Geotechnical Recordation Map verification deposit estimate 6 hours.

Prepared by Karin Burger Reviewed by _____ Date May 8, 2007

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1/7/03

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 LX001129
Sheet 1 of 1

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
District Engineer
1 Geologist
1 Soils Engineer
1 Engineer/Architect

Tentative Tract Map 52419
Location Agora
Developer/Owner Beautiful City Holdings Co.
Engineer/Architect Wagner Halladay, Inc.
Soils Engineer Pacific Soils Engineering, Inc.
Geologist Same as above

Review of:
Tract Tentative Map Dated By Regional Planning **5/3/07**
Soils Engineering and Geologic Report Dated **4/26/07**, 11/9/05, 6/1/04, 6/30/03, 9/25/00, 5/15/00
Previous review sheet dated 4/23/07

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

REMARKS:

1. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
   a. *Soils parameters.* Provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill material for proposed keystone walls, etc.) required for additional stability analyses as indicated below.
   b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40 scale to substantiate those performed at a 100 scale. Also, provide global stability analyses of the relatively high retaining walls proposed (the tentative map shows walls of up to 28 feet are proposed), analyses of backcut required for the construction of these walls, and walls that will be subject to the potential surcharge due to adverse beddings. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Recommend mitigation if factors of safety are below County minimum standards.
   c. *Retaining walls.* Indicate the types of walls are proposed (e.g., keystone walls, crib walls, impact walls in areas with potential debris hazards, standard retaining walls, etc.) and provide additional analyses as indicated below.
   d. *Debris Impact walls.* If debris containment walls are proposed, the containment areas must be designed for 100 percent of the predicted debris flow volume. Therefore, provide data and analyses (e.g., areas to be mitigated, volume calculations of anticipated debris flow volume and containment volume, etc.) in support of the recommended mitigation measures.
   e. *Walls higher than 12 feet.* For walls in which the retained height is higher than 12 feet, the walls must be designed to resist the additional earth pressure due to seismic ground shaking. Therefore, provide seismic surcharge pressure distribution for retaining wall in which the retained height is higher than 12 feet as necessary.
   f. *Keystone walls or similar.* If Keystone walls or similar are proposed, then provide internal analyses (sliding, overturning, pull-out, etc.) of these walls. Indicate the various shear strength and seismic parameters used in the analyses. Also indicate and show on the plans the locations of Restriction Use Areas (RUA's) for all areas with geogrid reinforcement. Per County policy, all areas with geogrid reinforcement plus 10 feet beyond the geogrid reinforcement areas shall be designated as RUA's.
   g. *Rock fences.* Provide rockfall analyses to determine the kinetic energy of the falling rocks for use in the structural design of the proposed fences and the anticipated trajectory path of the falling rocks for use in the designed heights and locations of the proposed fences.
   h. *Debris basins.* Provide slope stability analyses considering rapid drawdown conditions for any debris basins with slopes steeper than 3:1 gradient and designed with outlet structures. Recommend mitigation if the factor of safety is below the minimum standard.
   i. *Grading adjacent to Kanan Road.* Provide additional recommendations for proposed grading adjacent to Kanan Road as stated in the 5/15/00 report.

2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND HAVE A LOW TO HIGH EXPANSION POTENTIAL.

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 67587 Exp. 6/30/07 CIVIL STATE OF CALIFORNIA

Reviewed by _____ Date 5/8/07
Yoshiya Morisaku

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be 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.

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.

5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Road and Grading Section's "Requirements for Street Plans" and sight distances.

6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Road and Grading Section's "Requirements for Street Plans" and sight distances.

7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.

10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three percent grade on all "tee" intersections to the satisfaction of Public Works.

11. Provide property line return radii of 13 feet at all local street intersections.

12. Provide property line return radii of 27 feet at the intersections of all local streets with Kanan Road and Cornell Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act to the satisfaction of Public Works.

13. Provide intersection sight distance for a design speed at the following intersections to the satisfaction of Public Works:

    a. Fifty-five mph (585 feet) on Cornell Road from Caleta Road (northerly direction); and

    b. Thirty mph (310 feet) on A Street from B Street (northeasterly direction).

    Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional on-site grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located four feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. When looking right, the target is six feet from the centerline. If necessary, depict all line of sight easements on the landscape/irrigation and grading plans.

14. Dedicate right of way 40 feet from the latest IEC approved centerline on Cornell Road per C.S.B. 1099-1. Permission is granted to vacate right of way in excess of 40 feet from centerline on Cornell Road in the vicinity of Lot 66. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

15. Dedicate right of way 32 feet from centerline on Street A from Kanan Road to Street B, Street D from Kanan Road to the knuckle, and Street E from Kanan Road to the knuckle to the satisfaction of Public Works. Dedicate additional right of way for a modified knuckle on Street D and Street E from Kanan Road to the knuckle to the satisfaction of Public Works. Design details for the knuckles as shown on the tentative map are not necessarily approved.

16. Dedicate right of way 30 feet from centerline on Street A from Street B to Street C, Street C (plus additional right of way for a standard cul-de-sac bulb and knuckle), and Street E south of the knuckle.

17. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb and knuckle on Streets B and D.

18. Dedicate slope easements along the property frontage on Kanan Road, Cornell Road, and Caleta Road to the satisfaction of Public Works.

19. Dedicate vehicular access rights on Kanan Road, Cornell Road (except to Lots 60 and 61), and Caleta Road. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

20. Dedicate the right to restrict vehicular access on Cornell Road to Lots 60 and 61.

21. Make an offer of private and future right of way 58 feet on Street F plus additional right of way for a standard knuckle and a standard cul-de-sac bulb or to the satisfaction of Public Works. Permission is granted to reduce the total right of way width from 58 to 52 feet (parkway width from 11 to 8 feet).

22. Make an offer of additional private and future right of way in the vicinity of the gated entrance on Street F to the satisfaction of Public Works.

23. Make an offer of future right of way 32 feet from centerline on Caleta Road. Road improvements are not required on Caleta Road.

24. Whenever there is an offer of a future street or private and future street, provide a drainage statement/letter.

25. Repair any broken or damaged pavement along the property frontage on Kanan Road and Cornell Road to the satisfaction of Public Works.

26. Construct inverted shoulder pavement 14 feet (lane width) and four feet (shoulder width) with concrete flow lines on Streets A, B, C, D, E, and F to the satisfaction of Public Works. Grade remaining parkway/shoulder at two percent cross-slope to the right of way to the satisfaction of Public Works. Grading within the parkway on one side of Street F may be allowed only at locations to the satisfaction of Public Works.

27. Construct additional pavement (both on-site and off-site) on partially improved Kanan Road and Cornell Road to provide a striped left-turn lane, striped right-turn lane, and transition pavement for a 65 mph design speed on Kanan Road at Street A/Street D/Street E and for a 55 mph design speed on Cornell Road at Street F to the satisfaction of Public Works. The minimum length of a left turn lane and right-turn lane on Kanan Road is 200 feet. Design details for the turning lanes and transitions as shown on the tentative map are not necessarily approved.

    Pavement transitions on Cornell Road shall be designed to preserve as much as possible the existing conditions on the west side of the road in the area across from the existing Fire Station. The subdivider shall be responsible for any associated driveway reconstruction and securing consent letters from property owners where such driveway reconstruction is required. The subdivider shall also be responsible for the relocation/replacement of the monument/signage fronting the existing Fire Station if impacted by the pavement widening to the satisfaction of the Fire Department and Public Works.

    Subdivider acknowledges and agrees that any associated driveway reconstruction work does not involve the construction or installation of an offsite improvement within the meaning of Government Code Section 66462.5 and that the provisions of Government Code Section 66462.5 are not applicable to the approval of this tentative tract map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with any driveway reconstruction work.

28. Design the approach on F Street at Cornell Road so that left-turn egress is prohibited to the satisfaction of Public Works.

29. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Construct adequate embankment protection, including a service road if required, along those portions of Cornell Road, Kanan Road, and all interior streets except Caleta Road located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

30. Comply with the following street lighting requirements:

    a. Provide streetlights on Kanan Road and on Cornell Road at locations where new street intersections (A Street, D Street, E Street, and F Street) are proposed and with fixtures acceptable to Southern California Edison to the satisfaction of Public Works. Submit street lighting plans as soon as

possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the Developer/Property Owner/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.

c. The proposed development or portions thereof, are not within an existing lighting district. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

(1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

(2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

(3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

d. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

e. For acceptance of street light transfer of billing, the area must be annexed into the lighting district and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of as-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights on gated private and future street(s).

31. Provide and install street name signs prior to occupancy of buildings.

32. Install postal delivery receptacles in groups to serve two or more residential lots.

33. Locate the entry gate (or key pad if one is provided) a minimum of 50 feet beyond the right of way of Cornell Road and construct a turnaround with a minimum radius of 32 feet preceding the gated entrance on Street F to the satisfaction of Public Works.

34. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

35. Prior to final map approval, 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, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

36. Provide detailed Signing and Striping Plans (scale 1:40) on Kanan Road and Cornell Road along the property frontage and in the vicinity of the tract boundaries to the satisfaction of Public Works. The conceptual striping plans shown on the tentative map are not necessarily approved.

37. Comply with the mitigation measures identified in the attached memoranda/letters dated December 13, 2004; November 22, 2004; and March 24, 2004, from our Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Allan Chan Phone (626) 458-4915 Date 07-25-2007
tr52419r-rev14.doc

December 13, 2004

TO: Tom Hoagland
Land Development Division

FROM: Bill Winter
Traffic and Lighting Division

TRIANGLE RANCH
TENTATIVE TRACT NO. 52419
CONDITIONAL USE PERMIT 97178
SCREENCHECK ENVIRONMENTAL IMPACT REPORT
AGOURA HILLS AREA

As requested, we have reviewed the above-mentioned document. The project site is generally located southwest and southeast of Kanan Road and Cornell Road, approximately one-third mile south of the Ventura Freeway in the unincorporated County area of Agoura Hills.

The proposed project consists of the construction of 81 single-family homes on approximately 320 acres. The proposed project is estimated to generate approximately 854 vehicle trips daily, with 67 and 89 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the report that the traffic generated by the project alone will not have a significant impact to any County or City roadways or intersections. However, the cumulative traffic generated by the project and other related projects will significantly impact the following City of Agoura Hills intersections. The proposed mitigation measures are subject to the approval of the City of Agoura Hills. The project will participate in a Traffic Improvement Fee program through the City of Agoura Hills Benefit Assessment Fee.

<u>Kanan Road at Canwood Street</u>

North approach: One left-turn lane, four through lanes, and one shared through/right-turn lane instead of one left-turn lane, three through lanes, and one shared through/right-turn lane (add a through lane).

South approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, one through lane, and one shared through/right-turn lane (add a through lane).

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Kanan Road at Agoura Road

North approach: Two left-turn lanes, one through lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane (add a left-turn lane).

East approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane (add a through lane).

West approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane and one shared through/right-turn lane (add a through lane and an exclusive right-turn lane).

It is our understanding that the project traffic consultant, Kimley-Horn and Associates, Inc., has been in contact with the Agoura Hills City Engineer in order to determine if the City has adopted an improvement plan for the Kanan Road at Agoura Road intersection. The project shall also consult with the City of Agoura Hills regarding the feasibility of all of the proposed mitigation measures and shall pay its pro-rata share of the intersection improvements once they are identified.

We also agree with the mitigation proposed for the intersection of Kanan Road at Roadside Drive. This intersection will be integrated into the US 101/Kanan Road Interchange improvement project, and will no longer function as a stand-alone intersection. We generally agree with the study that the interchange improvement project addresses an existing need and that the project traffic does not represent a significant portion of the total traffic served by the interchange. Therefore, it will not be necessary to withhold building permits for the project until the interchange is in place.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterial, or freeway segment in the area.

The project shall continue to coordinate with the City of Agoura Hills and shall consult with Caltrans to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdiction.

If you have any questions regarding the review of the document, please contact Kristin Norman of our Traffic Studies Section at Extension 4766.

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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

IN REPLY PLEASE
REFER TO FILE: T-4

November 22, 2004

Ms. Serine Ciandella
Kimley-Horn and Associates, Inc.
2100 West Orangewood Avenue, Suite 140
Orange, CA 92868

Dear Ms. Ciandella:

TRIANGLE RANCH
TENTATIVE TRACT NO. 52419
CONDITIONAL USE PERMIT 97178
TRAFFIC IMPACT ANALYSIS (MARCH 2004)
AGOURA HILLS AREA

As requested, we have reviewed the above-mentioned document. The project site is generally located southwest and southeast of Kanan Road and Cornell Road, approximately one-third mile south of the Ventura Freeway in the unincorporated County of Los Angeles area of Agoura Hills.

The proposed project consists of the construction of 81 single-family homes on approximately 320 acres. The proposed project is estimated to generate approximately 854 vehicle trips daily, with 67 and 89 vehicle trips during the a.m. and p.m. peak hours, respectively. Fifty-four lots will take access from Kanan Road and 27 lots through a gated entrance on Cornell Road.

We generally agree with the study that the interchange improvement project addresses an existing need and that the project traffic does not represent a significant portion of the total traffic served by the interchange. Therefore, it will not be necessary to withhold building permits for the project until the interchange is in place as mentioned in our March 24, 2004, memo.

The project shall participate in a Traffic Impact Fee as required by the City of Agoura Hills Benefit Assessment Fee for the proposed improvements at the intersections of Kanan Road at Canwood Street and Kanan Road at Agoura Road.

We also agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations.

We recommend that the City of Agoura Hills review this document to determine the potential California Environmental Quality Act (CEQA) impacts within their jurisdiction. Caltrans shall also be consulted to determine whether the project has a significant CEQA impact on the adjacent Ventura Freeway.

In order to complete our review, a 40-foot-scale site plan showing site access locations in relationship to adjacent intersections and driveways, and driveways opposite project frontage, shall be prepared and submitted to Traffic and Lighting Division for review and approval. Generally, site access should be designed to eliminate any potential conflicts between vehicles entering the site and parked vehicles on-site and/or on-site facilities, such as a trash pick-up area.

If you have any questions, please contact Ms. Kristin Norman of our Traffic Studies Section, Traffic and Lighting Division, at (626) 300-4766.

Very truly yours,

DONALD L. WOLFE
Interim Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

KN:cn
EIR04264.doc

cc: City of Agoura Hills

bc: Land Development (Wong)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

March 24, ~~2003~~ 2004

Ms. Serine Ciandella
Kimley-Horn and Associates, Inc.
2100 West Orangewood Avenue, Suite 140
Orange, CA 92868

Dear Ms. Ciandella:

TRIANGLE RANCH
TENTATIVE TRACT NO. 52419
CONDITIONAL USE PERMIT 97178
TRAFFIC IMPACT ANALYSIS (SEPTEMBER 2003)
AGOURA HILLS AREA

As requested, we have reviewed the above-mentioned document. The project site is generally located southwest and southeast of Kanan Road and Cornell Road, approximately one-third mile south of the Ventura Freeway in the unincorporated County area of Los Angeles.

The proposed project consists of the construction of 81 single-family homes on about 320 acres. The proposed project is estimated to generate approximately 854 vehicle trips daily, with 67 and 89 vehicle trips during the a.m. and p.m. peak hours, respectively. Fifty-four lots will take access from Kanan Road and 27 lots through a gated entrance on Cornell Road.

The traffic study shall be revised to include the following.

- The study assumes the completion of the Kanan Road interchange project. It should be noted that the issuance of a building permit for the project will be withheld until this interchange project is in place.

- A diagram showing proposed mitigation measures and future lane configurations for each intersection analyzed.

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- A traffic signal warrant analysis for the unsignalized intersections.

- Details for the proposed gated access ("H" Street-TT 52419) shall be provided. The gate shall be designed to handle anticipated queing and turn movement for a typical United Parcel Service delivery truck. Intercom location and lane configurations shall also be provided.

- The study shall be stamped and signed by a registered Professional Engineer in the State of California in the field of Civil or Traffic Engineering.

We recommend that the City of Agoura Hills review this document to determine the potential California Environmental Quality Act (CEQA) impacts within their jurisdiction. Caltrans shall also be consulted to determine whether the project has a significant CEQA impact on the adjacent Ventura Freeway.

If you have any questions, please contact Ms. Marian Guirguis of our Traffic Studies Section at (626) 300-4848.

Very truly yours,

JAMES A. NOYES
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

MG:cn
EIR03355

cc: Department of Regional Planning (Koutnik)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

TRACT NO. 52419 (Rev) TENTATIVE MAP DATED 05-03-2007

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. Install off-site sewer mainlines to serve this subdivision to the satisfaction of Public Works.

3. A sewer area study for the proposed subdivision (PC 11843as, dated 02-22-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

4. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.

5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

HW

Prepared by Julian Garcia Phone (626) 458-4921 Date 05-10-2007

tr52419s-rev14.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52419 (Rev.)

TENTATIVE MAP DATED 05-03-2007
EXHIBIT MAP DATED 05-03-2007

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 (both on-site and off-site) 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 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. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. 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.

5. Submit landscape and irrigation plans for each open space and landscape lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

6. If necessary, depict all line of sight easements on the landscape and irrigation plans.

HW

Prepared by Lana Radle Phone (626) 458-4921 Date 05-10-2007

tr52419w-rev14.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP. Susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 52419 Map Date May 03, 2007 - Ex. A

C.U.P. _____ Vicinity Malibu - 324A4

☐ **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 tentative map is approved at this time, therefore the tentative map is cleared for public hearing.**

By Inspector: Janna Masi Date May 11, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

CLEARED FOR PUBLIC HEARING

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 52419 Tentative Map Date May 03, 2007 - Ex. A

Revised Report yes

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 12 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The proposed development shall comply with Fire Code section 1003.2.11 regarding Occupancies in Very High Fire Hazard Severity Zones and in the Malibu-Santa Monica Mountains or San Gabriel South face areas.If a water tank is installed a minimum paved access of 20' wide shall be provided. The exisitng fire hydrant located on the Northside of the fire station shall be relocated outside of the proposed street location ("F" street)**

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 Janna Masi Date May 11, 2007

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **52419**	DRP Map Date: **05/03/2007**	SCM Date: **05/14/2007**	Report Date: **05/10/2007**
Park Planning Area # **33B**	**AGOURA / CALABASAS**		Map Type: **REV. (REV RECD)**

Total Units **61** = Proposed Units **61** + Exempt Units **0**

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:	**0.53**
IN-LIEU FEES:	**$165,209**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $165,209 in-lieu fees.

Trails:

See also attached Trail Report. ZUMA RIDGE TRAIL - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

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

James Barber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **52419**	DRP Map Date: **05/03/2007**	SMC Date: **05/14/2007**	Report Date: **05/10/2007**
Park Planning Area # **33B**	**AGOURA / CALABASAS**		Map Type: **REV. (REV RECD)**

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

(P)eople 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 **61** = Proposed Units **61** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**2.91**	**0.0030**	**61**	**0.53**
M.F. < 5 Units	2.39	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.50	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.53**

Park Planning Area = **33B AGOURA / CALABASAS**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.53	$311,716	**$165,209**

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
0.53	0.00	0.00	0.53	$311,716	**$165,209**

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COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

May 14, 2007

NOTICE OF TRAIL REQUIREMENT FOR TRACT MAP

Map #: TR - 52419 Date on Map: May 3, 2007

Provide a **20** foot easement for **Zuma Ridge Trail** to the satisfaction of the Department of Parks and Recreation Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Final Map.

X MAP APPROVED WITH THE FOLLOWING CONDITIONS:

1. Open Space Lot 66 (previously labeled lot 71 on map dated August 1, 2006) must be dedicated to the Santa Monica Mountain Conservancy, National Park Services, or a public agency;
2. Resolution to Zuma Ridge Trail easement alignment must be shown before final map recordation and;
3. Provide funding for trail construction. See attached document dated September 19, 2006 sent to Frank Meneses (Division Director of Regional Planning), and Susan Tae (Supervising Regional Planner).

****

The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a **20** foot easement for Riding and Hiking purposes for the **Zuma Ridge Trail**.

Map Sheets: A **20** foot wide easement to the County of Los Angeles for Riding and Hiking purposes for the **Zuma Ridge Trail**.

X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Robert Ettleman at 213-351-5134.

Robert Ettleman

Robert Ettleman, Acting Trails Coordinator

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198

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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

September 19, 2006

TO: Frank Meneses, Division Administrator
Department of Regional Planning
Susan Tae, Supervising Regional Planner
Department of Regional Planning

FROM: Larry Hensley, Chief of Planning
Planning Division,

SUBJECT: REGIONAL PLANNING COMMISSION APPROVAL OF TENTATIVE TRACT MAP NO. 52419

The Department of Parks and Recreation has determined the Zuma Ridge Trail (a.k.a. Sink to the Sea Trail) easement as currently shown following Medea Creek on the West side of Cornell Rd. on Tentative Tract Map 52419 would not be a suitable location for this trail. Due to Federal changes and restrictions brought about by the enactment of the National Pollution Discharge Elimination System (NPDES), the Clean water Act, the reduction to the Total Maximum Daily Load (TMDL), trash and foreign matter within rivers, streams, and water courses, and non-disturbance of riparian and significant habitat areas, is now mandated. As a result of these constraints, the Department has revised many proposed trails to locations that do not impact water courses as would be the case with the current Zuma Ridge Trail alignment adjacent to Medea Creek. Single family residential developments south of Medea Creek have also blocked off proposed trails connections, which restricts the Department's ability to provide trail connectivity to other public agencies trails. Current easements south of Medea Creek are also not suitable for either equestrian or hiking use.

The Department is striving to ensure that the final trail realignment would provide possible connectivity with all other agencies' trails in this area. The Department has coordinated with the City of Agoura Hill, National Park Service, and Santa Monica Mountains Conservancy, and the Department of Regional Planning regarding the preferred trail location. Due to the City of Agoura Hills not implementing a master trails plan and having not determined a final location for their proposed equestrian center, a final County trail alignment decision connecting to that proposed facility can not be made at present.

The Department currently recommends approval of the tentative tract map with the following conditions before final map recordation:

1. The Applicant shall conduct a feasibility study for the alignment of the Zuma Ridge Trail dedicated easement with other existing and proposed trail developments that may be adjacent to or within the tract map boundaries by working with the Department of Parks and Recreation and Department Regional Planning, interested members of the community, the National Park Service, the City of Agoura Hills, the Santa Monica Mountains Conservancy and any other jurisdictional agencies. The study shall identify all environmental constraints for the proposed Zuma Ridge Trail realignment. The purpose of the trails feasibility study is to determine the best route for the trail either on or off the property.

2. Upon completion of the feasibility study, the Applicant shall submit findings to the Department and the appropriate public agencies for review and comment. The Department shall analyze all recommended trail realignment options and work with the Applicant on the most feasible option;

3. If, based on the feasibility study, it is determined that a particular trail alignment is feasible, the Applicant shall design any proposed final trail realignment utilizing the Department's Trails Standards after the Department's review and comment on the feasibility study. Prior to the Department's construction of the trail, the Department will initiate the required environmental review process as required by CEQA and;

4. The Applicant shall provide a payment of $60,000 payable to the Department of Parks and Recreation for the future construction of the trail. This $60,000 is not based on a specific trail alignment, but based on the Department's rough cost of constructing a trail for approximately 2 miles. This amount may increase or decrease by 10 per cent based on the final alignment selected. This payment will be placed into an interest bearing account to be used specifically for the development of this trail.

5. If the Applicant deeds any portion of the Open Space area to a public entity and the proposed final trail alignment traverses this Open Space, the Applicant shall provide a clause in the deed requiring the accepting public entity to comply with all regulatory processes and approvals. The Applicant shall also dedicate an easement for the selected trail route within the property boundaries where the Open Space is not transferred to a public agency.

If you have any questions, please contact Ken Slu, Trails Coordinator, at 213-351-5135.

LH:c:Regional Plannning Triangel TR52419 Ver06

cc: Ben Saltsman, Third Supervisorial District
Larry Hafetz, County Counsel
[illegible]
[illegible]
[illegible]

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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Fifth District

May 9, 2007

RFS No. 07-0011328

Tract No. 52419

Vicinity: Agoura

Tentative Tract Map Date: May 3, 2007 (14th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 52419** has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system, which guarantees water connection and service to all lots.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Las Virgenes Municipal Water District** as proposed.

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

Respectfully,

Becky Valenti

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

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
III.A. Geotechnical Hazards - Grading				
A-1 All grading activities shall be in compliance with specific recommendations and requirements provided in a comprehensive geotechnical report prepared specifically for the proposed project, including provisions for excavation, cut and fill slopes, and the correction of potential geologic hazards, subject to approval by the Los Angeles County Department of Public Works and other responsible agencies.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-2 Prior to the issuance of grading permits by the Los Angeles County Department of Public Works, the consulting geologist and/or soils engineer shall review and approve the detailed grading plans approved by the Department of Public Works. This approval shall be conferred by signature on the plans which clearly indicate that the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the geotechnical report.	Submittal of signed plan by geologist and/or soils engineer Regular plan check	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works
A-3 The project shall be constructed in compliance with all applicable provisions of the County of Los Angeles County Grading Ordinance, and the requirements of the Los Angeles County Department of Public Works and other responsible agencies.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-4 Stability analyses of proposed graded slopes shall be performed as part of the preliminary geotechnical reports and grading plan	Regular plan check	Prior to issuance of grading permits	Applicant	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
reviews.				
A-5 Grading shall be scheduled in accordance with the Los Angeles County Grading Ordinance and the requirements of the Los Angeles County Department of Public Works. However, the grading schedule shall be coordinated by the project grading contractor to minimize the unsupported exposure time of temporary backcuts created during landslide or buttress and stabilization fill construction as well as other unsuitable soil removals. Once started, temporary excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. Grading should be planned to avoid exposing at or near grade temporary backcut excavations through non-work periods. Where improvements (either on or off-site) may be affected by temporary instability, further restrictions such as slot cutting, extending work day and/or weekend schedules or other requirements considered critical to serving the specific circumstances shall be imposed.	Maintain construction activity log demonstrating compliance	During project construction	Applicant	Public Works
A-6 Design and construction of conventional retaining walls, crib-type and/or gabion-type, shall be in conformance with the recommendations of the wall manufacturers, consulting geotechnical engineer, and the requirements of the Los Angeles County Department of Public Works.	Submittal and approval of retaining wall, crib-type and/or gabion-type, concept	Prior to issuance of grading permits	Applicant	Public Works
A-7 Compressible soils and weathered bedrock in areas to be developed shall be removed and recompacted, except where further detailed engineering studies indicate such	Regular plan check	During project construction	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
materials may be left in place, or where structural setbacks are provided to the satisfaction of the Los Angeles County Department of Public Works.				
A-8 Specifications for: protection from debris flows and boulder roll, backfill, retaining walls, foundations, reinforcement and any other engineering aspect related to project development shall be subject to requirements and approval by the Los Angeles County Department of Public Works, and any other responsible agency.	Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-9 Prior to commencement of grading, a qualified geotechnical engineer and engineering geologist shall be employed for the purpose of observing earthwork procedures and testing the fills for conformance to the recommendations of the Los Angeles County Department of Public Works, approved grading plans, applicable grading codes, and the geotechnical report(s) approved to the satisfaction of the Department of Public Works. If, in the opinion of the geotechnical consultant, unsatisfactory conditions (e.g., questionable weather, excessive oversize rock, or deleterious material) result in a quality of work substandard to that required under specifications of the geotechnical reports and the requirements of the Los Angeles County Department of Public Works, the geotechnical consultant shall be empowered to stop construction until conditions are rectified.	Maintain construction activity log demonstrating compliance Regular plan check	During project construction	Applicant/Construction Manager	Public Works
A-10 During construction, all grading shall be carefully observed, mapped and tested by the licensed engineering geologist and/or soils engineer. All grading shall be performed under	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the supervision of a licensed engineering geologist and/or soils engineer in accordance with the applicable provisions of the Los Angeles County Grading Ordinance, and to the satisfaction of the Los Angeles County Department of Public Works.	Site inspection			
A-11 On-site truck staging areas shall be subject to approval by the Los Angeles County Department of Public Works. No staging of haul trucks shall be permitted on either Kanan or Cornell Roads without prior approval of the Department of Public Works. Possible on-site truck staging areas include the 10.2 acres of previously disturbed land on the west side of Kanan Road.	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works
A-12 Barriers and warning signs shall be employed where appropriate to maintain traffic and pedestrian safety during grading operations.	Maintain construction activity log demonstrating compliance	During project construction	Applicant/Construction Manager	Public Works
A-13 The construction of any proposed mitigation facilities (J-walls, catchment fills, impact walls, etc.) shall avoid impacts to sensitive species.	Regular plan check	Prior to and during construction	Applicant/Construction Manager	Public Works
III.B. Geotechnical Hazards – Seismicity				
B-1 Upon application for a building permit, the applicant/developer shall present satisfactory evidence to the Los Angeles County Department of Public Works that each proposed residence has been designed by a qualified structural engineer for strong ground shaking. Residential design shall incorporate the latest seismic engineering data, including revisions to the Los Angeles County Building Code as they are implemented.	Regular plan check	Prior to issuance of grading permit	Applicant	Public Works
B-2 To reduce differential settling of fill	Maintain log	During site grading	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
material during ground shaking, the grading contractor shall conduct grading in accordance with the Los Angeles County Building Code, the recommendations of the consulting geotechnical engineer, and the requirements of the Los Angeles County Department of Public Works and other responsible agencies.	demonstrating compliance Site Inspection			
B-3 To mitigate potential cut slope instability due to on-site faults, stability fills shall be constructed as recommended by the consulting geotechnical engineers and in accordance with the Los Angeles County Grading Ordinance and the requirements of the Los Angeles County Department of Public Works.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant/Construction Manager	Public Works
B-4 To mitigate the on-site liquefaction potential, the developer/grading contractor shall remove and recompact any potentially liquefiable sediments that could effect engineered structures during site grading.	Maintain log demonstrating compliance Site Inspection	During site grading	Applicant/Construction Manager	Public Works
B-5 In order to mitigate possible liquefaction in the vicinity of proposed Lots 32, 33, 40, 41, 42 and 44, where a proposed fill slope would abut existing Kanan Road fill, the proposed fill shall be keyed into bedrock, and building setbacks shall be imposed. The extent of the required setbacks shall be determined in the field during the preparation of the detailed grading plans.	Submittal and approval of grading plan Site Inspection	Prior to issuance of grading permit	Applicant/Construction Manager	Public Works
B-6 In order to mitigate possible liquefaction in the vicinity of proposed Lots 26-28, the fill below proposed retaining wall shall be founded in bedrock.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
III.C. Air Quality				
C-1 All active construction areas shall be	Maintain log	During construction	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
watered at least twice daily.	demonstrating compliance Site Inspection			AQMD
C-2 All haul trucks shall be covered or shall maintain at least two feet of freeboard.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-3 Water shall be applied to all unpaved parking or staging areas four times daily.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-4 Site access points shall be swept or washed of visible dirt deposition on adjacent public roadways.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-5 On-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-6 All grading operations on unpaved surfaces shall be suspended when winds exceed 25 mph.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-7 Cleared areas, which are to remain inactive for more than 96 hours after clearing is completed, shall be hydroseeded or otherwise stabilized.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-8 As a condition of the grading contract, the grading contractor shall be required to provide 90-day low-NOx tune-ups for all off-road equipment.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-9 As a condition of the grading contract, the grading contractor shall be required to limit	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
idling times for trucks and heavy equipment to no more 5 minutes.				AQMD
C-10 As conditions of the grading and construction contracts, contractors shall be required to provide for car pooling for construction workers, where feasible.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-11 Lane closures shall be limited to off-peak travel periods.	Maintain log demonstrating compliance and Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-12 On-site construction vehicle staging areas shall be provided; no construction vehicles shall be permitted to park on public roadways.	Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-13 To the extent practical, receipt of construction materials shall be scheduled during non-peak traffic hours.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Work AQMD s
C-14 In order to control erosion, construction sites shall be sandbagged.	Maintain log demonstrating compliance and Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
C-15 Pre-coated building materials shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-16 High pressure-low volume (HPLV) paint applicators with a 50% efficiency shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-17 Lower volatility paint with 100 grams of ROG per liter or less shall be used	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 97-178 VESTING TENTATIVE TRACT 52419

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
				AQMD
C-18 Paint application shall be spread out over a longer period of time (1.3 months).[1]	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-19 No more than 100 gallons of paint per day shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works AQMD
C-20 Grading operations shall not exceed 4 acres of land disturbance per day.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works AQMD
III.D. Hydrology				
D-1 All necessary drainage structures on Kanan and Cornell Roads shall be constructed by the project applicant/developer to the satisfaction of the Los Angeles County Department of Public Works.	Submittal and approval of drainage plan Site Inspection	Prior to issuance of grading permit and During construction	Applicant Construction Manager	Public Works
D-2 A 50-foot flood hazard setback area from the Medea Creek capital floodplain boundary shall be delineated on the project's Final Map in accord with the requirements of the Los Angeles County Department of Public Works. No buildings shall be constructed within the 50-foot flood hazard setback area.	Submittal and approval of building plan	Prior to issuance of grading permit	Applicant	Public Works
D-3 The project shall construct slope protection along the newly graded portion of Kanan Road adjacent to Medea Creek to convey stormwater drainage through the project site and to protect the creek to the satisfaction of the Los Angeles County Department of Public Works.	Submittal and approval of drainage plan Site Inspection	Prior to issuance of grading permit and During construction	Applicant Construction Manager	Public Works

[1] By extending the paint application period from 1 to 1.3 months, a total reduction of 21.47 pounds per day of ROG emissions would occur. As such, approximately 72.37 pounds per day of ROG emissions would occur, which is below the SCAQMD's daily emissions threshold of 75 pounds per day for ROG emissions.

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D-4 Energy dissipaters shall be installed at any outlet structure where the velocity may be erosive.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
D-5 The project applicant/developer shall provide rights of entry and physical access to all required temporary or permanent debris basin sites to the satisfaction of the Los Angeles County Department of Public Works.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-6 To assure that common drainage facilities, landscape materials, irrigation systems and the privately-maintained open space lots are properly and adequately maintained, the applicant/developer shall record with the County Recorder, prior to the recordation of the Final Map, a declaration of covenants, conditions and restrictions to run with the land providing the following: **1)** The project's homeowners' association shall cause a yearly inspection to be made by a registered civil engineer of all onsite slope areas and drainage devices. Any necessary maintenance and corrective measures shall be undertaken by the association. Each future property owner shall automatically become a member of the association and shall automatically be subject to a proportionate share of the cost; and **2)** Prior to issuance of building permits, the applicant/developer shall submit to the Department of Public Works a landscape plan for the project site which outlines how to properly maintain the planted areas in order to reduce fire hazard potential, maintain visual quality and prevent the establishment	Submittal of CC&Rs to County Recorder	Prior to recordation of the Final Map	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of rodent populations.				
D-7 Slopes shall be planted and efficient irrigation systems (acceptable to the County) that minimize runoff and evaporation and maximize the water that would reach the plant roots, such as drip lines, shall be installed as soon as practical after completion of grading.	Site Inspection	During construction	Applicant/Construction Manager	Public Works
D-8 The project applicant/developer shall inform all future owners of affected lots with drainage devices of their responsibility for the maintenance of the devices on their lots. The future owner and all successors shall be presented with a copy of the drainage maintenance program for their lot which shall also be included in the CC&Rs. Any amendment or modification that would defeat the obligation of said association as required hereinabove shall be approved in writing by Los Angeles County Department of Public Works.	Formalization of drainage maintenance programs.	Before sale of developed lots	Applicant	Public Works
D-9 All discharge from erosion control structures shall be dissipated to non-erosive velocities.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-10 Roof runoff shall be collected in appropriate systems (such as rain gutters and downspouts) and discharged from the building sites directed toward interior driveways in non-erosive drainage devices.	Site Inspection	During construction and Project lifetime	Applicant/Construction Manager	Public Works
D-11 Building pads shall be provided for all proposed structures with sufficient height above the curb to drain toward interior driveways on a slope of 2 percent from all points on the pad. No building pad will drain directly toward a natural drainage course.	Submittal and approval of building/drainage plan	Prior to issuance of grading permit	Applicant	Public Works

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III.E. Water Quality				
E-1 Wet and dry building materials with the potential to pollute runoff shall be stored under cover and/or surrounded by berms during storm events.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-2 Containers of paints, chemicals, solvents, and other hazardous materials shall be stored in accordance with the secondary containment regulations and under cover during storm events.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-3 When materials are spilled, cleanup shall be immediate, automatic and routine: **1)** Spills that come into contact with permeable surfaces, such as soil or surface water, shall be contained onsite to the greatest extent feasible and the affected surfaces shall be removed to prevent additional exposure; and **2)** Liquid spills on impermeable surfaces shall be cleaned by "dry" methods (e.g., use of absorbent materials like sand or rags).	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-4 All construction equipment and vehicles shall be inspected for and leaks repaired according to a regular schedule, specified in the Grading Plan approved by the Department of Public Works: **1)** The Grading Plan shall identify specific areas of the construction site, well away from watercourses and storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance; and **2)** Major maintenance, repair jobs and vehicle and equipment washing shall be conducted off-site, or in Grading Plan designated and	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
controlled on-site areas.				
E-5 Concrete transit mixers shall only be washed out in Grading Plan designated areas where wash-water can be contained for proper disposal, or shall be washed off-site.	Maintain log demonstrating compliance Site Inspection	During construction	Applicant/Construction Manager	Public Works
E-6 Portable toilets shall be inspected on a regular basis for leaks. The portable toilet leasing company shall adequately maintain, promptly repair, and replace units as needed.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-7 All plant materials cleared from the site shall be used on-site as mulch for landscaped surfaces, or disposed of at a landfill that chips and composts plant material: **1)** No plant material shall be disposed of in watercourses or left in roadways where it can clog storm drain inlets; and **2)** Plant materials shall not be disposed of in trash compactors or mixed with non-recyclable wastes.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-8 Chemical treatment used to remove existing vegetation shall be prohibited.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-9 The Grading Plan shall delineate clearing limits, easements, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure.	Submittal and approval of grading plan	Prior to issuance of grading permit	Applicant	Public Works
E-10 Grading operations shall be phased to reduce disturbed areas and time of exposure in accordance with the approved Grading Phasing Plan.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-11 Grading shall be limited or avoided during wet weather.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-12 On-site construction routes shall be	Site inspection	During construction	Applicant/Construction Manager	Public Works

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limited and construction entrances shall be stabilized.				
E-13 Erosion control devices, including temporary diversion dikes/berms, drainage swales, and siltation basins, shall be installed around all construction areas to insure that sediment is trapped and properly removed. Such facilities shall be maintained until replanting is sufficiently established so that erosion is minimized.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-14 Check dams shall be used in temporary drains and swales to reduce runoff velocities and promote sedimentation.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-15 Runoff velocities on temporarily exposed slopes shall be reduced using such techniques as terracing, rip-rap, sand bags, straw bales, and/or temporary vegetation.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-16 Stockpiled soil and landscaping materials shall be protected from erosive runoff in accordance with the NPDES containment requirements.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-17 Drainage courses and catch basins shall be protected with straw bales, silt fences and/or temporary swales.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-18 Erosion control devices shall be inspected before and immediately after rainstorms, and repaired if required.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	Public Works
E-19 To prevent construction vehicles from tracking soil onto adjacent streets, crushed aggregate or other suitable material shall be placed on the construction roadways near the site exits.	Site inspection	During construction	Applicant/Construction Manager	Public Works
E-20 Exposed slopes shall be revegetated as	Site inspection	During construction	Applicant/Construction Manager	Public Works

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soon as work in that area has been completed. Where replanting is not immediately feasible, erosion control blankets (e.g., jute or straw matting) or hydroseeding with locally indigenous native species shall be employed to the satisfaction of the Department of Public Works. All such areas shall be completely planted with appropriate vegetation within one year after completion of construction in that area.				
E-21 Prior to the issuance of a grading permit for construction of the proposed project, the project applicant shall obtain coverage under the NPDES General Storm Water Permit for Storm Water Discharges Associated with Construction Activities (Water Quality Order 99-08-DWQ). The project applicant shall file a Notice of Intent, prepare a SWPPP, and submit the appropriate fees to the State Water Resources Control Board, Division of Water Quality in order to obtain coverage for construction activities. Pursuant to the permit requirements, the project applicant shall minimize construction related pollutants in the site runoff through the implementation of Best Management Practices.	File Notice of Intent, prepare SWPPP and submit fees to the State Water Resources Control Board	Prior to issuance of grading permits	Applicant	Public Works RWQCB Regional Planning
E-22 Upon construction of all permanent drainage improvements, the developer/grading contractor shall remove all temporary run-off-detaining structures and shall blend construction sediment with on-site soils for use on-site. The developer/grading contractor shall recycle and/or dispose of all remaining construction debris at an appropriate landfill facility, designated for receipt of such construction materials.	Site Inspection Maintain log demonstrating compliance	Upon completion of permanent drainage improvements	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
E-23 The project applicant/developer/builder shall be responsible for the maintenance of all on-site drainage improvements until such time as a homeowners' association is prepared to take over on-going maintenance responsibilities.	Maintain log demonstrating compliance	Upon Completion of the Project until the HOA can take over this responsibility	Applicant	Public Works
E-24 A program of weekly roadway and driveway sweeping shall be implemented by the project applicant/developer/builder. As required by the project's CC&Rs, this program shall become the on-going responsibility of the homeowners' association upon its establishment.	Maintain log demonstrating compliance	Operation	Applicant/HOA	Public Works
E-25 The project applicant/developer/builder shall prepare and implement a Master Landscape Plan that provides planting and maintenance guidance for common landscaped areas and undeveloped building pads. The Plan shall specify procedures for the proper use, handling, and storage of pesticides, herbicides, rodenticides, and insecticides to prevent the mixing of such materials with storm waters. The project applicant/developer/builder or the homeowners' association shall provide the above information to each new home purchaser.	Submittal and approval of Master Landscape Plan	Operation	Applicant/HOA	Public Works Regional Planning
E-26 The project applicant/developer/builder shall construct two separate storm water conveyance systems: one system shall collect all stormwater runoff from the 48.6 acres of development on-site and one system will collect stormwater runoff from the naturally vegetated areas surrounding property. Both stormwater systems will drain into Medea Creek. The storm drain system for the developed portion of the project site shall contain permanent BMPs designed according to Los Angeles County	Site inspection	During Construction and Operation	Applicant/HOA	Public Works

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SUSMP requirements. These BMPs will include, at a minimum, three storm drain clarifiers and one filtration inlet, which will capture and treat the "first flush" stormwater runoff from the entire developed project site. The storm drain system for the naturally vegetated areas will include a desilting basin to capture debris and silt from stormwater runoff prior to entering Medea Creek. All project water quality BMPs will be maintained by the homeowners' association.				
III.F. Biological Resources				
F-1 In order to reduce impacts to Lyon's pentachaeta and Santa Monica Mountains dudleya, the following will be undertaken: • The project shall preserve 287.77 acres of habitat as conservation open space. A conservation easement shall be placed over this open space. • This conservation open space shall be subject to a Habitat Management Plan (Plan) in perpetuity (see F-3). The goal of that Plan shall be to preserve and expand the retained onsite populations of Lyon's pentachaeta and Santa Monica Mountains dudleya. This Plan may include such measures as planting new areas with these species and the manual methods using hand or power tools to prune, thin, and remove vegetation that could out-compete these species. The Plan shall provide for annual reporting and shall be updated to the extent necessary to the satisfaction of DRP. The Plan shall include the fuel modification plan, master landscape	Site inspection and submittal and approval of Management Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning CA Dept. of Fish & Game U.S. Fish and Wildlife

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
plan, and oak tree plan described below (see F-2, F-3, and F-10). The Plan initially shall include a description of all activities to be undertaken, including monitoring and reporting efforts for management of the conservation open space in perpetuity. At the end of the five year period, the Plan shall be updated to the extent necessary to the satisfaction of DRP. The Plan shall be consistent with the USFWS Recovery Plan for the species and Fish and Game Code. The Plan shall be submitted for review to and approval by the County, California Department of Fish and Game, and the U.S. Fish and Wildlife Service prior to the issuance of the grading permit;				
• Applicant shall provide a non-wasting endowment or Homeowners' Association fees to fund the management of the conservation open space in perpetuity as required by the Management Plan no later than 90 days from the signing of the agreement to deed the dedicated open space to the appropriate public entity. The amount of the financial assurance shall be determined on the basis of anticipated minimum operational cost, PARS analysis or other reliable estimation method and include costs for inflation, reasonable foreseeable additional actions that may be needed and third party oversight. The amount of the non-wasting endowment shall be subject to approval by the DRP and the future owner of the dedicated open space. ; and,				

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• The project applicant shall transfer ownership and/or management responsibilities for the conservation open space to a public entity acceptable to DRP. That entity shall be knowledgeable in the management of urban open spaces and sensitive species that are to be maintained for conservation purposes. The 287.77 acres of conservation open space shall be dedicated to a public agency prior to recordation of the first final map, including the first unit map, retaining any necessary easements to allow for Fire Department-mandated brush clearance.				
F-2 The project applicant shall develop and implement a Fuel Modification Plan approved by LACFD that incorporates the following measures: • Development of fuel modification zones for all hazard areas; • Preservation and avoidance of all Lyon's pentachaeta populations. Measures must incorporate, at a minimum, both permanent staking of known populations and timing the removal of any plant material during the plant dormancy period (i.e., after seed set and prior to germination); • Preservation and avoidance of all Santa Monica Mountains dudleya plants. Thinning of adjacent associated plants would be allowed. No mowing in the immediate vicinity of the dudleya shall be permitted; • Preservation/retention of native plants with low fuel volume or low potential to burn due to high moisture content;	Submittal and approval of Fuel Modification Plan/Master Landscape Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning LACFD CA Dept. of Fish and Game U.S. Fish & Wildlife Service

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Selective thinning and organic debris removal within the riparian zone to maintain existing habitat values; • If any plantings are necessary within the fuel modification zone, plants selected must be on the SEATAC and Los Angeles County Fire Department (LACFD)-approved non-invasive native plants. No exotic or non-native plants shall be used. Cal-IPC-listed invasive plants shall not be planted within the fuel modification zone and if present, shall be removed using methods described in the Habitat Management Plan (F-1). • All fuel modification activities shall be conducted by specially trained crews supervised by a qualified project biologist;. • The Fuel Modification Plan shall be included in the Habitat Management Plan which includes measures to manage invasion of non-native plant species. The Fuel Modification Zones shall be surveyed and treated to prevent reproduction of Cal-IPC listed species or other non-native invasive species. • Any removal of or impact to individual Lyon's pentachaeta or Santa Monica Mountains dudleya plants shall require replacement plantings to the satisfaction of the County Biologist. Mitigation for Santa Monica Mountains dudleya shall be at a 50:1 replacement ratio. A minimum of 50 seeds shall be collected, germinated and replanted from each of the impacted individuals.				

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Listing of fire abatement measures, including removal of deadwood, irrigation, and/or mowing and maintenance of oak trees shall be identified for each hazard area. Any area in which oak understories or deadwood removal take place shall be mitigated for as part of the oak woodland revegetation plan. • The final Fuel Modification Plan shall be submitted to LACFD, SEATAC, the DRP Biologist, California Department of Fish and Game and U.S. Fish and Wildlife Service for their review and approval prior to issuance of the grading permit. • The Fuel Modification Plan shall also be consistent with the Management Plan described in F-1, above; the Master Landscape Plan described in F-3, below and the Comprehensive Mixed Oak Woodland Revegetation Plan, described in F-10, below.				
F-3 The project applicant shall develop, implement, and maintain a Master Landscape Plan. The Master Landscape Plan shall prevent the introduction of exotic plants and irrigation flows into undeveloped open space areas. The Master Landscape Plan shall be compatible with the Fuel Modification Plan (F-2) and shall address the design, implementation, and maintenance of all landscaping, common areas, undeveloped building pads pending sale, and private grounds subsequent to sale. The Master Landscape Plan shall include a plant palette of acceptable ornamental and native species to be used. The	Submittal and approval of Master Landscape Plan	Prior to issuance of grading permit and Operation	Applicant/HOA	Regional Planning LACFD

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Master Landscape Plan shall become part of the Habitat Management Plan (F-1). In addition, the Master Landscape Plan shall provide the following: • Planting requirements on privately held parcels and common areas also shall be recorded within the CC&Rs of the homeowners' association and each homeowner. A qualified biologist shall examine the dedicated open space and common areas on an annual basis, starting with the installation of the first landscaping and lasting five years after complete build out, to determine if invasive ornamentals have been planted and/or escaped to adjacent natural areas. If so, the CC&Rs shall provide that the biologist can have those plants removed from such dedicated open space and common areas and recommend alternative plants and methods of control. • Cal-IPC-listed invasive plants shall not be planted within the project boundaries or the fuel modification zones. • The Master Landscape Plan and CC&Rs shall be submitted to SEATAC, the DRP Biologist, California Department of Fish and Game and U.S. Fish and Wildlife Service for review and approval prior to issuance of the grading permit.				
F-4 The project applicant shall dedicate a minimum of 287.77 acres of conservation open	Site inspection and submittal and approval of	Prior to issuance of grading permit and	Applicant/HOA	Regional Planning

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space for management in perpetuity. Of this total, at least 265.87 acres will remain natural and undisturbed by fuel modification activities. This conservation open space area shall be subject to the following restrictions: • No off-road vehicle (ORV) use, including ATVs, SUVs or bicycles; • No hunting; • No weapons, including firearms, air guns, BB guns, slingshots, paintball guns, crossbows, bows, or any other device that shoots a projectile used to hunt or maim animals or people; • No camping, fires, or trailer parking; and • No ancillary structures such as corrals, sheds, gazebos, decks, pools, or tree houses. • No roads, grading, mineral extraction, grazing, vineyards, agricultural operations, planting of non-native vegetation (other than that permitted by the master landscape plan), fencing (other than used for habitat restoration) and lighting. • All open space lands shall be managed to be compatible with the conservation open space.	Master Landscape Plan/Fuel Modification Plan	Operation		LACFD
F-5 The project applicant may employ chain link fencing or other wildlife-excluding fencing only around the immediate vicinity of residences and associated yards. Fencing passable by wildlife may be employed in common areas and no fencing may be allowed outside designated lots.	Site Inspection	Operation	Applicant/HOA	Regional Planning
F-6 In order to minimize impacts on sensitive plant and wildlife species, the project	Maintain log demonstrating compliance	Operation	Applicant/HOA	Regional Planning

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applicant and future homeowners (as provided in the CC&Rs) shall: • Prohibit introduction of chemical herbicides, pesticides, rodenticides and fertilizers into natural areas (i.e. conservation open space) during project construction or operations; • The use of chemical herbicide, pesticide, rodenticide and fertilizer shall be restricted to developed lots and shall be prohibited within 200 feet of stream courses or drainages; • The use of anticoagulant rodenticides should be avoided whenever possible. When anticoagulant rodenticides must be used, only diphacinone, or other "first generation" anticoagulants should be used, and then only in a manner consistent with the manufacturer's recommended application methodology. The use of "second generation" anticoagulants such as brodifacoum, bromadiolone, and difethialone are prohibited. • Restrict chemical herbicide, fertilizer, rodenticide and pesticide use within 50 feet of the property boundary; • Prohibit use of poison to control rodents in common areas and open space; and • Inform homeowners of their responsibilities with regard to proper herbicide, pesticide, rodenticide and fertilizer use prior to purchase of property.				
F-7 In order to reduce impacts on sensitive and other wildlife species, the project applicant shall develop a lighting program that addresses	Submittal and approval of lighting plan, which may be prepared in	Prior to issuance of grading permit and Operation	Applicant	Regional Planning Public Works HOA

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the following: • All outdoor lighting shall be shielded and directed away from adjacent open space areas; • Any street lighting shall be low-intrusion or have no impact on wildlife, such as sodium-type fixtures; • Excessive outdoor lighting shall be avoided; outdoor lighting shall represent the minimum required to conform to applicable ordinances; and • The CC&Rs shall prevent the installation of any outdoor lighting that extends light or glare outside of the property boundaries. All installation of outdoor light shall be subject to review and approval of the HOA.	conjunction with the landscape plan			
F-8 The project applicant shall comply with all state and federal agency laws and regulations. This shall include, but not be limited to, securing a Streambed Alteration Agreement, Section 404 Permit, and Section 401 Certification. The permit processes for these approvals shall include the preparation of a conceptual mitigation plan and analysis of alternatives. Opportunities for onsite habitat restoration and enhancement shall be evaluated prior to the investigation of off-site opportunities. Mitigation ratios for impacted riparian habitat areas shall be no less than 1:1 for onsite mitigation and no less than 2:1 for offsite mitigation. The project applicant shall provide the County of copies of all required state and federal permits prior to grubbing and/or issuance of a grading permit and/or sewer and water	Application for appropriate permits and submittal of copies to the County	Prior to grubbing and/or issuance of a grading permit and/or sewer and water construction permits for utilities crossing Medea Creek	Applicant	Regional Planning Public Works CA Dept. of Fish & Game U.S. Fish and Wildlife Army Corps of Engineering RWQCB

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construction permits for utilities crossing Medea Creek. The project applicant shall comply with all conditions of the issued approvals.				
F-9 The biological monitor shall be on site during all grubbing and grading activities and shall be particularly sensitive to potential impacts to San Diego dusky footed woodrat (DFW), southwestern pond turtle (SPT), San Diego horned lizard, and the coastal western whiptail. A salvage plan shall be prepared for the above listed species. The methods chosen for capturing animals shall be based on an evaluation of those most protective of the animal and trapping efficiencies as determined by the County Biologist. The salvage plan shall be reviewed and approved by the County Biologist prior to the issuance of a final grading permit. The salvage plan shall include the following measures: 1) The project applicant shall translocate impacted individuals of these species to new locations with suitable habitat onsite within the conservation open space or other appropriate areas. The translocation program shall be reviewed and approved by the County Biologist. 2) For DFW, areas to be disturbed that provide suitable potential habitat for this species shall be inspected for nests of DFW one week prior to disturbance. No more than two days prior to site disturbances, potential suitable habitat areas shall be live-trapped. The relocation of trapped individuals shall include the relocation of nesting materials. 3) The salvage plan shall include methods	Preparation and approval of a salvage plan Site Inspection	Prior to issuance of grading permit and during construction	Applicant	Regional Planning Public Works

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to ensure mobile species can escape and safely reach the habitat conservation open space areas and other limited mobile species are removed, as required. 4) Meaningful salvage of wildlife species of low mobility including San Diego coast horned lizard and western whiptail shall be achieved by the use of drift fencing and pit-fall traps employed at the appropriate time of the year/day when surface temperatures are conducive to reptile activity/ movement.				
F-10 In addition to complying with the Oak Tree Ordinance, the project applicant/developer shall develop, implement and maintain a Comprehensive Mixed Oak Woodland Revegetation Plan to be reviewed and approved by the DRP Biologist prior to the issuance of grading permits. All tree plantings shall be subject to a five-year monitoring effort by an independent certified arborist. This monitoring effort shall consider growth, health, and condition of the subject trees in order to evaluate the project's success. This plan shall also be consistent with the management plan developed for the conservation open space in F-1. The project developer/homeowners' association shall implement the recommended remedial actions should any of the tree plantings exhibit poor or declining health as determined by the DRP biologist..	Preparation, submittal and approval of Comprehensive Mixed Oak Woodland Revegetation Plan	Prior to issuance of grading permit	Applicant HOA	Regional Planning Public Works Fire Department
F-11 All sensitive habitats outside the	Maintain log to	Prior to and during construction	Applicant/Construction Manager	Regional Planning

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proposed grading limits shall be avoided during and following the proposed construction activities. A biological monitor familiar with the location of the sensitive habitat areas and plant and wildlife species shall be part of the construction team. Prior to commencement of any construction-related activity, the biological monitor shall flag the sensitive areas and/or the construction limits with bright orange plastic fencing, stakes, flags, or other suitable markers that are easily discernible by construction equipment operators. No machinery, equipment, materials, construction debris, and such as well as personnel shall enter the protected areas unless specifically authorized by the biological monitor.	demonstrate compliance Site inspection			
F-12 The biological monitor shall be present at all preconstruction and pregrading meetings. The biological monitor shall present an educational program at these meetings regarding the sensitive species and habitats to be protected. All construction workers shall receive this education program.	Maintain log to demonstrate compliance	Prior to and during construction	Applicant/Construction Manager	Regional Planning Public Works
F-13 The biological monitor shall be present at the site during clearing of any vegetation and during the rough or initial grading of the site. The biological monitor shall have the authority to stop work temporarily in order to protect the flagged sensitive habitats. Any disturbance into sensitive habitat areas shall be reported within 24 hours to appropriate authorities. Following clearing and rough or initial grading activities, the biological monitor shall periodically check the site for continued compliance with protection of the sensitive	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
species/habitat areas.				
F-14 The biological monitor shall record notes during the monitoring of vegetation clearing and during the rough or initial grading of the project site. These notes shall document the dates of clearing and location and limits of clearing/grading activities undertaken. Monitoring notes shall be summarized into a letter report that shall be submitted to the DRP and appropriate authorities within 30 days of project completion.	Maintain log to demonstrate compliance Site inspection Submittal of report	During construction and within 30 days of project completion	Applicant/Construction Manager	Regional Planning Public Works
F-15 A home owners awareness brochure shall be distributed at the time of sales that will provide educational information on the presence of sensitive species in the conservation open space areas; the benefits of maintaining habitat values of the open space areas; the problems associated with invasive plants, improper use of herbicides, pesticides, anticoagulant rodenticides and fertilizers and other potential actions that could indirectly impact the conservation open space area and the rules associated with management of the conservation open space. This information shall also contain information regarding native plants and planting techniques and a list of prohibited plant species within the lots. This brochure will be provided to each home buyer.	Preparation and distribution of homeowner's awareness brochure	Operation	Applicant/HOA	Regional Planning
F-16 If the required fuel modification zones cross over the northern portion of the site, into the jurisdiction of the City of Agoura Hills, then coordination with the City shall be required. No grading for project construction shall occur on land in the City of Agoura Hills without prior	Submittal and approval of grading plans Maintain log to demonstrate compliance	Prior to and during construction	Applicant/Construction Manager	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
approval by the City.				
III.G. Cultural Resources - Archaeology				
G-1 All excavation and grading shall be monitored by an archaeological monitoring team, consisting of one archaeologist and one Chumash archaeological consultant, as required.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Regional Planning
G-2 In the event that subsurface archaeological remains are uncovered, construction in the area of the find shall be temporarily halted until the deposit has been adequately evaluated. If recognizable features are encountered, they shall be subjected to rapid but professional excavation. Arrangements shall be made to curate all appropriate artifacts at the National Park Service's curatorial facility in the Santa Monica Mountains National Recreation Area, or another Smithsonian Institution approved curatorial facility. After the find has been evaluated, and appropriate mitigation measures implemented to the satisfaction of DRP, construction may resume.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-3 If human remains are encountered, the Coroner shall be contacted immediately, and proper legal procedures shall be followed to determine the disposition of the remains.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-4 CA-LAN-2078 shall be preserved in an open space lot. No development shall be permitted in the described area of CA-LAN-2078.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning
G-5 An archaeologist shall be retained to stake the boundaries of CA-LAN-2078, and to monitor any grading that might occur adjacent to it.	Maintain log to demonstrate compliance Site inspection	During construction	Applicant/Construction Manager	Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
G-6 Should development plans change and preservation of CA-LAN-2078 is determined not to be feasible, a Phase III data recovery (salvage excavations) shall be conducted for this site.	Maintain log to demonstrate compliance Site inspection Conduct Phase III Data Recovery, if necessary	During construction	Applicant/Construction Manager	Regional Planning
III.H. Noise				
H-1 Grading and construction contractors shall comply with the Los Angeles County Noise Ordinance Section 12.08.440, which limits allowable hours of construction activities and prohibits the creation of any excessively loud, unnecessary or unusual equipment noise.	Compliance with noise control ordinance	During construction	Applicant	Health Services
H-2 Where grading for elevated building pads would be conducted within 300 feet of an existing residence, temporary noise barriers shall be erected.	Erection of temporary barriers	Prior to grading elevated pads within 300 feet of existing residences	Applicant/Construction Manager	Health Services
H-3 Drilling for the placement of explosives for rock fracture blasting within 500 feet of any residence backyard, patio, etc., under a clear line-of-sight, shall require construction of a temporary 10-foot high earthen berm or a 12-foot high framework with suspended sound blankets (rated at STC=25 or higher) that interrupts such a line-of-sight.	Erection of temporary barriers Site inspection	Prior to drilling for placement of explosives	Applicant/Construction Manager	Health Services
H-4 If on-site crushing is conducted, a noise-control plan shall be submitted and approved by the Los Angeles County Department of Health Services staff outlining crusher placement, noise protection and any periodic equipment relocation to stay within the less stringent "mobile source"	Submittal and approval of noise control plan	Prior to commencement of on-site crushing activities	Applicant/Construction Manager	Health Services

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
noise limits.				
H-5 For proposed residences located along Kanan Road where exterior noise levels exceed 65 dB CNEL, sound barriers shall be provided as follows: - A 5-foot high rear and side yard noise wall shall be provided for any patio space at Lots 29-32, 39-41, and 52-53. - A 6-foot high barrier for rear and side yards shall be provided at Lots 43 and 54. Sound barriers shall be concrete masonry block, transparent plastic or glass, or some combination thereof with a combined area density of 3.5 pounds per square foot.	Submittal and approval of building plans Site inspection	During construction and Operation	Applicant/Construction Manager	Health Services Public Works
H-6 The following interior noise mitigation measures shall be provided for all residence facades within 310 feet of the Kanan Road centerline under line-of-sight conditions: - Upstairs facades shall have dual-paned windows in all livable space with a minimum sound rating of STC=26 or higher. - All homes shall be provided with central air conditioning systems.	Submittal and approval of building plans Site inspection	During construction and Operation	Applicant/Construction Manager	Health Services Public Works
H-7 Residents located closer than 255 feet of the blast center shall be notified as to time and place of blasting, and blasting shall not occur within 70 feet of any occupied residence to avoid any possible 'very unpleasant' reactions. All notices shall be given to residents at least 48 hours prior to blasting.	Maintain log to demonstrate compliance	Prior to construction	Applicant/Construction Manager	Health Services
III.I. Visual Qualities				
I-1 The project applicant/developer/builder shall prepare and implement a Landscape Plan	Submittal, approval and implementation of	Prior to issuance of permit and	Applicant/Construction Manager	Regional Planning LACFD

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. The project applicant/developer/builder shall be responsible for the Plan's implementation until such time as a homeowners' association is prepared to take over landscape maintenance responsibilities. The Landscape Plan shall be made available for public review and shall be subject to the review and approval by the Los Angeles County Departments of Public Works and Regional Planning, as well as SEATAC and Los Angeles County Fire Department, prior to issuance of the grading permit. To ensure its implementation, the Landscape Plan shall be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs). Major features of the landscape plan shall include: **1)** A listing of plant species appropriate for use for both temporary slope stabilization purposes and long-term landscaping designs for common slope and private yard areas. The plan shall emphasize the use of drought-tolerant, fire retardant, native plant species. Only non-invasive non-native plant species shall be included in the listing of acceptable planting materials. In addition, wherever practical, plants which are relatively pest resistant and which require a minimum of added nutrients shall be utilized in landscaping; **2)** Requirements that all proposed private residential landscape plans conform to the project's landscape plan requirements for	Landscape plan Site inspection	During construction and Operation		Public Works SEATAC

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
plant material selection, irrigation systems, and the use of pesticides, herbicides, rodenticides and fertilizers; **3)** Retention of a landscape contractor thoroughly familiar with the provisions of the Landscape Plan, by the project's homeowners' association, for ongoing implementation of the Landscape Plan; and **4)** Preservation and protection of existing trees and shrubs, wherever possible. Procedures for the care and maintenance of native trees retained on private properties shall be specified.				
I-2 All public utilities shall be situated underground.	Submittal, approval and implementation of Landscape plans	Prior to and during construction	Applicant/Construction Manager	Regional Planning
I-3 Where feasible, drainage devices (terrace drains, benches and intervening terraces) visible from surrounding areas shall be bermed, constructed of natural or natural-appearing materials, such as riprap, and placed in swales.	Site inspection	During construction/Operation	Applicant/Construction Manager	Regional Planning Public Works
I-4 Concrete drains and all other drainage devices shall be tinted with an appropriate earth tone to effectively conceal them from surrounding views.	Site inspection	During construction and Operation	Applicant/Construction Manager	Regional Planning Public Works
III.J. Light and Glare				
J-1 The project applicant shall implement the proposed Lighting Mitigation Plan as presented in Figure III.J-3, installed to the satisfaction of the Los Angeles County Department of Public Works and the Los Angeles County Fire Department.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works LACFD Regional Planning
J-2 Project street lighting shall be the lowest	Implementation of	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
intensity necessary for security and safety purposes, while still adhering to the recommended levels of the Illuminating Engineering Society of North America.	Lighting Mitigation Plan	and Operation		Regional Planning
J-3 Street light source color temperature shall be warm and identifiable with incandescent (i.e., 2500 to 3200 degrees Kelvin, incandescent = 2700 degrees Kelvin).	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-4 In order to minimize illumination wash onto adjacent areas, street lighting shall utilize non-glare fixtures directed downward onto the project site.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-5 Street lights shall be oriented to minimize off-site impacts (i.e., the maximum candlepower shall be aimed away from the off-site viewer and the physical unit shall be located on the shielded side of visual barriers, such as shrubs and walls).	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-6 Exterior buildings finishes shall be non-reflective and use natural subdued tones.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works LACFD
J-7 All roofs visible from the Kanan and Cornell Roads shall be surfaced with non-reflective materials.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Regional Planning Public Works
J-8 Atmospheric light pollution shall be minimized by utilizing street lighting fixtures that cut-off light directed to the sky.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/Construction Manager	Public Works Regional Planning
J-9 Project CC&Rs shall include the following restrictions on outdoor lighting for private residences: **1)** The use of exterior uplighting fixtures for building facades and trees shall be prohibited. **2)** Design limits on the amount of landscape	Implementation of Lighting Mitigation Plan	Operation	Applicant/HOA	Public Works Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
lighting per square foot of yard area shall be established. **3)** Only downlighting for exterior-building mounted fixtures shall be permitted. **4)** Use of "glowing" fixtures that would be visible from existing communities or public roads shall be prohibited. A glowing fixture is a lantern style fixture, or any fixture that allows light through its vertical components **5)** Use of motion detectors shall be required. **6)** Tennis court lighting shall be shielded from off-site locations with landscaping and windscreens; tennis court lighting fixtures shall have distribution types and cut-off characteristics that limit spill light that can be seen from off-site; and **7)** Gate and driveway illumination shall be shielded from off-site locations and directed into the property.				
J-10 The adverse effects of night-lighting (street, residential, outdoor security etc.) on natural open space shall be mitigated by provision of one or more of the following: **1)** low-intensity street lamps only near the edge of development; **2)** low-elevation lighting poles; and **3)** shielding by internal silvering of the globe or external opaque reflectors.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/HOA	Public Works
J-11 Proposed light spacing for decorative lights shall meet the minimum required illumination levels for a residential roadway which is based on 0.4 footcandles.	Implementation of Lighting Mitigation Plan	During construction and Operation	Applicant/HOA	Public Works
J-12 A street lighting layout plan for the proposed decorative lights shall be submitted to	Submittal and approval of street lighting layout plan	During construction	Applicant/Construction Manager	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the Los Angeles County Department of Public Works Street Lighting Section for review and approval.				
III.K. Land Use Compatibility				
K-1 In order to ensure that aesthetic impacts from manufactured slopes remain less than significant, all manufactured slopes 10 feet tall or greater, shall simulate the appearance of the surrounding natural terrain and shall be screened with landscaping.	Submittal and approval of final grading and landscaping plans. Site inspection	Prior to issuance of grading permit and during construction	Applicant/Construction Manager	Public Works
III.L. Traffic and Access				
L-1 Adequate line of sight distances, to the satisfaction of the Los Angeles County Department of Public Works, shall be provided for all ingress and egress points to the site.	Submittal and approval of final grading, landscaping, and street improvement plans	Prior to issuance of grading permit	Applicant	Public Works
L-2 A turn-a-round radius in front of the gated portion of the site on the easterly side of Cornell Road shall be provided to accommodate a three-axle truck (e.g., moving van).	Submittal and approval of final grading, landscaping, and street improvement plans	Prior to issuance of grading permit	Applicant	Public Works
L-3 The project applicant shall contribute a traffic impact at the prevailing rate in effect at time of issuance of grading permit, to the City of Agoura Hills for necessary improvements to mitigate the revised project's cumulative impacts at the intersections of Kanan Road at Canwood Street and Kanan Road at Agoura Road .	Payment of traffic impact fee	Prior to issuance of grading permit	Applicant	City of Agoura Hills
III.M.1. Public Services - Fire				
M.1-1 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.	Site inspection	During construction and Operation	Applicant/Construction Manager	Public Works LACFD Regional Planning
M.1-2 A fuel modification plan, landscape plan,	Submittal and approval of	Prior to final map clearance	Applicant	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
and an irrigation plan shall be submitted to the Fire Department and approved prior to final map clearance.	fuel modification, landscape and irrigation plans			Regional Planning LACFD
M.1-3 Prior to occupancy, the project applicant/developer shall provide Fire Department approved street signs and access numbers.	Provide LACFD approved streets signs and numbers	Prior to occupancy	Applicant	LACFD
M.1-4 Project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, fire hydrants, brush clearance, and fuel modification.	Regular plan check	During construction and occupancy	Applicant/Construction Manager	Regional Planning LACFD
M.1-5 Fire sprinkler systems shall be installed in all residential structures.	Submittal and approval of building plans	Prior to occupancy	Applicant/Construction Manager	LACFD
M.1-6 The project shall provide water system improvements as required by the Preliminary Water System Design Report prepared by the Las Virgenes Municipal Water District.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	LVMWD
M.1-7 The project applicant/developer shall pay a Developer Fee on Construction (at the rate prevailing at the time of building permit issuance) for future capital improvements for the Los Angeles County Fire Department.	Payment of developer fees	Prior to issuance of building permits	Applicant/Construction Manager	LACFD
III.M.2. Public Services – Sheriff				
M.2-1 The Sheriff's Department shall be given access codes and/or keys to lock boxes to gated portions of the project site.	Provide LACSD approved access codes and/or keys	Prior to occupancy	Applicant	LACSD
M.2-2 Signs shall be posted on the project site allowing for the enforcement of the California Vehicle Code on the project's interior streets.	Post signage allowing enforcement of the California Vehicle Code	Prior to occupancy	Applicant	LACSD
M.2-3 The applicant/project developer shall consult with the Sheriff's Department's for security design assistance.	Submittal and approval of building and landscape plans	Prior to issuance of building permits	Applicant/Construction Manager	LACSD
M.2-4 Upon completion of the project, the	Provide LACSD diagram	Upon completion of the project	Applicant	LACSD

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
project applicant/developer/builder shall provide the Malibu/Lost Hills Station commanding officer with a diagram of the project. The diagram shall include access routes, addresses, and any other information that might facilitate the Sheriff's response.	and access information	and prior to occupancy		
III.M.3. Public Services - Schools				
No mitigation measures required.				
III.M.4. Public Services – Libraries				
No mitigation measures required.				
III.M.5. Public Services – Parks and Recreation				
No mitigation measures required.				
III.N.1. Public Utilities – Water				
N.1-1 Installation of Point-of-use water heaters, recirculating hot water systems and hot water pipe insulation. Use of these systems reduces the waiting time for hot water, thereby minimizing water waste. These practices also save energy needed to heat the water.	Regular Plan check	During construction	Applicant/Construction Manager	Public Works
N.1-2 Installation of low-flush toilets and low-flow showerheads and faucets.	Regular Plan check	During construction	Applicant/Construction Manager	Public Works
N.1-3 The following water conservation measures for ongoing residential uses are recommended for inclusion in the project's CC&Rs: **1)** Use of swimming pool/spa covers for all such facilities; **2)** Use of recirculating water systems for all decorative water features; **3)** Use of xeriscape landscaping; and **4)** Use of rain switches which turn-off	Regular Plan check Submittal of CC&Rs to demonstrate compliance	During construction and Operation	Applicant/Construction Manager/HOA	Public Works

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
automatic sprinkler systems when soil moisture sensors indicate there is adequate soil moisture.				
N.1-4 If available, reclaimed water should be used during the site preparation phase to reduce fugitive dust emissions.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
N.1-5 Water pressure greater than 50 psi should be reduced to 50 psi or less by means of a pressure-reducing valve.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	Public Works LACFD
III.N.2. Public Utilities - Sewerage				
No mitigation measures required.				
III.N.3. Public Utilities – Solid Waste				
N.3-1 The construction contractor will contract for waste disposal services with a company that recycles construction-related wastes.	Maintain log to demonstrate compliance	During construction and Operation	Applicant/Construction Manager	Public Works
N.3-2 To facilitate the on-site separation and recycling of construction-related wastes, the construction contractor will provide temporary waste separation bins in front of each home during construction.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
N.3-3 The applicant/developer shall make information published by the County regarding the curbside recycling program, as well as on-site composting methods for yard waste, available to purchasers of dwelling units at the time of sale.	Preparation and distribution of informational material	At time of sale of each home	Applicant/HOA	Public Works
III.P.1. Energy Conservation - Electricity				
P.1-1 In the event of full or partial road closures, the project developer shall employ flagmen during the construction of the electrical distribution system to facilitate the flow of traffic.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works
P.1-2 During the design process, the project developer shall consult with SCE regarding	Consult with SCE	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works Regional Planning

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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
possible energy efficiency measures.				
III.P.2. Energy Conservation – Natural Gas				
P.2-1 Prior to the start of construction, the proposed project's energy engineer shall consult with SCG for an energy analysis regarding efficiency and conservation measures.	Consult with SCG	Prior to issuance of grading permits	Applicant/Construction Manager	Public Works Regional Planning
P.2-2 The project developer shall hire flagmen to facilitate traffic flow during installation of the natural gas main extensions.	Maintain log to demonstrate compliance	During construction	Applicant/Construction Manager	Public Works

TRIANGLE RANCH

Design Guidelines

September 26, 2007

SAGE COMMUNITY GROUP

NUVIS

HALLADAY & MIM MACK

KTGY GROUP

ENVICOM CORPORATION

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Section 1 - Introduction

1.1 INTRODUCTION

Triangle Ranch is a collection of four small residential neighborhoods nestled into a semi-rural setting near Agoura Hills, California. The neighborhoods, totaling 61 lots, are located on either side of Kanan Road and Cornell Road. The community seeks to **avoid** the appearance of a "tract" development through the use of curvilinear roads that follow the topography. This allows residential lots, particularly those within view of public roadways and nearby residences, to be sited in such a way as to minimize straight rows of houses. In addition, large lots that range in size from approximately 10,000 square feet to over 20,000 square feet, further serve to avoid that common tract appearance of large houses squeezed onto small lots. To further preserve the existing semi-rural character of Kanan Road and Cornell Road, the project maintains a generous setback along these roadways. In addition, typical street lighting and construction of sidewalks, standard curbs, and gutters shall not be included.

The proposed development has been designed in order to minimize landform alterations and maximize open space. To reduce grading, the majority of development will be located on the gentler slopes while avoiding ridgelines. The concentration of residences into four smaller enclaves provides the opportunity for the project to primarily avoid the most sensitive resources on the site, such as Lyon's pentachaeta, dudleya, and Coast Live Oaks. Of the 136 oak trees on and/or adjacent to the project site, the project retains 119 trees, or 87%. Also, where County of Los Angeles Fire Department required fuel modification zones may conflict with sensitive resources, individual lots have been sited to minimize impacts to nearby sensitive native plant species.

The neighborhoods will be landscaped almost exclusively with native plant species and local building materials, (e.g. local stone for entrance monuments, etc.) in order to blend the development area with the natural character of the site and the surrounding environment. Entrances to each neighborhood enclave, in particular, would receive enhanced landscape treatment emphasizing the use of native species, reflective of the existing vegetation along the nearby drainage courses.

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1.2 PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Design Guidelines is to ensure that the neighborhoods and individual home sites are developed in a manner that is sensitive to the surrounding semi-rural character of the site. Thus, the Design Guidelines address the following issues:

- Community Theme/Context
- Landscape Design
- Architectural Design

1.3 COMMUNITY THEME/CONTEXT

The rural and open hillside environment (located near Paramount Ranch National Park, The Peter Strauss National Park, and the State Malibu Creek State Park) serves as the underlying foundation and context for the community. The theme for the Triangle Ranch development will be "California Rustic" – a look and feel that complements the natural setting of the area by utilizing natural materials and native plant species to unify the community with its environment. The community should blend in as much as possible through the use of contour grading for view-shed preservation, native/naturalized materials in earth-tone hues, native plant species in informal patterns, cut-off lighting, low-key signage, and informal architectural massing.

1.4 LANDSCAPE DESIGN GUIDELINES

Project landscaping will play an important role in maintaining the overall project character and theme while minimizing the impact of the development on the environment and view sheds. Wildlife corridors will not be disturbed by the development as concluded by the project's EIR. Hardscape materials should serve to blend into the environment, not conflict with it. Open space areas should serve as seamless transitions between the natural hillsides and the community; where planting should provide opportunities for additional wildlife habitat. Plant species for roadways, slopes, and open space should be natives which grow within the local environment, with water-use appropriate ornamentals restricted to individual landscaped lots added for accent and interest. (See Section 3 for detailed landscape criteria.)

1.5 ARCHITECTURAL DESIGN GUIDELINES

The purpose of the Architectural Design Guidelines is to promote a rich architectural diversity to the neighborhoods of Triangle Ranch in which the homes blend gracefully into the bucolic rural environment surrounding the site. The goal is to achieve a neighborhood with the appearance of having evolved over time, rather than one that seems to have suddenly appeared overnight. A variety of architectural styles, along with informal massing of building forms, and the use of textured building materials such as stone, will be used to further enhance the relaxed rural character of the neighborhood. Please refer to Section 4 for detailed architectural criteria.

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Section 2 - Community Theme, Context

2.1 DESIGN CONCEPT

To create a rural residential community that avoids the appearance of a 'tract' development, the project proposes to construct curvilinear roads that follow the site topography. Proposed residential lots within view of public roadways and nearby residences have been sited to minimize straight rows of houses. Also, large building pads and lots are proposed to avoid the common tract appearance of large houses squeezed onto small lots. To preserve the existing semi-rural and rural character of Kanan Road and Cornell Road, the project maintains a minimum setback of 50 feet from the future right-of-way for all but three residential lots along those roadways. (See Exhibit 1) In addition, street lighting and construction of sidewalks, standard curbs, and gutters shall not be included. To reduce grading, the majority of development will be located on the gentler slopes and lots and roadways will be designed to avoid ridgelines.

To minimize grading activites, the project utilizes a few retaining walls where grading occurs in areas of steep natural terrain. Where necessary, these walls will be vegetated to minimize impacts.

Proposed development has been designed in order to minimize landform alterations and maximize open space. The concentration of residences in enclaves also permits the project design to partially avoid the most sensitive resources on the project site, such as Lyon's pentachaeta, dudleya and Coast Live Oaks. Of the 136 oaks on and or adjacent to the project site, the project would retain 119 trees, or 87 percent. Also, where County of Los Angeles Fire Department required fuel modification zones may conflict with sensitive resources, individual lot have been sited to minimize impacts to nearby sensitive native plant species.

The proposed project would be landscaped almost exclusively with native plant species and local building materials (e.g. local stone for entrance monuments, etc.) in order to blend the development area with the natural character of the site and the surrounding environment. Entrances to each project enclave, in particular, would receive enhanced landscape treatment emphasizing the use of native plants. For example, entrance landscaping to the enclave east of Cornell Road would use riparian species, reflective of the existing vegetation along the nearby drainage course. While west of Kanan Road, the entrance would feature the use of native grasses and oak trees, thus matching this area's natural environment. Proposed landscaping is subject to review and approval by the Los Angeles County Departments of Regional Planning, Department of Public Works, and the Fire Department.

Proposed landscapes need to meet the necessary fuel modification requirements while also avoiding an 'artificially green' apprearance.

A homeowner's association would be established for the proposed project. Its primary responsibilities would be the maintenance of private roads, security gates, drainage improvements, and common open space. The homeowner's association would also enforce project conditions contained within the Triangle Ranch's Covenants, Conditions & Restrictions (CC&Rs). The home builder would be responsible for these functions until the homeowners' association can be established.

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2.2 OVERVIEW OF PROJECT GOALS

This section provides a summary of the project design goals categorized into three groups:

1. Topography: Minimize Landform Alterations
   - Use of curvilinear roads that follow topography.
   - Use of contour grading for view-shed preservation.
   - Development of large lots (10,000-20,000+sq.ft.)
   - Maintain generous setback from main roads (minimum 50 ft. for all but three lots).
   - Maximize open space. Open space areas to serve as seamless transitional areas between natural hillsides and the community.
   - Locate development on gentler slopes while avoiding ridgelines.
   - Crib walls utilized for areas with steep terrain. Walls planted to screen views and soften feel of structure.

2. Hardscape: Use of Native/Naturalistic Building Materials
   - Only down-lighting shall be permitted to minimally illuminate sign graphics, pilasters and walls with light. Trees and landscape features will be illuminated by ambient light only; no specific lighting for plant material. Light fixtures to be 'low-key" so not to affect night sky.
   - Use of low-key signage. Signage materials same as for entry and walls.
   - Landscape with local building materials (e.g. local stone for entrance monuments). Natural materials like boulders, stone, rock and decomposed granite from local sources should be used in design of front yards.
   - Use of materials in earth tone hues.
   - Key intersections and entries may be enhanced with natural and textural concrete enrichments.
   - All curbing shall be rolled-type.
   - Fencing to be view-type.
   - Terrace drains to be colored concrete (earth tone).

3. Native Plants: Minimize Impact on Environment
   - No direct impacts to sensitive plant resources of site, such as Lyon's pentachaeta and Santa Monica Mountain's Dudleya.
   - Retain high proportion (87%) of oak trees on-site (119/136 preserved).
   - Individual lots sites to minimize fuel modification impacts to sensitive plant species.
   - Plant species for roadways, slopes and open space areas should be Santa Monica Mountain native species, which grow in the local environment. (Refer to Plant Palettes, Section 3.6) Native species should be planted in informal patterns. Use plants with low-water requirements. Group together plants of similar water use.
   - Plant species for individual lots (front yards and back yards) may include a mix of natives and approved ornamental species for accent and interest. (Refer to Plant Palettes, Section 3.6)
   - Use mulch extensively to conserve water.
   - Install efficient irrigation systems that may include drip irrigation and soil moisture sensors.
   - Construction and maintenance activities should include proper use, handling, and storage of pesticides, herbicides, and insecticides to prevent mixing of such materials with storm waters.
   - Wildlife corridors will not be disturbed by the development as concluded in the project's EIR.

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Exhibit 1
Conceptual Landscape Master Plan

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Section 3 - Landscape Design Guidelines

3.1 OVERVIEW

The purpose of the design guidelines is to establish concepts and standards that will contribute to the visual character of the Triangle Ranch community identity. A key to the development of a coordinated project image and identity are the project-wide enhancement of local streets, entries and open space. These elements are designed to provide a varied and high quality functional and visual experience within the project. The design development of the project focuses on the following areas:

- The unification of structural elements of the plan in order to present a coordinated project image;
- Incorporation of building and plant materials indigenous to and compatible with the project area in order to develop a project image that is not only unique for Triangle Ranch but that blends harmoniously with the surrounding environment and built community;
- Provision for enhanced entries and open spaces;

The landscaping plan shall reflect the following water conservation methods:

- landscape with low water-using plants,
- group plants of similar water use to reduce over-irrigation of low water-using plants
- use mulch extensively - mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction
- install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.

Landscape Design Goals:

- Reinforce the community identity of Triangle Ranch through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatments, and circulation
- Consider topographic, geologic, hydrologic and environmental opportunities and constraints to create a planned community that conforms to the condition of the land
- Provide in-depth plant palettes and plant photograph for all planting areas

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Procedures to Conserve Site Resources

Topsoil

Stockpile native topsoil at onset of grading process. Use topsoil to amend restoration slopes during final grading. The topsoil/mulch salvage operation involves running heavy equipment over the ground surface to crush all small, leftover brush into the surface soil. After the brush is crushed, the combination of mineral soil, organic mulch, and crushed brush is collected by excavating to a depth of 4-6 inches below the soil surface. The amount collected will be determined by how much topsoil is present, and will vary throughout the salvage areas. The soil/mulch is stockpiled, and later applied to all graded slopes, and compacted in place by a studded roller-compactor.

Rocks and Boulders

Conservation of rock/boulders for construction of walls, for naturalistic landscape display, and for open space areas. Stockpile larger specimens of native rock existing on surface for incorporation onto graded slopes.

Chaparral Yucca and Soap Plant

Salvaging, storage and transplantation of a limited number of existing chaparral yuccas (Yucca whipplei ssp. intermedia) to open space areas and soap plant bulbs (Chlorogalum pomeridianum) to grassland areas.

Native Tree and Shrub Mulch

Conversion of branches of all native trees and large shrubs removed through project development into mulch to cover ground between plantings.

Plant Palette Concept:

These Design Guidelines dinstinguish the *developed* portion of Triangle Ranch into five (5) areas:

- Entries
- Kanan Road & Cornell Road Right-of-Ways
- Kanan Road Slope Treatment
- Private Lots
- Privately Owned Native Planted Slopes

Each area has its own individual plant palette. The plant palettes are comprised of Santa Monica Mountain natives, California natives, and regionally compatible, non-invasive, ornamental species which are adapted to similar water-uses and exposures. Refer to Exhibits 8.1, 8.2, and 8.3 for the Landscape Zone Diagrams. Refer to section 3.6 for the plant palettes, and section 3.8 for photographs of each species.

Beyond the developed areas, are the Fuel Modification zones and the undisturbed portions, or Open Space, of the Triangle Ranch property. Refer to section 3.4.1 for information regarding Fuel Modification. Outside of the Fuel Modification zones, the Open Space of Triangle Ranch will remain as it exists today and will be dedicated to a public entity such as the Santa Monica Mountains Conservacy. Endangered species shall be protected; refer to Section 3.4.1 and the Preliminary Fuel Modification Plan dated September 26, 2007.

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3.2 COMMUNITY ENTRY TREATMENTS

3.2.1 Monumentation and Signage

Careful consideration has been given to the design of the Triangle Ranch community entries. The design intent is the creation of subtle gateways into the project, a feeling of a "sense of arrival", as well as to provide an aesthetically pleasing entry statement in line with the community thematic framework and consistent with surrounding neighborhoods. Entry monumentation will provide initial definition for the site at key access points. Project entries shall be designed with landscaping and architectural treatments that project a high quality image, yet rustic character, for the development of the community. (See Exhibits 2.1 and 2.2)

3.2.2 Lighting

The lighting concept of the entry monumentation features is to minimally illuminate the sign graphics and to gently wash the pilasters and portions of the walls with light. All lighting fixtures shall be down-lighting types. Trees and their landscape features will be illuminated by ambient light off the entrance walls.

3.2.3 Planting Concept

Native species in informal meandering patterns reflective of the surrounding natural landscape character will be used at the entry treatments. (See Exhibits 2.1 and 2.2)

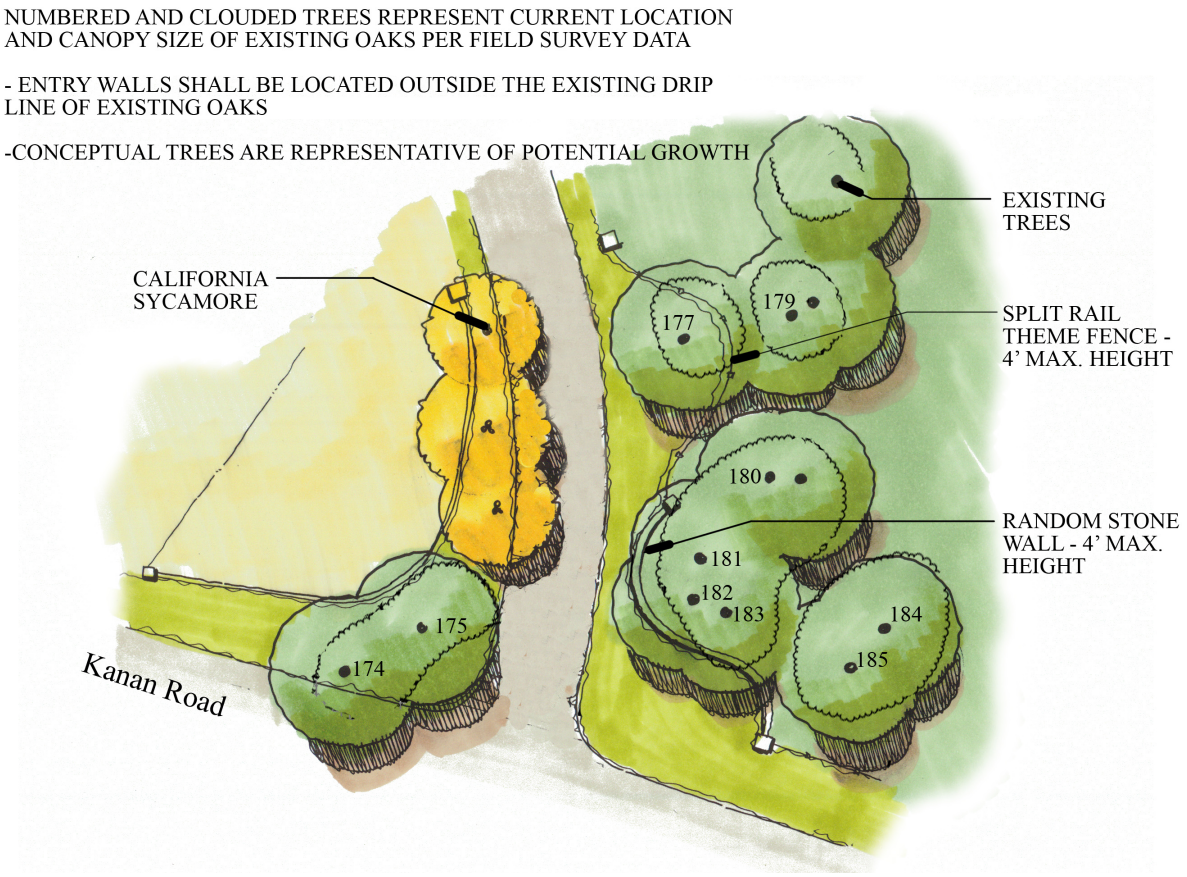

Exhibit 2.1
Entry Monumentation - Kanan Road

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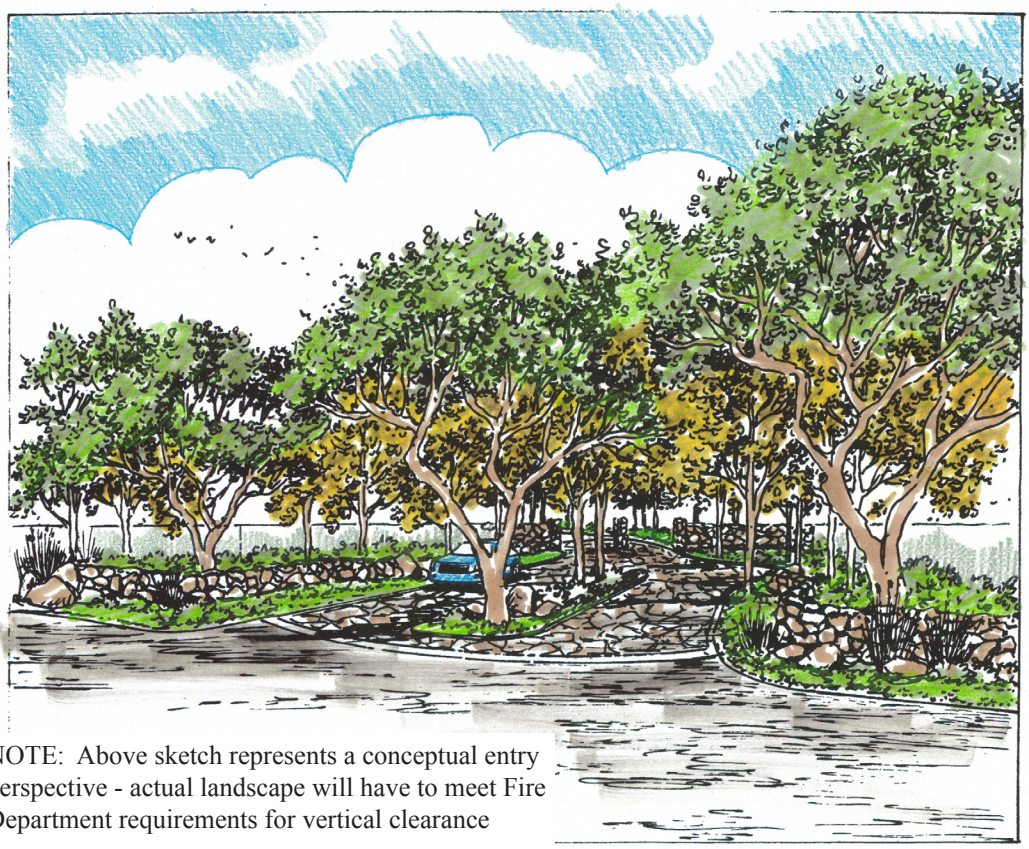
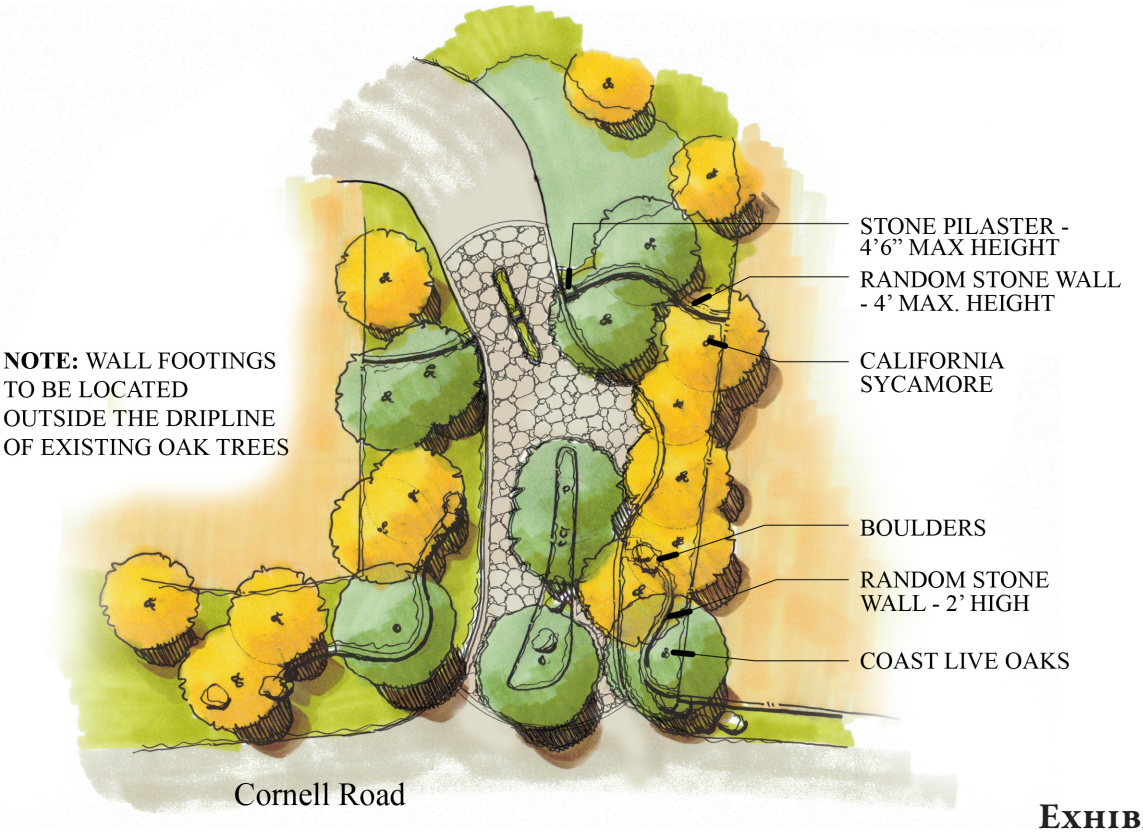


NOTE: Above sketch represents a conceptual entry perspective - actual landscape will have to meet Fire Department requirements for vertical clearance



NOTE: WALL FOOTINGS TO BE LOCATED OUTSIDE THE DRIPLINE OF EXISTING OAK TREES

Exhibit 2.2
Entry Monumentation - Cornell Road

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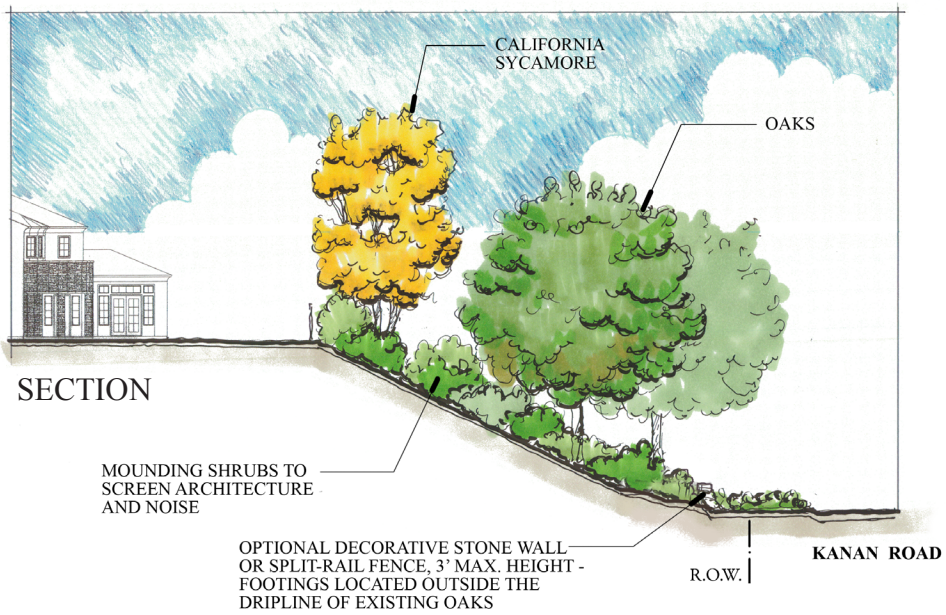
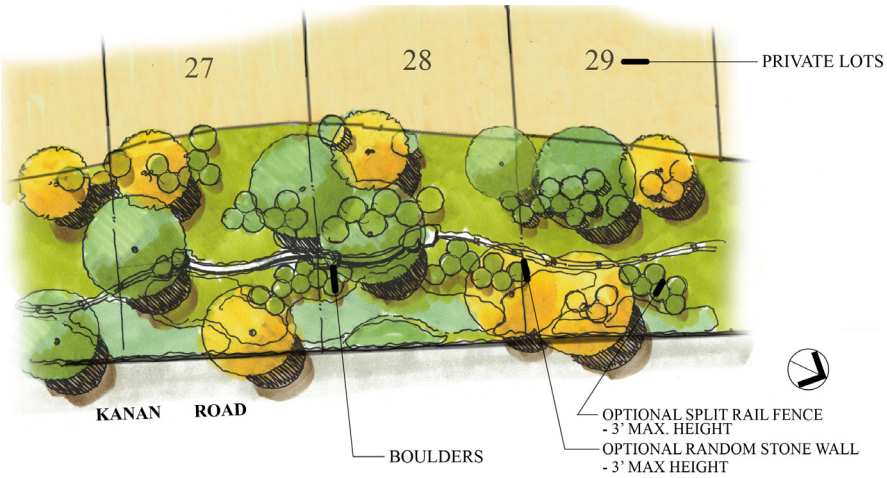
3.3 KANAN ROAD

3.3.1 Design Concepts





PLAN

PERSPECTIVE

Exhibit 3

Kanan Road (North) Right-of-Way Concept

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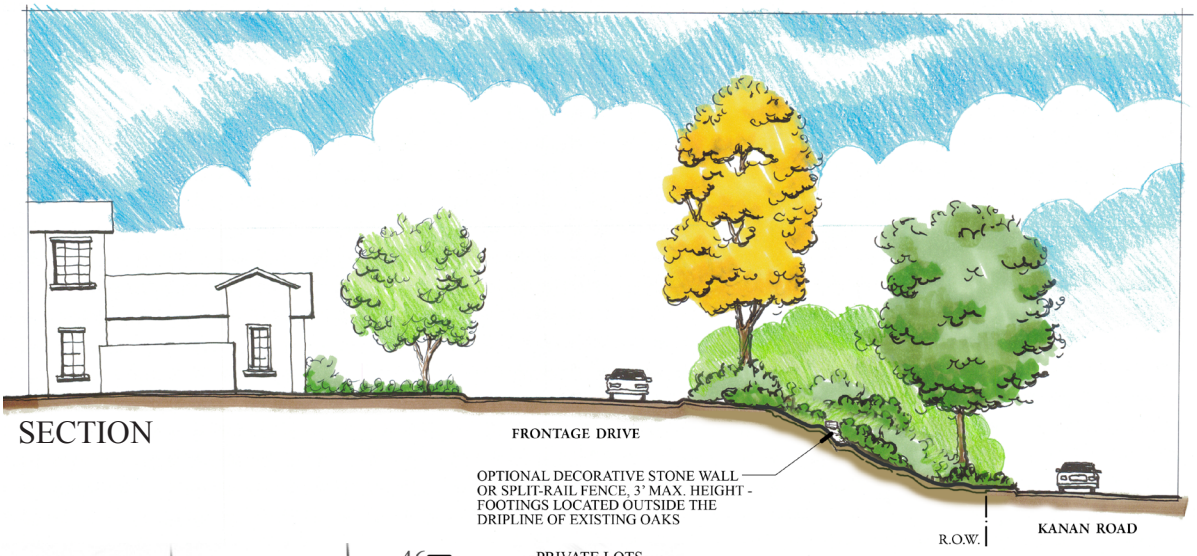

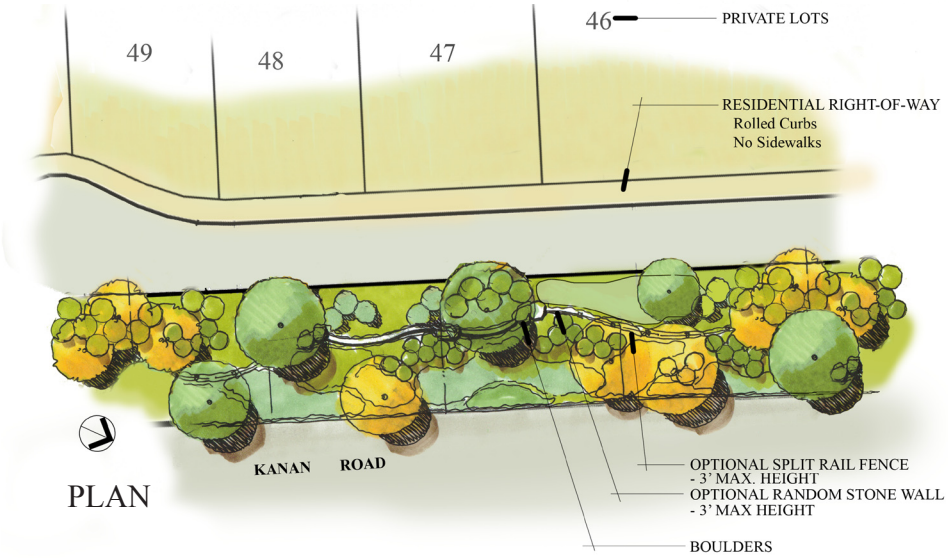

PERSPECTIVE

Exhibit 4

Kanan Road (South) Right-of-Way Concept

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3.3.2 Lighting (Vehicular & Pedestrian)

All streets in Triangle Ranch shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be down-lit and low-key (as not to affect the night sky) and well integrated into the visual environment and the appropriate architectural theme.

3.3.3 Signage

Consistent with the overall architectural character of the project, all signage within Triangle Ranch shall be of a relatively low-key appearance. Signage should incorporate the same forms and materials as the entry and walls.

3.3.4 Curbing/Roadway Materials

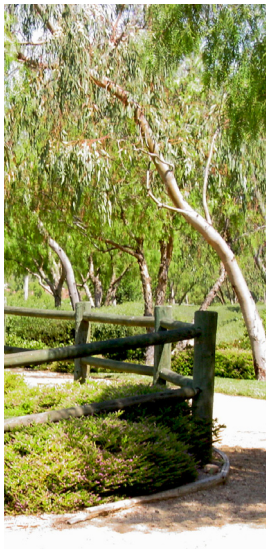
Roadways shall blend with the existing materials of Kanan Road and Cornell Road. The Cornell Road entry may be enhanced with natural colored and/or textured concrete enrichments. Curbing shall be rolled-type for all road shoulders.

3.3.5 Fencing/Walls

Fencing within Triangle Ranch shall be view-type and constructed of materials consistent with the architectural character. Any necessary retaining walls should be planted in such a manner as to screen them from view and soften the overall feel of the structure.

3.3.6 Planting Concept

Native species in informal patterns reflective of the surrounding natural landscape character will be used along the right-of-ways/streetscapes. To achieve the look and function of berming without invasive grading activities, large and medium size native shrub species should be planted in meandering drifts. Understory shrubs, groundcovers, grasses, and perennials should be utilized in natural patterns. (See Exhibit 3.1, 3.2, and 4)



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3.4 OPEN SPACE, ENVIRONMENT

3.4.1 Fuel Modification

The Los Angeles County Fire Department's Fuel Modification Plan Guidelines (adopted January 1998) require all subdivisions within areas designated as a Very High Fire Hazard Severity Zone to provide a fuel modification plan. The Plan must establish a 200-foot wide fuel modification area that is subdivided into three distinct zones. According to the Plan Guidelines, "a fuel modification zone is a strip of land where combustible native or ornamental vegetation has been modified and/or partially or totally replaced with drought tolerant, fire resistant plants". Each fuel modification zone has specific improvement and maintenance requirements. Since the proposed project does not depict specific locations for houses or other combustible structures, the Fuel Modification Plan locates the 200' wide fuel modification zone adjacent to the rear and/or side of each proposed residential building pad. Fuel modification will be customized to provide for adquate fire protection and species protection. Clearance will be conducted by the Home Owner's Association in ways specified in the CCR's.

The Fuel Modification Plan is shown on Exhibit 5. Exhibit 6 presents a representative cross-section of the fuel modification zones. Local Fire Department representatives have stated that stands of Endangered Species located within a Fuel Modification area will be protected through Exclusion Zones indicated in the Preliminary Fuel Modification Plan. No Fuel Modification will be performed within the Exclusion Zones.

For additional and more detailed information on Fuel Modification plans for Triangle Ranch, refer to the Preliminary Fuel Modification Plan dated September 26, 2007 by Envicom Corporation.

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NOTE: For additional and more detailed information on Fuel Modification plans for Triangle Ranch, refer to the Preliminary Fuel Modification Plan dated September 26, 2007 by Envicom Corporation.

Exhibit 5
Fuel Modification Plan

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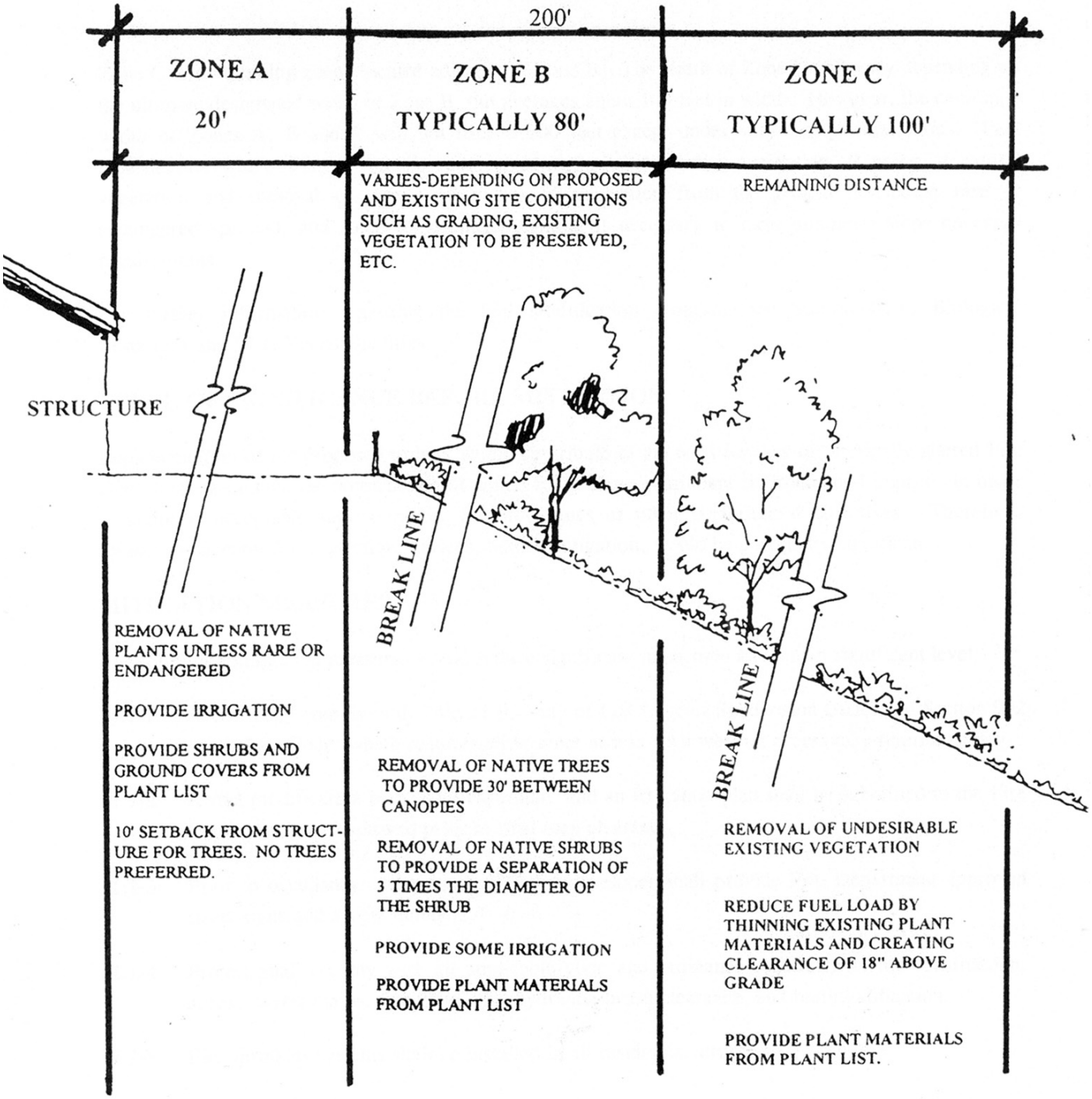

NOTE: For additional and more detailed information on Fuel Modification for Triangle Ranch, refer to the Preliminary Fuel Modification Plan dated September 26, 2007 by Envicom Corporation.

Exhibit 6
Fuel Modification Cross-sections

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Zone A is a 20' wide "Setback Zone" located immediately adjacent to combustible structures (i.e., houses), attached accessory structures, appendages and projects. Most of the vegetation within this zone is limited to groundcover, lawns and a select number of ornamental plants (e.g., herbaceous perennials or low shrubs). Zone A is an irrigated zone; however, irrigation in the vicinity of native Oak trees will be located beyond the dripline and directed away from the trees.

Zone B is an "Irrigation Zone" located adjacent to Zone A. Usually extending 100 feet from the edge of combustible structures (80' from the edge of Zone A), the width of Zone B will be determined on a lot by lot basis and will vary depending on possible site conditions such as grading, vegetation to be preserved, etc. With the possible exception of specimen native vegetation that is approved for retention, "irrigated surface fuels" in this zone will be maintained at a height not to exceed 18 inches. Remaining native vegetation will be thinned out to provide a 30-foot distance between any tree canopies and a separation distance between shrubs which is a minimum of three times the diameter of the shrub.

Zone C is a "thinning zone" located adjacent to Zone B. The width of Zone C will vary depending on the ultimate designated width of Zone B, but averages about 100 feet in width. However, the combined width of Zones A, B and C will not exceed 200 feet except under very unusual conditions. Fuel modification within Zone C entails removal of undesirable existing vegetation, thinning of natural vegetation and removal of lowest 18 inches of vegetation from the ground (excluding rare or endangered species), and some replacement planting if necessary to meet minimum slope coverage requirements.

3.4.2 Drainage

Grading activities, per the Tentative Tract Map, occurs only in the Private Lots and Landscape Lots. Runoff from these areas is diverted from entering into Medea Creek. Open space areas are natural and undisturbed; no grading and/or drainage changes will occur in the Open Space areas. The slopes of the earthen Debris Basin shall be planted with appropriate native species.

3.4.3 Planting Concept

Native species in informal patterns will provide a smooth transition into the surrounding natural environment, connecting the community with the local habitat and wildlife corridors.

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3.5 Private Lots

3.5.1 Design Concept

Front yards designs should reflect and complement the architectural character of the each home as well as the surrounding natural environment. Hardscape materials should be natural-type like rock, stone, gravel, decomposed granite, natural colored concrete, natural colored stucco, brick, and pavers. Backyard designs will vary by owner. Drought-tolerant turf species shall be used for all turf applications. Below are approved grass varieties, chosen for their ability to survive with very little or no water for extended periods:

Buffalo Grass - *all varieties*
St. Augustine Grass - *Floratam*

Plant species for both front yards and back yards shall be selected from the Private Lots Plant Palette. Refer to Section 3.6.

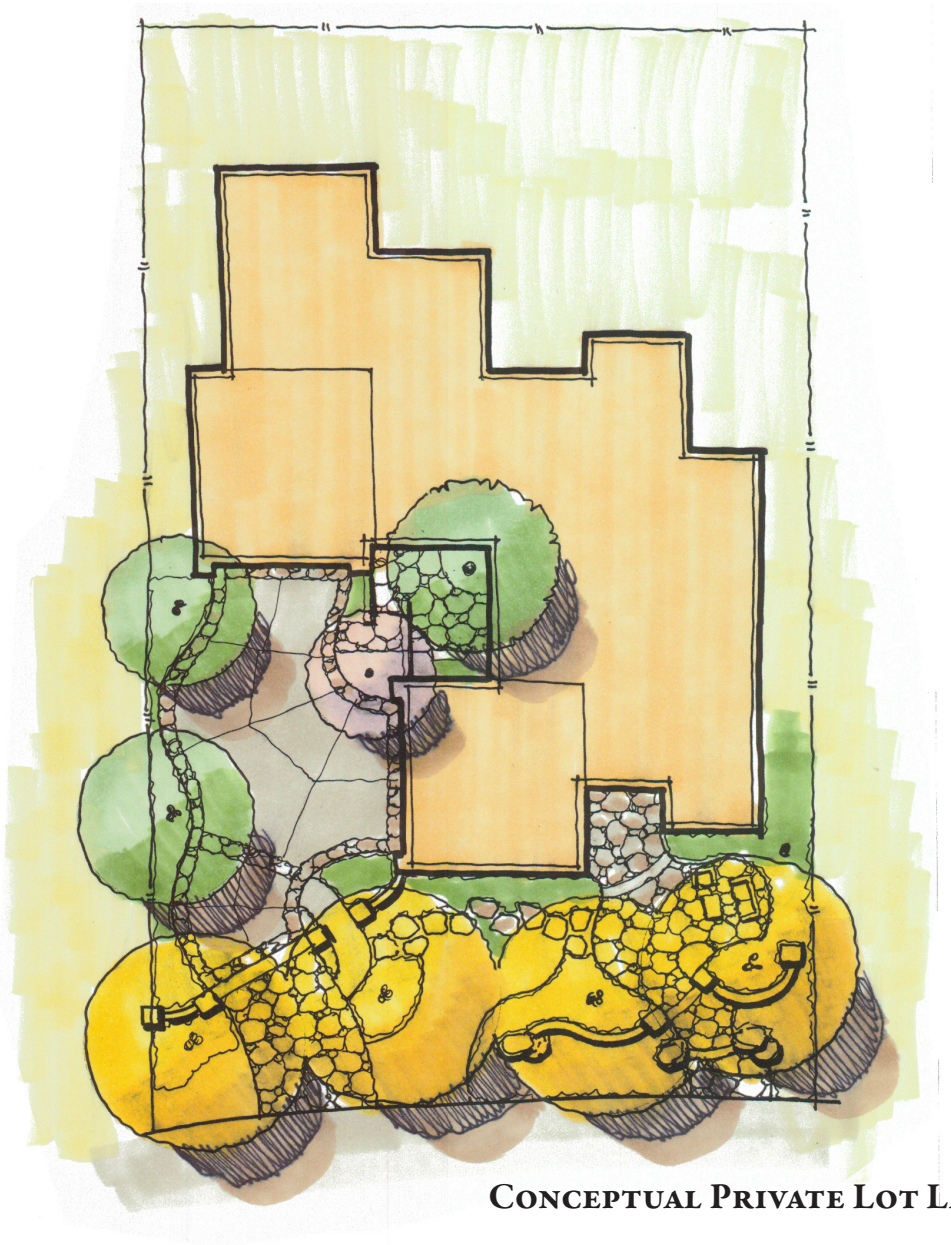

Exhibit 7.1
Conceptual Private Lot Landscape Plan

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3.5.2 Materials

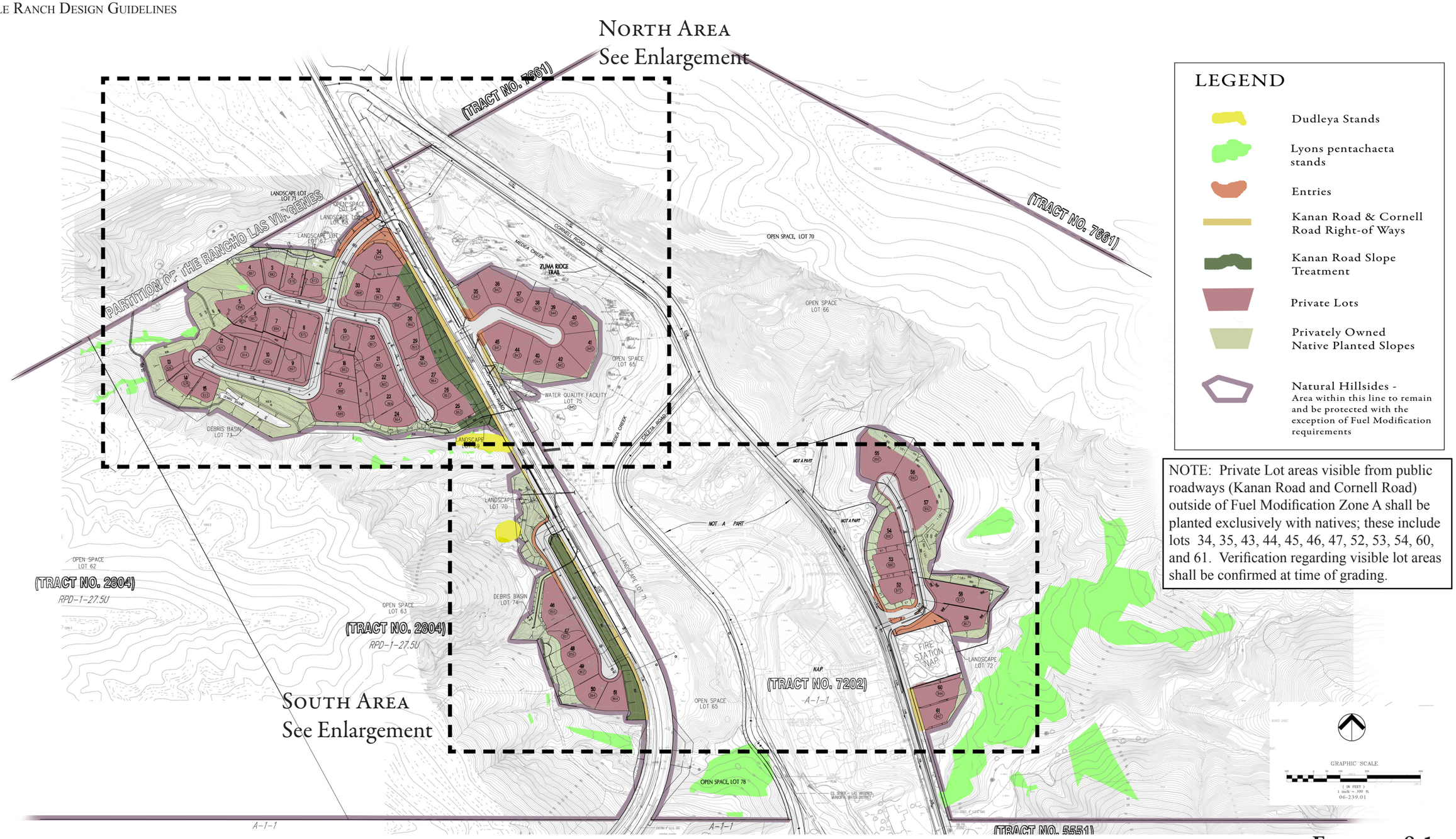
Natural materials like boulders, stone, rock, and decomposed granite from local sources should be used in the design of the front yards. Utilizing these materials in a variety of horizontal plane and vertical plane applications will provide community design continuity and help to achieve a neighborhood with the appearance of having evolved over time. (See Exhibit 7.2 below)

3.5.3 Planting Concept

Planting for the Individual Lots should complement the architecture and be informal in character. Plant species may be a mix of natives and water-use appropriate, non-invasive ornamentals grouped into zones based upon exposure/microclimate conditions. (See Exhibit 7.2 below for conceptual imagery and Section 3.6, Plant Palette)

Exhibit 7.2
Conceptual Private Lot Landscape Imagery

© 2007, NUVIS



LEGEND

- Dudleya Stands
- Lyons pentachaeta stands
- Entries
- Kanan Road & Cornell Road Right-of Ways
- Kanan Road Slope Treatment
- Private Lots
- Privately Owned Native Planted Slopes
- Natural Hillsides - Area within this line to remain and be protected with the exception of Fuel Modification requirements

NOTE: Private Lot areas visible from public roadways (Kanan Road and Cornell Road) outside of Fuel Modification Zone A shall be planted exclusively with natives; these include lots 34, 35, 43, 44, 45, 46, 47, 52, 53, 54, 60, and 61. Verification regarding visible lot areas shall be confirmed at time of grading.

Exhibit 8.1

Overall Landscape Zone Diagram

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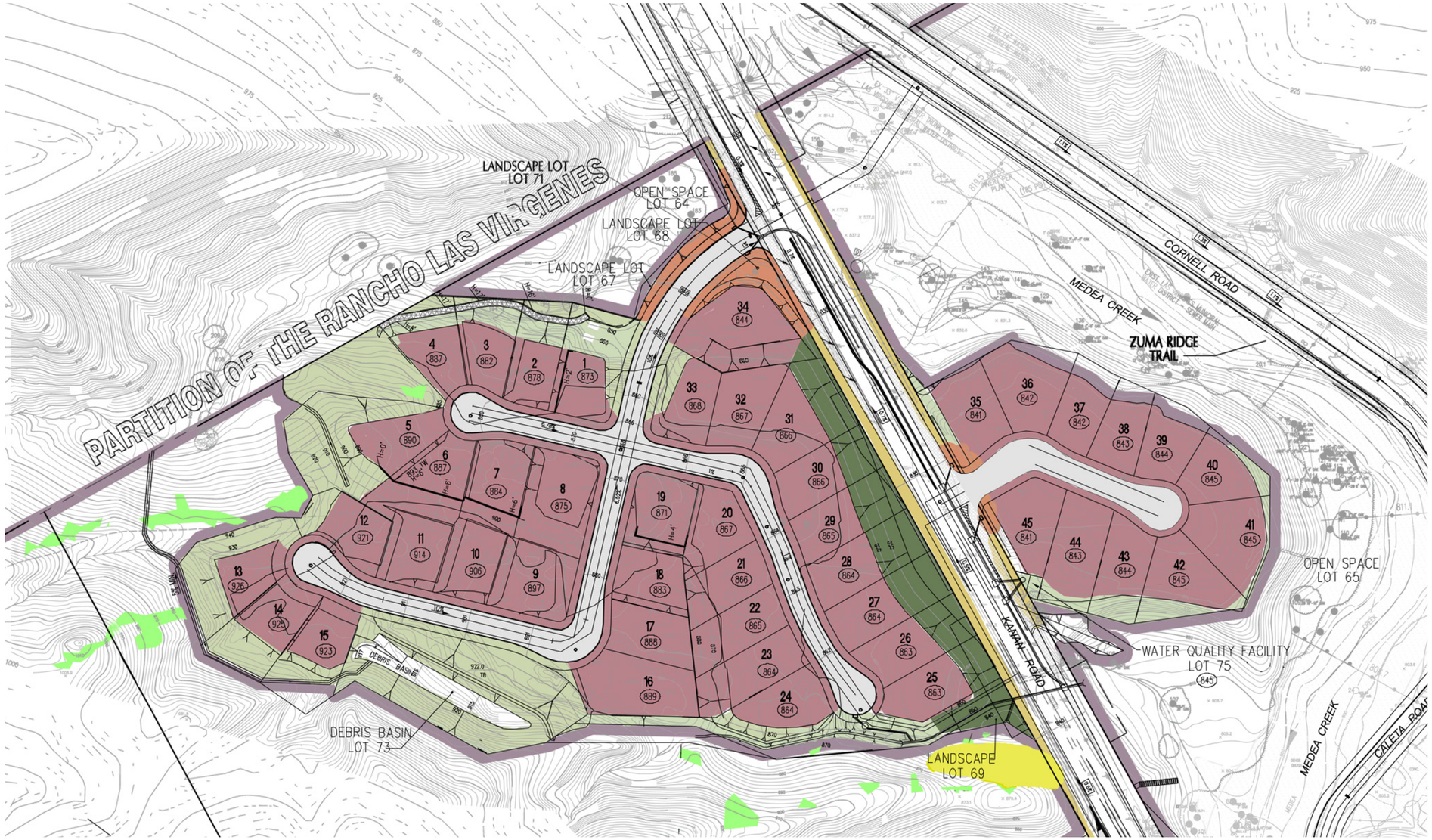

LEGEND

- Dudleya Stands
- Lyons pentachaeta stands
- Entries
- Kanan Road & Cornell Road Right-of Ways
- Kanan Road Slope Treatment
- Private Lots
- Privately Owned Native Planted Slopes
- Natural Hillsides - Area within this line to remain and be protected with the exception of Fuel Modification requirements

NOTE: Private Lot areas visible from public roadways (Kanan Road and Cornell Road) outside of Fuel Modification Zone A shall be planted exclusively with natives; these include lots 34, 35, 43, 44, 45, 46, 47, 52, 53, 54, 60, and 61. Verification regarding visible lot areas shall be confirmed at time of grading.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

06-239.01

Exhibit 8.2

North Area Enlargement - Landscape Zone Diagram

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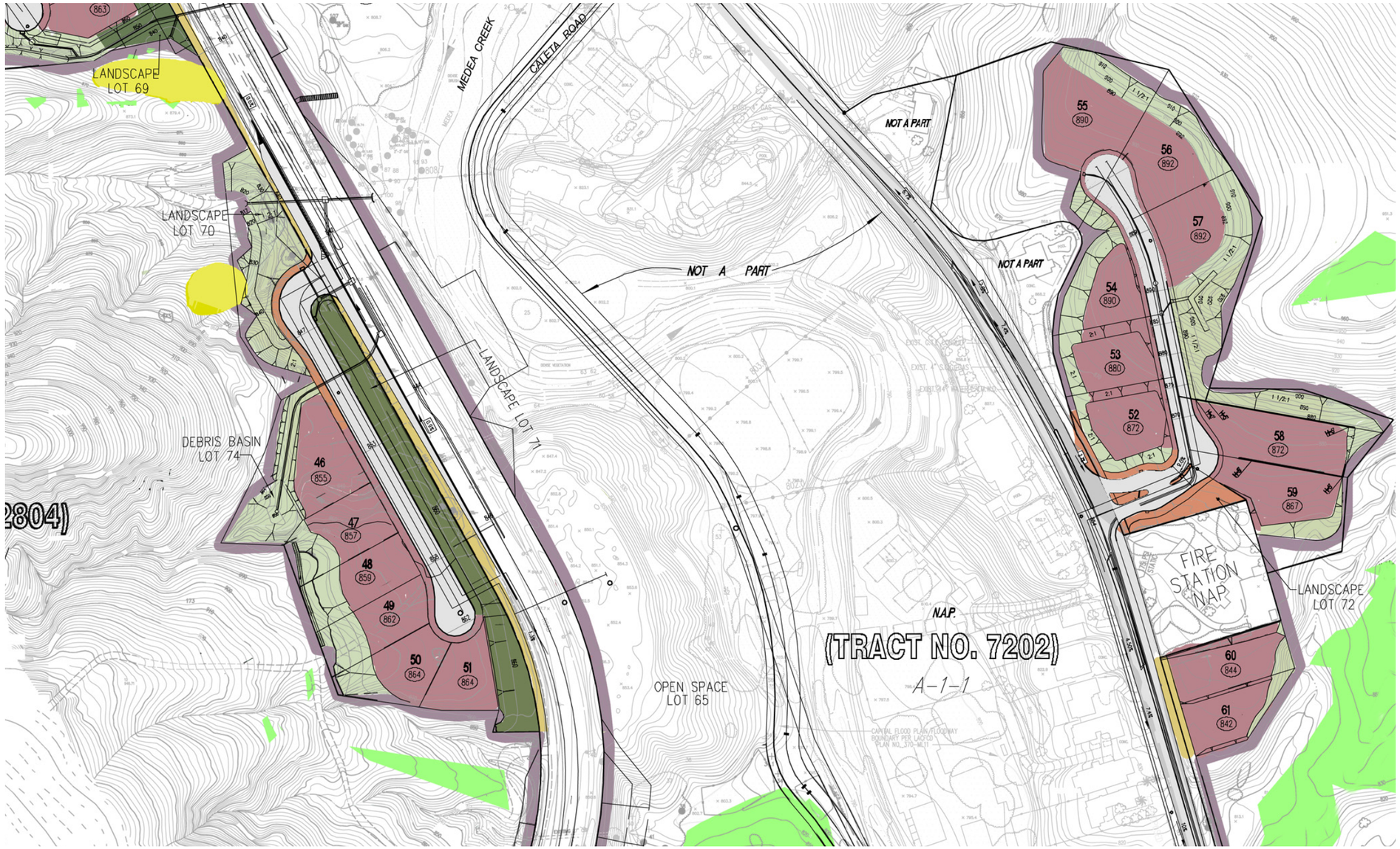

LEGEND

- Dudleya Stands
- Lyons pentachaeta stands
- Entries
- Kanan Road & Cornell Road Right-of Ways
- Kanan Road Slope Treatment
- Private Lots
- Privately Owned Native Planted Slopes
- Natural Hillsides - Area within this line to remain and be protected with the exception of Fuel Modification requirements

NOTE: Private Lot areas visible from public roadways (Kanan Road and Cornell Road) outside of Fuel Modification Zone A shall be planted exclusively with natives; these include lots 34, 35, 43, 44, 45, 46, 47, 52, 53, 54, 60, and 61. Verification regarding visible lot areas shall be confirmed at time of grading.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

06-239.01

Exhibit 8.3

South Area Enlargement - Landscape Zone Diagram

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3.6 PLANT PALETTES

The planting design intent for the *developed* portions of the Triangle Ranch is to utilize species native to the Santa Monica Mountains and Triangle Ranch property, species native to California, and non-native accent species adapted to the surrounding Oak Woodland, Riparian Woodland, Valley Grassland, and Chaparral communities in patterns that closely resemble the natural distribution found in the undisturbed areas.

Native status of species

The following plant palettes provide indication of the native status of each species. Information is based upon plant species distribution data from the Calflora Database (www.calflora.org), the UC Jepson Flora Project (ucjeps.berkeley.edu), and documentation prepared for these Design Guidelines by Envicom Coroporation.

One asterisk*	Species native to California
Two asterisks**	Species native to Santa Monica Mountains
Three asterisks***	Species documented as native to Triangle Ranch (Documented in Biota Report for the Beautiful Homes Site, Envicom Corporation, March 10. 1998, Appendix A, or observed by Mr. Tom Hayduk, Envicom Corporation on field visits in August 2006.)
(No asterisk)	Non-native species

Landscape Zone / Plant Palette Areas

The developed areas of Triangle Ranch are divided into the following landscape zones. Additionaly, two plant palettes are included to provide for specific Oak Tree and Mitigation situations.

- ENTRIES
- KANAN ROAD & CORNELL ROAD RIGHT-OF-WAYS
- KANAN ROAD SLOPE TREATMENT
- PRIVATE LOTS
- PRIVATELY OWNED NATIVE PLANTED SLOPE
- OAK TREE PALETTE
- MITIGATION - LARGE SHRUBS

Refer to Exhibits 8.1, 8.2, and 8.3 for the Landscape Zone Diagram.

Note: The Private Lots zone contains several non-native, non-invasive species adapted to the local climate, with some special selections for use in microclimatic areas created by structures (ie. Camelia for a shady north facing spot close to the dwelling). The Private Lots palette may be expanded to include any of the locally native species listed with approval.

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ENTRIES

NOTE: Planting must meet Spacing & Distance Guidelines from the Fire Department's *Fuel Modification Plan Guidelines for Project's Located in Fire Zone 4 or Very High Fire Hazard Severity Zones*, adopted January 1998 (as well as any ammendments or more current versions).

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Cercis occidentalis*	Western Redbud	Deciduous flowering accent, 6-16'x10'-20'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
LARGE SHRUBS		
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x15'-20'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS		
Artemisia californica***	California Sagebrush	(Not planted within 50' of a structure)
Ceanothus 'Wheeler Canyon'*	Blue Mountain Lilac	Evergreen accent, showy flowers, 4'x4'
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy, Crib wall, 2'x4'
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers, 3'-4'x6'-8'
FLOWERING PERENNIALS		
Armeria maritima ssp. californica*	California Sea Pink	Understory masses, 8"-12"x 8"-12"
Heuchera hyb.*	Coral Bells	Accent drifts, Understory, 12"-18"x12"-18"
Iris douglasiana - Hybrids*	Alum Root Hybrids	Mixed Accent Drifts, Understory, 12"-18"x1'-2'
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3'x4'
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Artemisia californica 'Montara'*	Montara Sagebrush	Dense mat, aromatic, 2'x4'
Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	Red Stems, 2'x5'-6'
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	Small toothed leaves, 1'x4'
GRASSES / IRIS/LILY		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 3'x3'
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 1'x1'

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KANAN ROAD & CORNELL ROAD RIGHT-OF-WAYS

BOTANIC NAME	COMMON NAME	COMMENTS
MEDIUM/SMALL SHRUBS		
Mimulus (Diplacus) aurantiacus***	Bush Monkey Flower	Evergreen (Hydroseed) 2'-3'x2'-3'
Symphoricarpos mollis**	Creeping Snowberry	Deciduous, wildlife value, 2'x3'
FLOWERING PERENNIALS		
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, 1'x2'
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, 12"-18"(Hydroseed)
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 3'x3'
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute,1'-2'x1'-2' (Hydroseed)
GRASSES / IRIS/LILY		
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass , 2'x1' (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass, 2'x1' (Hydroseed)
WILDFLOWERS		
Eschscholzia california**	California Poppy	6"-15" (Hydroseed)
Gilia capitata**	Globe Gilia	Robust, 2' (Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)

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KANAN ROAD SLOPE TREATMENT

NOTE: Planting must meet Spacing & Distance Guidelines from the Fire Department's *Fuel Modification Plan Guidelines for Project's Located in Fire Zone 4 or Very High Fire Hazard Severity Zones*, adopted January 1998 (as well as any ammendments or more current versions).

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
LARGE SHRUBS		
Aesculus californica*	California Buckeye	Deciduous flowering, 15'-30'x15'-30'
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Ceanothus 'Concha'*	California Mountain Lilac	Evergreen flowering, 5'-6'x8'-10'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x12'-20'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous, flowering, 6'x8', showy
Mahonia 'Golden Abundance'*	Oregon Grape Hybrid	Evergreen shrub, fruit, 4'-8'x4'-6'
Prunus ilicifolia ssp. ilicifolia***	Hollyleaf Cherry	Evergreen flowering, slow to 25'
Quercus berberidifolia***	Scrub Oak	Evergreen, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen shrub, 5'x5'
Rhamnus californica 'Eve Case'*	Coffeeberry	Evergreen, fruit bearing, 5'x5'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS		
Artemisia californica***	California Sagebrush	(Not planted within 50' of a structure)
Brickellia californica***	California Brickelbush	Deciduous, fragrant, Crib wall, 4'x3'
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy, Crib wall, 2'x4'
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers, 3'-4'x6'-8'
Mimulus (Diplacus) aurantiacus***	Bush Monkey Flower	Evergreen, Crib wall (Containers)
Ribes aureum var. gracillimum***	Golden Currant	Deciduous, wildlife value
Ribes speciosum***	Fuchsia Flowering Gooseberry	Deciduous, wildlife value
Salvia apiana***	White Sage	Evergreen (Hydroseed)
Symphoricarpos mollis**	Creeping Snowberry	Deciduous, wildlife value, 2'x3'
Woodwardia fimbriata**	Giant Chain Fern	Fern, 4'x4'
FLOWERING PERENNIALS		
Acourtia microcephala***	Sacapellote	Slope stabilizer, 3'x2', (Hydroseed)
Dudleya pulverulenta***	Chalk Dudleya	Succluent, Crib wall, 1'x1'
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3'x4'
Lotus scoparius var. scoparius***	Deerweed	Yellow pea flowers, 2'x3' (Hydroseed)
Penstemon centranthifolius**	Scarlet Bugler	Accent, Crib wall
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, Crib wall, 1'x2'
Solidago californica**	California Goldenrod	Attracts butterflies, Spreading habit

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KANAN ROAD SLOPE TREATMENT (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	12"-18"x6'-12"
Ceanothus griseus 'Yankee Point'*	Yankee Point Ceanothus	North & East slopes, 2'-3'x8'-10'
GRASSES / IRIS/LILY		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 1'-3'x2'-3'
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 8"-12"
WILDFLOWERS		
Chorizanthe staticoides***	Turkish Rugging	(Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)
Madia elegans***	Common Madia	(Hydroseed)
VINES		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks

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PRIVATE LOTS

NOTE: Planting must meet Spacing & Distance Guidelines from the Fire Department's *Fuel Modification Plan Guidelines for Project's Located in Fire Zone 4 or Very High Fire Hazard Severity Zones*, adopted January 1998 (as well as any ammendments or more current versions).

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Agonis flexuosa	Peppermint Tree	Evergreen accent, 25'-35'
Alnus rhombifolia**	White Alder	Evergreen shade, 30'-60'
Cercis occidentalis*	Western Redbud	Deciduous flowering accent, 6-16'x10'-20'
Chitalpa tashkentensis	Chitalpa	Deciduous flowering accent, 20'-30'
Lagerstroemia indica	Crape Myrtle	Deciduous flowering accent, 15'-25'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Pyrus calleryana 'Stone Hill'	Stone Hill Callery Pear	Deciduous flowering, fall color, 15'-25'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
LARGE SHRUBS		
Aloe arborescens	Tree Aloe	Evergreen succulent, 6'-12'
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Camellia sp.	Camellia	Evergreen flowering, shade
Cereus peruvianus	Peruvian Apple	Evergreen succulent, 12'-18' H
Dendromecon harfordii	Island Bush Poppy	Evergreen flowering, 15'-20'
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	Evergreen, purple foliage, 12'-18' H
Griselinia littoralis	Griselinia	Evergreen, good espalier 10'x10'
Lavatera assurgentiflora*	California Tree Mallow	Evergreeen flowering, 8'-12'
Leptospermum scoparium	New Zealand Tea Tree	Evergreen, showy flowers, 6'-10'
Leucophyllum frutescens 'Green Cloud'	Texas Ranger	Evergreen, showy flowers, 6'-8'
Mahonia 'Golden Abundance'	Oregon Grape Hybrid	Evergreen, showy flowers, 5'-6'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS & SUCCULENTS		
Agave americana 'Variagata'	Variegated Century Plant	Evergreen accent, sharp spines
Agave parryi	Parry's Century Plant	Evergreen accent, sharp spines
Ceanothus 'Wheeler Canyon'*	Blue Mountain Lilac	Evergreen accent, showy flowers
Cistus purpureus	Orchid Rockrose	Evergreen accent, showy flowers
Correa 'Dusky Bells'	Pink Australian Fuchsia	Evergreen, flowering
Correa 'Ivory Bells'	White Australian Fuchsia	Evergreen, flowering
Coprosma 'Rainbow Surprise'	Rainbow Surprise Mirror Plant	Evergreen, foundation, fall color
Cotyledon orbiculata	Cotyledon	Evergreen succulent, flowering
Crassula ovata 'Pink Beauty'	Pink Jade Plant	Evergreen succulent, showy flowers
Dasylirion longissima	Mexican Grass Tree	Evergreen accent
Echeveria imbricata	Hen-and-Chickens	Evergreen succulent
Echinocactus grusonii	Barrel Cactus	Evergreen cactus
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy
Euryops pectinatus 'Viridis'	Green-Leafed Euryops	Evergreen, flowering
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers
Grevillea 'Noellii'	NCN	Evergreen accent
Juniperus chinensis 'Gold Coast'	Gold Juniper	Evergreen, colored foliage
Lavandula angustifolia	English Lavender	Evergreen, fragrant
Rosmarinus officinals	Rosemary	Evergreen, foundation
Salvia leucantha	Mexican Bush Sage	Evergreen, showy flowers
Santolina chamaecyparissus	Lavender Cotton	Evergreen, showy flowers

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PRIVATE LOTS (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
FLOWERING PERENNIALS		
Armeria maritima ssp. californica*	California Sea Pink	Understory masses
Centaurea cineraria	Dusty Miller	White-grey foliage, 12”-15” H
Dudleya virens	Island Live-forever	Flowering succulent
Gaillardia grandiflora	Blanket Flower	Abundant summer flowers, 2’-3’
Gaura lindheimeri	Gaura	Spring-summer flowers
Heuchera hyb.*	Coral Bells	Accent drifts, Understory
Iris douglasiana - Hybrids*	Alum Root Hybrids	Mixed Accent Drifts, Understory
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3’x4’
Kniphofia uvaria	Red-Hot Poker	Clumping, striking stalk flowers
Limonium pereaii	Sea Lavender	Clumping, intense purple flowers
Penstemon centranthifolius**	Scarlet Bugler	Red accent (cut back each year)
Perovskia atriplicifolia	Russian Sage	Purple flowers (cut back each year)
Sedum spectabile	Stonecrop	Clumping succulent, 12”-24” H
Teucrium gussonei	Germander	Low growing, deep purple flowers
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Artemisia californica ‘Montara’*	Montara Sagebrush	Dense mat, aromatic, 2’x4’
Arctostaphylos ‘Pacific Mist’*	Pacific Mist Manzanita	Red Stems, 2’x5’-6’
Baccharis pilularis ‘Twin Peaks’*	Coyote Brush	Small toothed leaves, 1’x4’
Cerastinium tomentosum	Snow-in-Summer	Silver-grey tufted mats, white flowers
Coprosma kirkii ‘Variegata’	Variegated Mirror Plant	Evergreen, 18”H x 6’-8’ W
Cotoneaster dammeri ‘Lowfast’	Bearberry Cotoneaster	Masses, 12”x 12’-15’
Erigeron glaucus	Seaside Daisy	Flowering, 10”-12” H x 2’ W
Fragaria chiloensis	Sand Strawberry	Lush compact mat, 4”-8” H
Haworthia attenuata	Zebra Plant	Rigid succulent accent, 6” H
Helianthemium nummularium	Sunrose	Maney colors available, 6”-8” H x 3’W
Juniperus horizontalis	Creeping Juniper	Many varieties/colors, 1’H x 5+’W
Myoporum ‘Pacificum’	Myoporum	Evergreen, 2’-3’ H x 15’-30’ W
Sedum dendroideum praealtum	(No Common Name)	Spreading succulent, 12”-18” H
Sedum rubrotinctum	Pork and Beans	Succulent, 6”-8” H
Senecio mandraliscae	Blue Dicks	Distinctive blue succulent, 12”-15” H
GRASSES / IRIS/LILY		
Festuca ovina glauca	Blue Fescue	Small grey-blue tufts
Helictotrichon sempervirens	Blue Oak Grass	Accent masses, 1’-2’x1’-2’
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 3’x3’
Phormium tenax	New Zealand Flax	Small hybrids only (3’ max. height and dead material must be regularly removed)
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 8”-12”
TURF GRASS		
Buffalo Grass - *all varieties*		
St. Augustine Grass - *Floratam*		
VINES		
Bougainvillea sp.	Bougainvillea	Evergreen, Colorful (well maintained and not directly connected to habitable structures)
Hibbertia scandens	Guinea Gold Vine	Evergreen, fast growth, needs water
Jasminum officinale	Common White Jasmine	Evergreen-Semi-Deciduous

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PRIVATELY OWNED NATIVE PLANTED SLOPE

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BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
LARGE SHRUBS		
Baccharis pilularis ssp. consanguinea**	Coyote Brush	Evergreen, wildlife value, 3'-6'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous flowering, 6'x8'
Quercus berberidifolia***	Scrub Oak	Evergreen, dense foliage, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen, fruit bering, 5x5
Rhamnus californica 'Eve Case'*	Coffeeberry	Evergreen, fruit bearing, 5'x5'
Rhus ovata***	Sugar Bush	Evergreen flowering, 15'-20'x15'-25'
Sambucus mexicana***	Blue Elderberry	Deciduous, wildlife value, 15'x20'
MEDIUM/SMALL SHRUBS		
Brickellia californica***	California Brickelbush	Deciduous, fragrant, Crib wall, 4'x3'
Hazardia squ. var. grindelioides***	Saw-Toothed Goldenbush	Perennial (Hydroseed), 3'x5'
Ribes aureum var. gracillimum***	Golden Currant	Deciduous, wildlife value
Salvia apiana***	White Sage	Evergreen, 3'-5'x3'-4' (Hydroseed)
Woodwardia fimbriata**	Giant Chain Fern	Fern, 4'x4'
FLOWERING PERENNIALS		
Acourtia microcephala***	Sacapellote	Slope stabilizer, 3'x2' (Hydroseed)
Artemisia douglasiana***	Mugwort	(Not planted within 50' of a structure)
Asclepias fascicularis***	Narrow-leaf Milkweed	Attracts Monarchs, Winter dormant, 3'x3'
Dudleya pulverulenta***	Chalk Dudleya	Succluent, Crib wall, 1'x1'
Helianthus gracilentus***	Slender Sunflower	Attracts butterflies, 3'x2' (Hydroseed)
Lotus scoparius var. scoparius***	Deerweed	Yellow pea flowers, 2'x3' (Hydroseed)
Mimulus aurantiacus**	Bush Monkey Flower	Apricot flowers, 1'-4' H x 2'-3' W
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, Crib wall, 1'x2'
Potentilla glan.ssp. glandulosa***	Sticky Cinqufoil	Small flowers, 1'x2'
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, (Hydroseed)
Solidago californica**	California Goldenrod	Attracts butterflies, Spreading habit, 2'x3'
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 3'x3'

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PRIVATELY OWNED NATIVE PLANTED SLOPE (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
GROUNDCOVERS		
Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	Red Stems, 2'x5'-6'
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	12"-18"x6'-12"
Ceanothus griseus 'Yankee Point'*	Yankee Point Ceanothus	North & East slopes, 2'-3'x8'-10'
GRASSES / IRIS/LILY		
Chlorogalum pomeridianum***	Soap Plant	Bulb, basal leaves, tall flower stalks, 3'x1'
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass, 2'x1', (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass, 2'x1' (Hydroseed)
WILDFLOWERS		
Eschscholzia california**	California Poppy	(Hydroseed)
Chorizanthe staticoides***	Turkish Rugging	Attract butterflies, 3'x2' (Hydroseed)
Clarkia unguiculata***	Elegant Clarkia	(Hydroseed)
Eriophyllum confertiflorum var. c.***	Golden Yarrow	(Hydroseed)
Gilia capitata**	Globe Gilia	Robust (Hydroseed)
Hemizonia fasciculata***	Slender Tarweed	(Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)
Madia elegans***	Common Madia	(Hydroseed)
Phacelia tanacetifolia**	Lacy Phacelia	Heavy bloom (Hydroseed)
Trichostema lanceolatum***	Vinegar Weed	Aromatic (Hydroseed)
VINES		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks
RELOCATED SPECIES		
Yucca whipplei ssp. intermedia***	Our Lord's Candle	Accent **(relocated from site)**

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OAK TREE PALETTE

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
MEDIUM SHRUB		
Ribes speciosum***	Fuchsia Flowered Gooseberry	Deciduous, wildlife value, 4'-8'
FLOWERING PERENNIALS		
Potentilla glan.ssp. glandulosa***	Sticky Cinqufoil	
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, 12"-18" (Hydroseed)
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 1'x2'
GRASS		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
VINE		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks

MITIGATION - LARGE SHRUBS

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BOTANIC NAME	COMMON NAME	COMMENTS
LARGE SHRUBS		
Aesculus californica*	California Buckeye	Deciduous flowering,
Ceanothus 'Concha'*	California Mountain Lilac	Evergreen flowering, 5'-6'x8'-10'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x15'-20'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous flowering, 6'x8'
Mahonia 'Golden Abundance'*	Oregon Grape Hybrid	Evergreen, fruit, 4'-8'x4'-6'
Prunus ilicifolia ssp. ilicifolia***	Hollyleaf Cherry	Evergreen flowering, slow to 25'
Quercus berberidifolia***	Scrub Oak	Evergreen, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen, fruit bearing, 5'x5'
Sambucus mexicana***	Blue Elderberry	Deciduous, wildlife value, 15'x20'
GRASSES		
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass (Hydroseed)

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Exhibit 9
Plant Photographs

The following pages provide photographs of the species listed on all of the palettes, organized by plant type and listed alphabetically by botanic name. Colored squares indicate and correspond to the specific Landscape Zone/Plant Palette(s) in which the plant is listed (see page 22 for more information).

TREES

Agonis flexuosa
Peppermint Tree

Alnus rhombifolia**
White Alder

Cercis occidentalis*
Western Redbud

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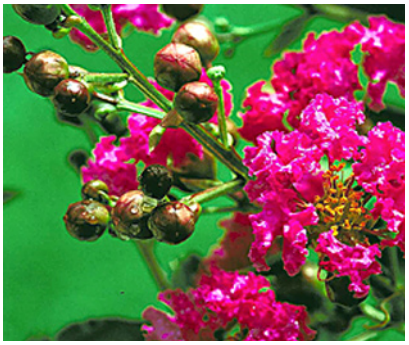
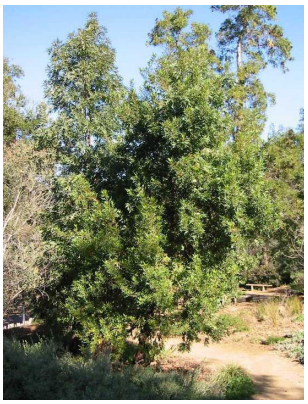
TREES (Cont.)

Chitalpa tashkentensis
Chitalpa



Lagerstroemia indica
Crape Myrtle



Lyonothamnus flor. ssp. asplenifolius*
Fernleaf Catalina Ironwood

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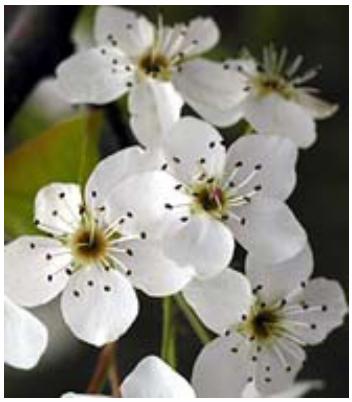
TREES (Cont.)

Platanus racemosa***
California Sycamore

Populus fremontii***
Western Cottonwood



Pyrus calleryana 'Stone Hill'
Stone Hill Callery Pear (aka - Chanticleer, Stonehill, Glen's Form)

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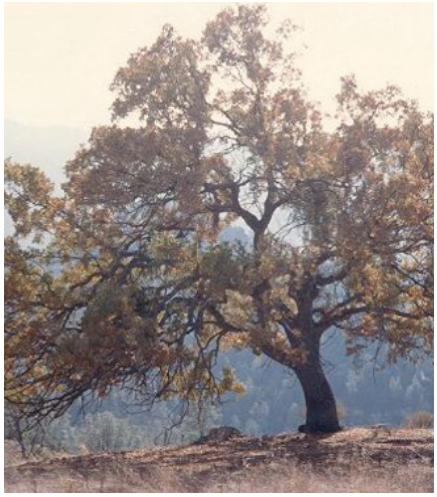
TREES (Cont.)

Quercus agrifolia ssp. a.***
Coast Live Oak



Quercus lobata***
Valley Oak

LARGE SHRUBS

Aesculus californica*
California Buckeye

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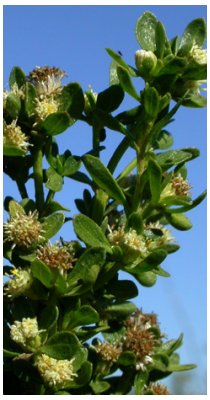
LARGE SHRUBS

Aloe arborescens
Tree Aloe



Baccharis pilularis ssp. consanguinea**
Coyote Brush

Berberis 'Ken Hartman'*
California Grape

Camellia sp.
Camellia

Ceanothus 'Concha'*
California Mountain Lilac

Ceanothus 'Ray Hartman'*
Mountain Lilac

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LARGE SHRUBS (Cont.)

Cereus peruvianus
Peruvian Apple

Dendromecon harfordii
Island Bush Poppy

Dondonaea viscosa 'Purpurea'
Purple Hopseed Bush

Griselinia littoralis
Griselinia

Heteromeles arbutifolia**
Toyon

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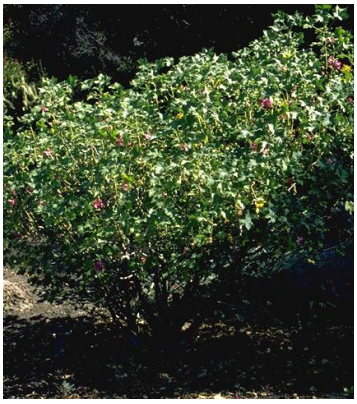
LARGE SHRUBS (Cont.)

Holodiscus discolor**
Cream Bush



Lavatera assurgentiflora*
California Tree Mallow

Leptospermum scoparium
New Zealand Tea Tree

Leucophyllum frutescens 'Green Cloud'
Texas Ranger

Mahonia 'Golden Abundance'*
Oregon Grape Hybrid

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LARGE SHRUBS (Cont.)

Prunus ilicifolia ssp. ilicifolia***
Hollyleaf Cherry

Quercus berberidifolia***
Scrub Oak

Rhamnus californica ssp. california***
California Coffeeberry

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LARGE SHRUBS (Cont.)

Rhamnus californica 'Eve Case'*
Coffeeberry

Rhamnus crocea*
Redberry

Rhus ovata***
Sugar Bush

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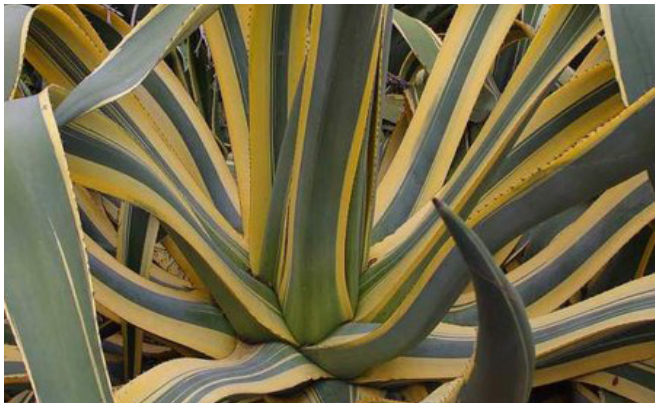
LARGE SHRUBS (Cont.)

Sambucus mexicana***
Blue Elderberry

MEDIUM/SMALL SHRUBS & SUCCULENTS



Agave americana 'Variagata'
Variegated Century Plant

Agave parryi
Parry's Century Plant

Artemisia californica***
California Sagebrush (**Not to be planted within 50' of a structure**)

Brickellia californica***
California Brickelbush

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MEDIUM/SMALL SHRUBS & SUCCULENTS(Cont.)

Ceanothus 'Wheeler Canyon'*
Blue Mountain Lilac

Coprosma 'Rainbow Surprise'
Rainbow Surprise Mirror Plant

Cistus purpureus
Orchid Rockrose

Correa 'Dusky Bells'
Pink Australian Fuchsia

Correa 'Ivory Bells'
White Australian Fuchsia

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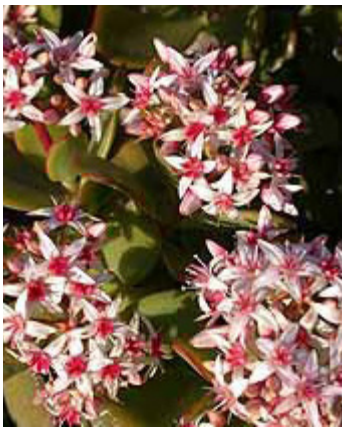
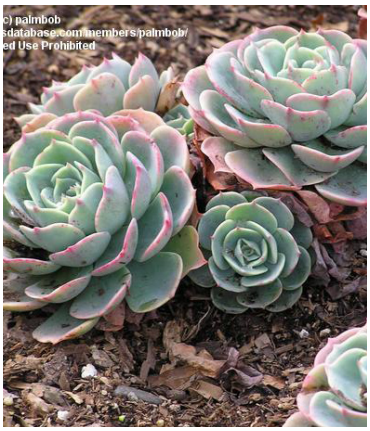
MEDIUM/SMALL SHRUBS & SUCCULENTS(Cont.)

Cotyledon orbiculata
Cotyledon



Crassula ovata 'Pink Beauty'
Pink Jade Plant

Dasylirion longissima
Mexican Grass Tree



Echeveria imbricata
Hen-and-Chickens

Echinocactus grusonii
Barrel Cactus

Epilobium canum ssp. canum***
California-fuchsia

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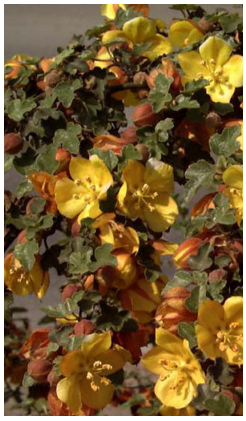
MEDIUM/SMALL SHRUBS & SUCCULENTS(Cont.)

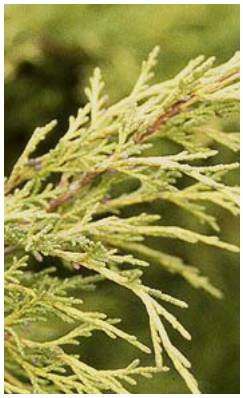
Euryops pectinatus 'Viridis'
Green-Leafed Euryops



Fremontodendron 'Ken Taylor'*
Ken Taylor Flannel Bush

Grevillea 'Noellii'
NCN

Hazardia squ. var. grindelioides***
Saw-Toothed Goldenbush



Juniperus chinensis 'Gold Coast'
Gold Juniper

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MEDIUM/SMALL SHRUBS & SUCCULENTS (Cont.)

Lavandula angustifolia
English Lavender

Mimulus (Diplacus) aurantiacus***
Bush Monkey Flower

Ribes speciosum***
Fuchsia Flowering Gooseberry

Ribes aureum var. gracillimum***
Golden Currant

Rosmarinus officinals
Rosemary

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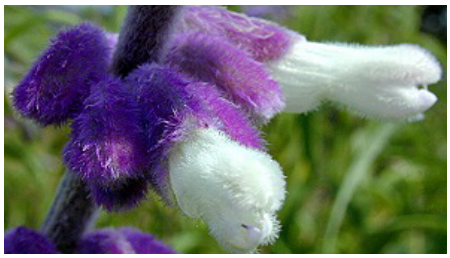
MEDIUM/SMALL SHRUBS & SUCCULENTS (Cont.)

Salvia apiana***
White Sage

Santolina chamaecyparissus
Lavender Cotton

Symphoricarpos mollis**
Creeping Snowberry



Salvia leucantha
Mexican Bush Sage

Woodwardia fimbriata**
Giant Chain Fern

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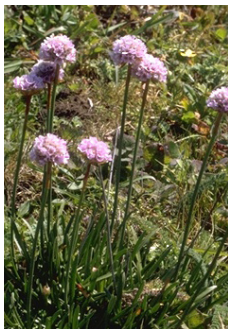
FLOWERING PERENNIALS

Acourtia microcephala***
Sacapellote

Artemisia douglasiana***
Mugwort

Asclepias fascicularis***
Narrow-leaf Milkweed



Armeria maritima ssp. californica*
California Sea Pink

Centaurea cineraria
Dusty Miller

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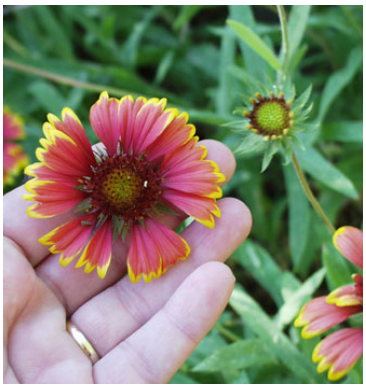
FLOWERING PERENNIALS (Cont.)

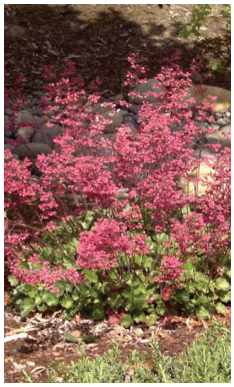
Dudleya pulverulenta***
Chalk Dudleya

Dudleya virens*
Island Live-Forever



Gaillardia grandiflora
Blanket Flower

Gaura lindheimeri
Gaura



Heuchera hybrids*
Coral Bells

Helianthus gracilentus***
Slender Sunflower

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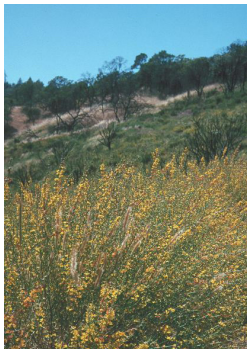
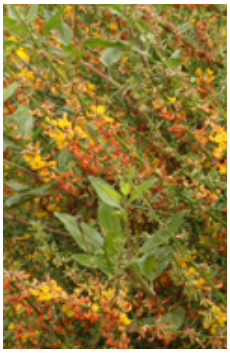
FLOWERING PERENNIALS (Cont.)

Iris douglasiana - Hybrids*
Alum Root Hybrids

Keckiella cordifolia***
Heart-leaf Penstemon

Kniphofia uvaria
Red-Hot Poker

Limonium perezii
Sea Lavender

Lotus scoparius var. scoparius***
Deerweed

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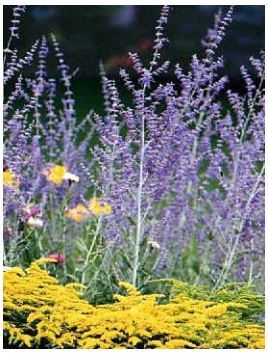
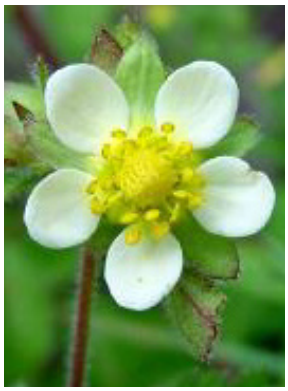
FLOWERING PERENNIALS (Cont.)

Penstemon centranthifolius**
Scarlet Bugler



Perovskia atriplicifolia
Russian Sage

Penstemon hetero. var. australis***
Foothill Penstemon



Potentilla glan.ssp. glandulosa***
Sticky Cinqufoil

Salvia spathacea**
Hummingbird Sage

Sedum spectabile
Stonecrop

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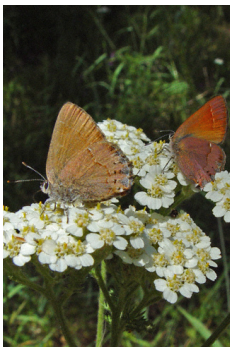
FLOWERING PERENNIALS (Cont.)

Solidago californica**
California Goldenrod

Teucrium gussonei
Germander

Venegasia carpesioides***
Canyon Sunflower

GROUNDCOVERS



Achillea millefolium**
Common Yarrow

Artemisia californica 'Montara'*
Montara Sagebrush

Arctostaphylos 'Pacific Mist'*
Pacific Mist Manzanita

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GROUNDCOVERS

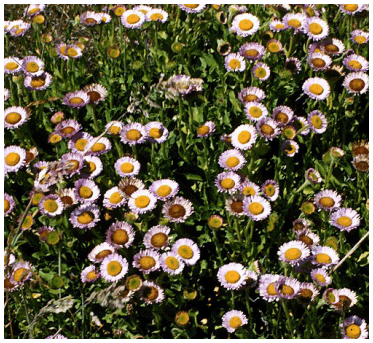
Baccharis pilularis 'Twin Peaks'*
Coyote Brush

Ceanothus griseus 'Yankee Point'*
Yankee Point Ceanothus

Cerastinium tomentosum
Snow-in-Summer

Coprosma kirkii 'Variegata'
Variegated Mirror Plant

Cotoneaster dammeri 'Lowfast'
Bearberry Cotoneaster



Erigeron glaucus
Seaside Daisy

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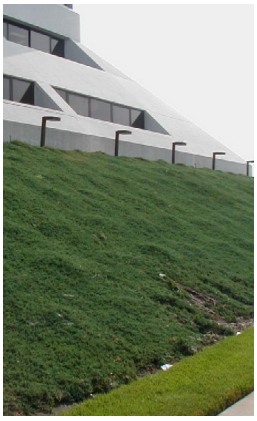
GROUNDCOVERS

Fragaria chiloensis
Sand Strawberry

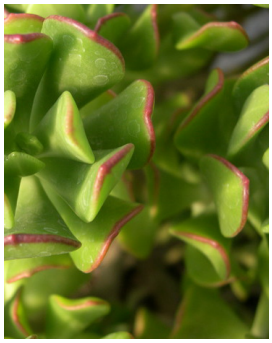
Haworthia attenuata
Zebra Plant

Helianthemium nummularium
Sunrose



Juniperus horizontalis
Creeping Juniper

Myoporum 'Pacificum'
Myoporum



Sedum dendroideum praealtum
(No Common Name)

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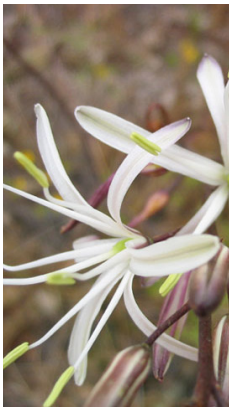
GROUNDCOVERS (Cont.)

Sedum rubrotinctum
Pork and Beans

Senecio mandraliscae
Blue Dicks

GRASSES/IRIS/LILY



Chlorogalum pomeridianum***
Soap Plant

Elymus glaucus**
Blue Wild Rye

Festuca ovina glauca
Blue Fescue

Helictotrichon sempervirens
Blue Oak Grass

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GRASSES/IRIS/LILY (Cont.)

Hordeum brac. ssp. californucum**
California Barley

Muhlenbergia rigens**
Deergrass

Nassella pulchra***
Purple Needle Grass

Phormium tenax
New Zealand Flax
(small hybrid varieties only - no large species, 3' max. height; dead material must be regularly removed)

Sisyrinchium bellum***
Blue-Eyed Grass

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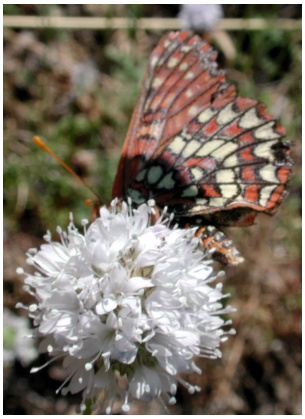
WILDFLOWERS

Eschscholzia california**
California Poppy

Chorizanthe staticoides***
Turkish Rugging

Clarkia unguiculata***
Elegant Clarkia

Eriophyllum confertiflorum var. c.***
Golden Yarrow



Gilia capitata**
Globe Gilia

Hemizonia fasciculata***
Slender Tarweed

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WILDFLOWERS (Cont.)

Lupinus bicolor**
Annual Lupine

Lupinus latifolius**
Big-leaf Lupine

Madia elegans***
Common Madia

Phacelia tanacetifolia**
Lacy Phacelia

Trichostema lanceolatum***
Vinegar Weed

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VINES

Bougainvillea sp.
(must be well maintained and not directly connected to habitable structures)

Jasminum officinale
Common White Jasmine

Hibbertia scandens
Guinea Gold Vine

Lonicera subspicata var. denudata***
Chaparral Honeysuckle

RELOCATED SPECIES

Yucca whipplei ssp. intermedia***
Our Lord's Candle

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3.7 ENDANGERED SPECIES

Pentachaeta lyonii (Chaetopappa lyonii)
Lyons pentachaeta/Pygmy Daisy

Existing stands of Lyons pentacheta shall remain and be protected. Refer to the Landscape Zone Diagrams, Exhibits 8.1, 8.2, and 8.3. Stands of Lyons pentachaeta located within Fuel Modification Zones shall be protected. Refer to section 3.4.1, Fuel Modification for additional information.

General Species Description and Status

Pentachaeta lyonii is a 6 to 48 cm (2.4 to 18.9 in.) tall annual in the aster family (Asteraceae) with yellow flowers that bloom in late spring (April to June). Pentachaeta lyonii is found on clay soils in ecotonal areas between grasslands and shrublands. The grassland habitat in which Pentachaeta lyonii occurs is largely dominated by introduced old world grass and herb genera such as Avena, Brassica, Bromus, Centaurea, and Erodium. Several native plant species are present in these grasslands, including the bunch grass Nassella pulchra. Pentachaeta lyonii occupies pocket grassland sites that intergrade with shrublands, and the edges of roads and trails. Species typically associated with P. lyonii include Chorizanthe staticoides (turkish rugging), Calochortus catalinae (Catalina mariposa lily), Nassella pulchra (purple needle-grass), and annual members of the phlox family (Polemoniaceae) (Thomas and Danielsen 1984). Habitat of P. lyonii is characterized by a low percentage of total plant cover and exposed soils with a microbiotic crust (Belnap 1990), partially assisting in reducing competition with other species. Primary threats include those that eliminate populations during construction. Secondary threats include the influence of the project on the surrounding environment in the form of local disturbance facilitating the introduction of competitive weeds and alteration of ecosystem processes.

(Source: U.S. Environmental Protection Agency, Federal Register Environmental Documents - http://www.epa.gov/docs/fedrgstr/EPA-SPECIES/1997/January/Day-29/e2059.htm)

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Dudleya cymosa ssp. ovatifolia
Santa Monica Mountains Dudleya

Existing stands of Dudleya shall remain and be protected.
(Triangle Ranch Draft Environmental Impact Report, March 2005)

Refer to the Landscape Zone Diagrams, Exhibits 8.1, 8.2, and 8.3. Stands of Dudleya located within Fuel Modification Zones shall be protected. Refer to section 3.4.1, Fuel Modification for additional information.

General Species Description and Status

D. cymosa ssp. ovatifolia has rosette leaves that are evergreen rather than withering in the summer. Leaves are 2 to 5 cm (0.8 to 2 in.) long and 1.5 to 2.5 cm (0.6 to 1 in.) wide; floral stems are 4 to 15 cm (1.6 to 6.0 in.) tall; corollas are pale yellow (Munz 1974). Dudleya cymosa ssp. ovatifolia is found scattered along exposed north-facing slopes of the Santa Monica Mountains from near Westlake Village to Agoura, and in deep canyon bottoms along lower Malibu Creek and Topanga Creek. Dudleya cymosa ssp. ovatifolia is found on rock outcrops with forms specific to sedimentary conglomerate or volcanic breccia (Nakai 1987, Natural Diversity Data Base (NDDB) 1994). Less than ten occurrences have been reported, each consisting of no more than several hundred individuals. While future surveys may locate additional occurrences of the "Agoura" form along the northern slopes of the Santa Monica Mountains, the limited amount of habitat available makes it unlikely that the total number of individuals will exceed several thousand (NDDB 1994).

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Section 4 - Architectural Design Guidelines

4.1 INTRODUCTION

The purpose of the Architectural Design Guidelines is to promote a rich architectural diversity to the neighborhoods of Triangle Ranch in which the homes blend gracefully into the surrounding rural environment of the site. The goal is to acheive a neighborhood with the appearance of having evolved over time, rather than one that seems to have suddenly appeared overnight. There are many architectural styles that provide the character and details that would reinforce this overall neighborhood concept, while there are other styles that are clearly not appropriate. The following lists provide examples of the acceptable and unacceptable architectural styles for Triangle Ranch. Please refer to Exhibit 10, Architectural Imagery, for examples that are characteristic of the acceptable styles, Exhibit 10A, Unacceptable Architectural Imagery, for examples of unacceptable styles, and Exhibit 10B, Unacceptable Architectural Massing Examples, for example characteristic of unacceptable architectural massing.

Acceptable Architectural Styles

- *Tuscan Farmhouse*
- *Provence*
- *California Ranch*
- *Prairie Ranch*
- *European Country*
- *Tudor*
- *Hacienda*
- *Pueblo*
- *Monterey*
- *Craftsman*
- *American Farmhouse*

Unacceptable Architectural Styles

- *Modern*
- *French Mansard*
- *Andalusian*
- *Spanish Colonial*
- *Contemporary Mediterranean*
- *Formal Italian*

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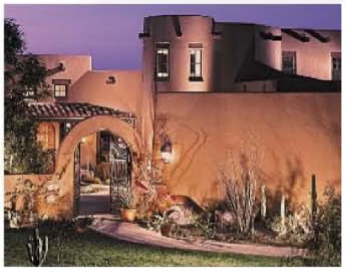
European Country

Tuscan Farmhouse

Prairie Ranch



Pueblo

Hacienda

Provence

Exhibit10
Architectural Imagery

© 2007, KTGY & NUVIS

Tudor

Monterey

Craftsman

California Ranch

American Farmhouse

Exhibit 10
Architectural Imagery

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Modern

French Mansard

Andalusian

Spanish Colonial

Contemporary Mediterranean

Formal Italian

Exhibit 10A
Unacceptable Architectural Imagery

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NOTE: Landscaping shown is not representative of acceptable/approved applications - refer to Exhibit 7.2 for Conceptual Landscape Imagery

Exhibit 10 B

Unacceptable Architectural Massing Examples

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4.2 GARAGE AND DRIVEWAY TREATMENTS

Careful consideration should be given to the placement of garages to minimize the impact of garage doors on neighborhood streets.

The following garage types are permitted within Triangle Ranch. Please refer to Exhibit 12, Garage Type Diagrams.

- Motor courts enclosed by low courtyard walls
- Turn-in garages
- Split Garages
    - Garages placed a minimum of 20' behind forward most front wall plane of the residence
- Rear Garage with side drive
    - Garage placed a minimum of 35' behind front façade of residence
- Recessed Garage
    - Garage recessed a minimum of 20' and up to 35' behind front façade of residence
    - Allowed only on a maximum of 40% of the residences within the neighborhood
    - Garage doors shall be recessed a minimum of 24" from the adjacent wall plane
    - Upgraded carriage style door required
- Side Entry Garage on corner lots
    - Garage recessed a minimum of 4' behind side façade of residence

Unless otherwise specified, all garage doors shall be recessed a minimum of 12" from the adjacent wall plane.

Front facing garages, when used, should have no more than 2 spaces visible from the street. Additional spaces, if any, should be tandem, turn-in or other configuration that minimizes the presence of the garage door on the street.

Although not prohibited, front facing 3-car garages are discouraged. When used, 3-car front facing garages are subject to the following criteria. Please refer to Exhibit 13, Front Facing 3-Car Garages.

- A 24" minimum recess of garage doors and 36" minimum offset of the plane of the garage doors between a single and double garage element.
- A 36" minimum recess of the garage doors with no offset of the garage door planes
- A 24" minimum recess of the garage doors with three single-entry garage doors in the same plane

Contiguous front facing garages with 4 or more spaces visible from the street are not permitted. Four car garages, when provided, must be in a motor court, tandem, split or other configuration that de-emphasizes the presence of the garage doors on the street scene. Please refer to Exhibit 12, Garage Type Diagrams.

The use of a trellis element projecting at least 18" forward of the garage wall plane is encouraged, when appropriate to the architectural style. Please refer to Exhibit 14, Porte Cochere Diagram.

A porte-cochere element, with solid roof to match residence or overhead trellis is encouraged in front of the garage door to provide strong shadow onto the garage, de-emphasizing its appearance on neighborhood streets.

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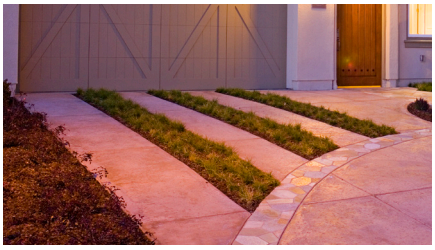
Driveway pavement should be enhanced to provide visual interest to the driveway and minimize large expanses of otherwise gray concrete. Driveway enhancements may include but are not limited to:

- Colored or stained concrete
- Decorative scoring patterns
- Brick, stone, or pavers
- "Hollywood" drives



Driveway aprons shall not exceed 16' in width at the curb. If a wider driveway is provided, the portion in excess of 16' shall be separated from the remainder of the driveway by a minimum 3' wide landscape strip and must taper to the 16' maximum width within 10' of the back of curb.

4.3 BUILDING MASSING AND SCALE

The thoughtful composition of architectural elements is an important factor in creating the relaxed rural character envisioned for the residences of Triangle Ranch. Generally, the residences should feature an informal massing of building forms arranged in an asymmetrical manner, resulting in a home that has the appearance of a rambling farmhouse, added onto over a period of time. This character can be further achieved through the use of different textures or materials on separate massing elements on the dwelling. Please refer to Exhibit 15, Building Massing & Scale.

Building setbacks of adjacent lots shall vary in depth to reinforce the informality of the neighborhood.

A minimum of 12 home plan combinations of architectural style and floor plan, shall be available with at least one single story plan included in the builder's product program. Single-story homes shall comprise at least 20% of the total homes constructed within the project.

Uninterrupted 2-story wall planes shall not exceed 50% of the elevation width in any of the following conditions. Please refer to Exhibit 16, Wall Plane Articulation– Condition 1.

- Front elevations
- Corner side elevations
- Rear elevation of reverse frontage lots
- Rear elevation of interior lots where the finish pad of subject lot is at least 20' higher than the adjoining lot to the rear.

The 2nd floor must be stepped back a minimum of 4' on the remaining portion of these elevations.

Uninterrupted 2-story wall planes shall not exceed 75% of any side elevation or rear elevation on interior lots, except as described above. A vertical or horizontal offset of at least 4' is required on the remaining portion of the elevation. Please refer to Exhibit 17, Wall Plane Articulation – Condition 2.

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On two story homes, the second floor area shall not exceed 75% of the first floor footprint including garage. Any first floor volume space with a plate line exceeding 14' in height shall be considered two story for the purposes of this calculation. Please refer to Exhibit 18, Floor Area Requirements.

4.3.1 Building Materials

Building materials shall be consistent with the architectural style of the residence.
The following building materials are acceptable:

- Stucco (except bright white)
- Masonry (brick or stone)
- Cementitous siding materials
- Other materials subject to review and approval

No single material shall exceed 75% of wall plane surfaces in any of the following conditions:

- o Front elevations
- o Corner side elevations
- o Rear elevation of reverse frontage lots
- o Rear elevation of interior lots where the finish pad of subject lot is at least 20' higher than the adjoining lot to the rear.

No single material shall exceed 90% of side elevation wall planes or rear elevation wall planes on interior lots except as described above.

Stucco walls, when used, shall be dash finish or smoother and shall be an earthtone color (no bright white).

Trim elements may be stucco, wood, brick/stone accent elements, or pre-cast surrounds. Stucco trim, when used, shall be sand finish or smoother. Wood trim, when used, shall be stained or painted.

Building materials and color blocking shall terminate at inside corners only, including window and door recesses.

Material wraps or color blocking, when used, shall wrap columns in their entirety.

4.4 ROOFS

An articulated roofscape should be created throughout Triangle Ranch, using a variety of roof forms throughout the neighborhood, including hip, gable or combination of these.

Roof pitches shall be consistent with the architectural style of the residence, generally ranging from 4:12 to 8:12 on primary roof forms. Secondary roof forms that accentuate special architectural features of the home may be less than 4:12 or greater than 8:12, so long as such pitches are consistent with the architectural style of the house.

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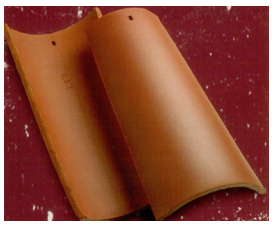
Roof overhangs shall be compatible with the architectural style of the residence.

Minimum overhangs are as follows:

- o Eaves: 18" min.
- o Rakes: 0" if consistent with the architectural style, otherwise 12" min.

Permitted Roof Materials include:

- Flat Concrete Tiles or Shakes
- Clay or Concrete Barrel (2-piece) - see example
- Slate
- Standing Seam Metal



2-piece Barrel Tiles

Prohibited Roof Materials include

- "S" Tiles - see example
- Fiberglass shingles
- Rolled roofing materials - see example
- Red color materials

1-piece "S" Tiles

Rolled roofing material

Fascias may be wood or stucco. If wood is used, it should be stained or painted.

Skylights are permitted, but should be designed as an integral part of the roof form. Skylight framing material should be colored to match the adjoining roof. White "bubble' skylights are not permitted.

Solar panels, when used, should be compatible with the design of the roof and should not be visible from the street to the extent possible. Pipes and other mechanical apparatus used in conjunction with solar panels must be painted to match the color of the surface to which it is attached.

Photo-voltaic roof tiles, when used, shall conform to the following criteria:

- o Located on rear or side roof planes only, including lots with rear double frontage along Kanan and Cornell Roads.
  Photo-voltaic tiles are not permitted on front roof planes.
- o Photo-voltaic roof tiles shall be used in conjunction with flat roof tiles only. The use of barrel shaped tiles in conjunction with photo-voltaic roof tiles is prohibited.
- o The color of the roof tiles shall not unduly contrast with the photo-voltaic roof tiles
- o Installation of photo-voltaic roof tiles shall result in an overall shape that is square or rectangular.
  An uneven edge where the photo-voltaic roof tiles meet the primary roofing material is not permitted.

Mechanical equipment such as air conditions, heater, evaporative coolers, and other such devices shall not be permitted on any roof. Mechanical devices such as exhaust fans, vents and pipes shall be painted to match the adjacent roof surfaces.

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4.5 ARCHITECTURAL FEATURES AND ACCENTS

4.5.1 Front Porches

At least one elevation per plan should feature an at-grade front porch.

When used on corner lots, the front porch should wrap-around along the corner side elevation.

The minimum depth of the porch should be 8'.

The porch should be compatible with the architectural style of the residence in terms of design, materials, roof, and detailing.

4.5.2 Columns and Archways

Columns and archways add articulation to the character of the residence and are encouraged on any elevation if appropriate to the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support which is compatible with the architectural style of the residence.

4.5.3 Patio Covers/2nd Story Decks

The use of patio covers or 2nd story decks provide articulation to building wall planes, particularly on rear elevations. The design of such elements, including roofs, shall be consistent in design and materials to the residence. Aluminum patio covers are not allowed.

Deck railing may be solid rail, open rail or a combination of both. Open rails, when used, shall feature corner columns that are at least 18" square. Solid rails, when used, shall use scuppers for drainage. A continuous gap between the bottom of a solid rail and the floor of the deck is not allowed.

4.5.4 Windows

Window openings should be proportional to the size of the wall planes upon which they are located. Large banks of windows are encouraged to capitalize on the interaction between the home and the outside environment. Generally larger wall planes should feature larger amounts of glazing, either through the use of a single picture window for example, or a grouping of two (2) or more windows on a single wall plane. Smaller wall planes may have smaller windows, including decorative type windows and bullet windows.

A prominent feature window is required as described below:

- Front elevations:
  At least one feature window on 1st and 2nd floor
- Corner side elevations:
  At least one feature window on the 1st or 2nd floor
- Rear elevations on reverse frontage lots:
  At least one feature window on the 2nd floor
- Rear elevations on interior lots with a pad grade that is at least 20' higher than the adjoining lot to the rear.
  At least one feature window on the 2nd floor

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Examples of feature windows include the following:

- Minimum 12" recess incorporated within the framing of the wall.
- Bay window with a minimum projection of 24"
- All windows recessed a minimum of 2" from the adjacent wall plane
- Fully trimmed window with a decorative trellis element above projecting a minimum of 18" forward of the wall plane for the entire width of the window.
- Decorative iron grille covering the window element in its entirety (subject to exiting requirements)
- Prominent window, fully trimmed, in conjunction with a covered porch, loggia, or similar element.
- Exaggerated trim element with deep reveal (24" minimum depth) or increased width of surround (18" minimum width)

All other windows shall be trimmed in a manner that is compatible with the architectural style of the residence. The minimum width of trim elements shall be 6" and the minimum depth shall be 2", except for small decorative windows, which may be 4" and 1" respectively. Uniform picture frame trim is not permitted.

Trim elements should have a sand or smoother finish.

4.5.5 Privacy Walls and Fences

Privacy walls and fences on any home site that are visible from the street, including courtyard walls, shall be compatible in material, color, and design as the residence, or side yard fence.

4.5.6 Chimneys

Chimneys, when provided, shall be consistent with the architectural style of the residence.

4.5.7 Detail Elements

Detail elements such as shutters, exposed rafter tails, cross beams or brackets, decorative grille work, ceramic tile, or other similar features should be used to provide visual interest to the residence. Such details should be consistent with the architectural style of the residence.

Exposed gutters and downspouts used as architectural features should be colored to match or complement the surface to which they are attached. The use of copper gutters is permitted if consistent with the architecture of the residence.

4.5.8 Colors

The color palette for homes should employ muted earth tones to blend with the surrounding environment to the extent feasible. No bright colors or bright whites will be permitted.

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At a minimum, each color scheme should consist of the following:

- Primary Field Color
- Secondary Field Color (Optional)
- Fascia Color (See Example Below)
- Trim Color
- Accent Color

The use of stone or brick may be counted as a primary or secondary field color as appropriate.

4.5.9 Accessory Structures

Accessory structures include any building or structure that is totally detached from the principal residence, such as detached garages, casitas, equipment enclosures, gazebos, trellises, cabañas, etc.

Accessory structures shall be located and designed to be compatible with and complement the design and form of the principal residence. The use of landscaping is encouraged to soften the appearance of these structures.

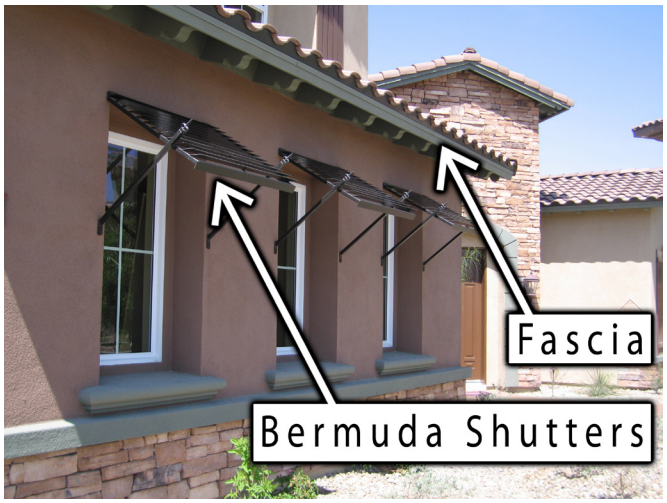
4.5.10 Awnings

Awnings, when used, must be designed as an integral part of the architecture and colored to match or complement the wall surface to which they are attached. Acceptable awnings include:

- Solid color or striped acrylic canvas fabric
- Bermuda shutters (See Example Below)
- Roof tile on wood, stucco, or decorative iron supports

4.5.11 Utility Equipment

Electric meters, gas meters, security equipment, HVAC units, water heaters, water softeners, swimming pool equipment, etc., shall be screened from public view in accordance with applicable utility company standards.



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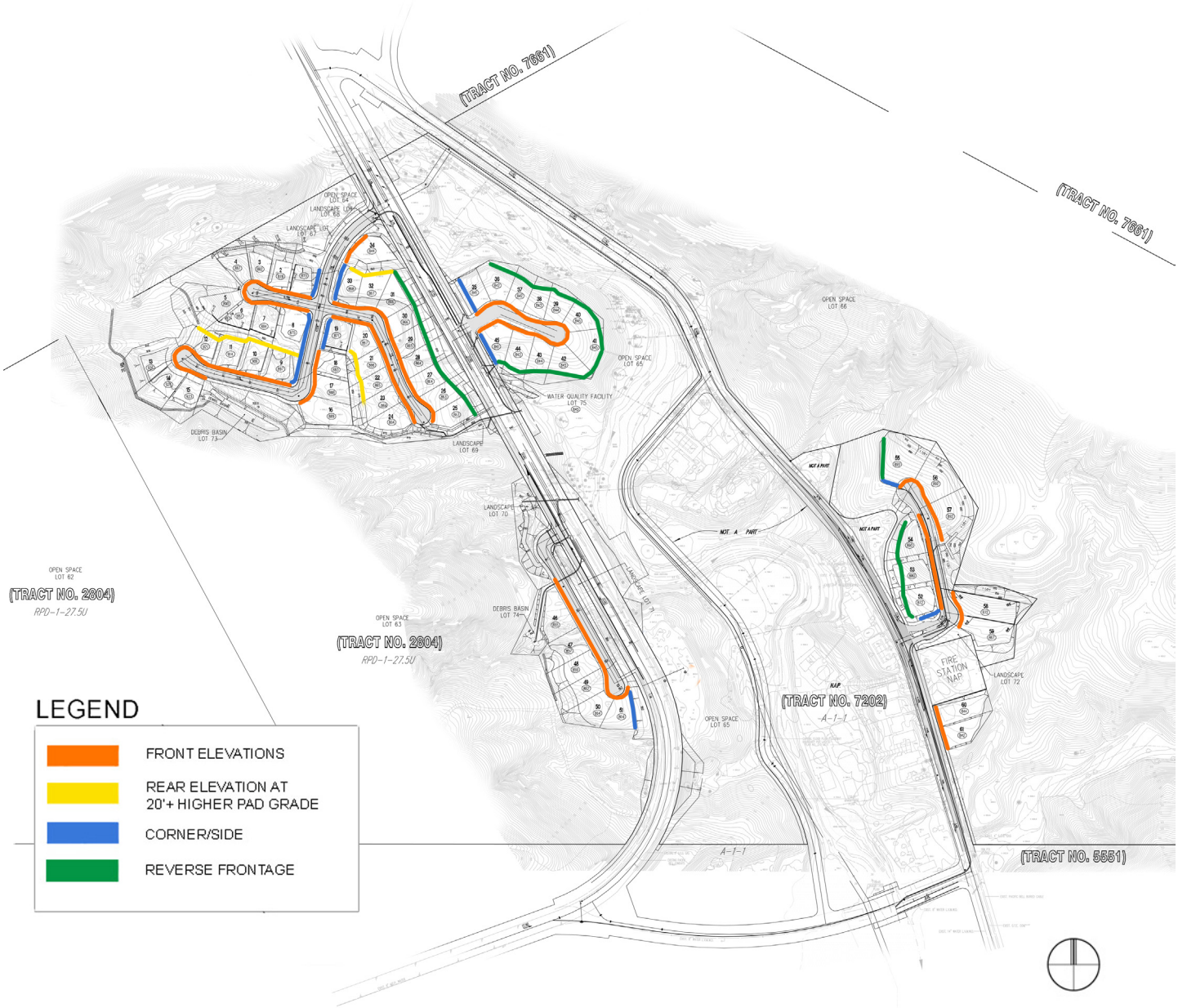

Exhibit 11
Lotting Diagram

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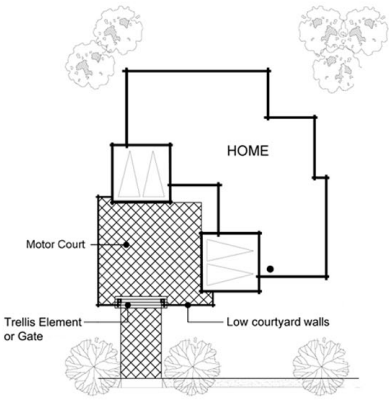
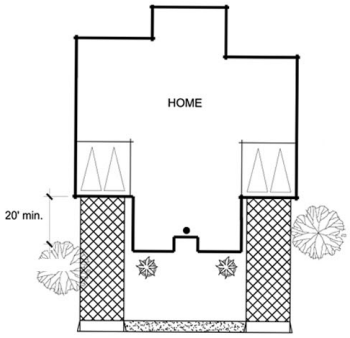
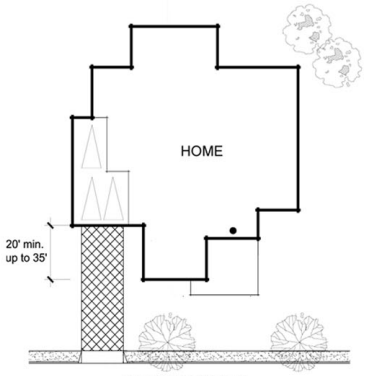


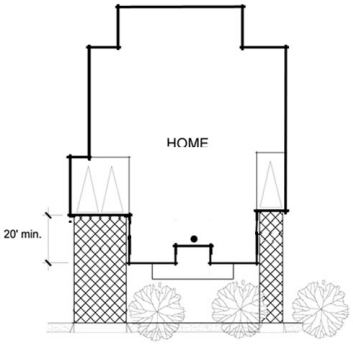
Motor Court



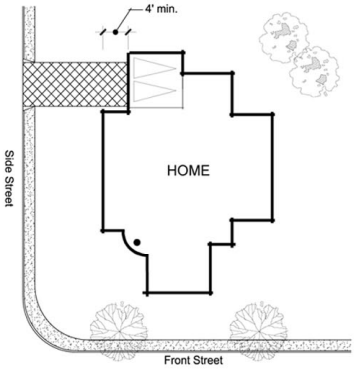
4-Car Split Garage



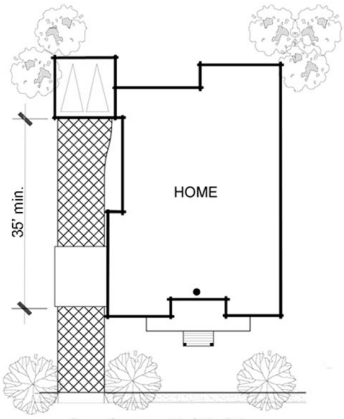
Recessed Garage



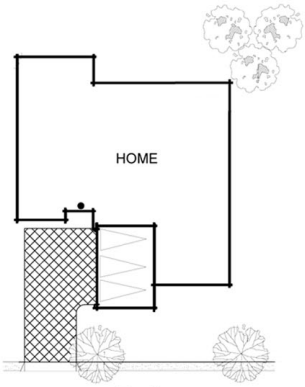
Split Garage



Side Entry on Corner Lots



Rear-Garage with Side Drive



Turn-In

Exhibit 12
Garage Type Diagrams

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When used, 3-car front facing garages are subject to the following:

- A 24" minimum recess of garage doors and 36" minimum offset of the plane of the garage doors between a single and double garage element.
- A 36" minimum recess of the garage doors with no offset of the garage door planes.
- A 24" minimum recess of the garage doors with three single-entry garage doors in the same plane.

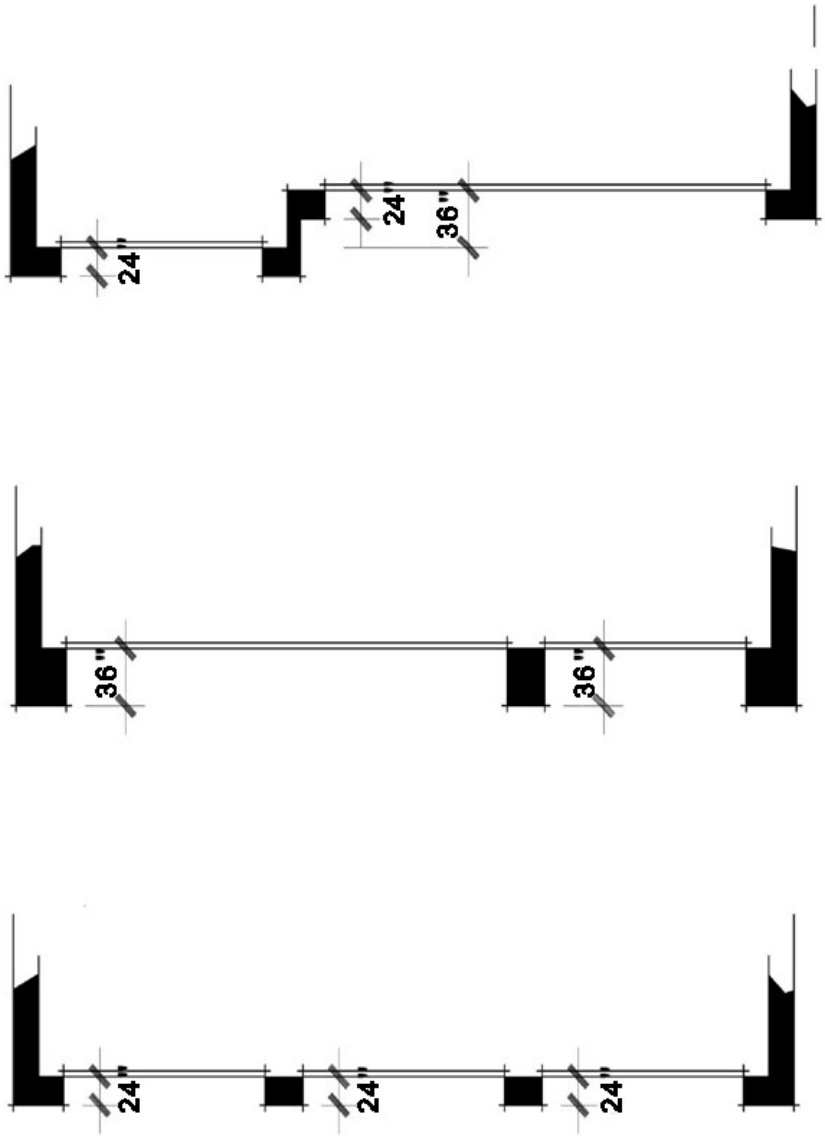
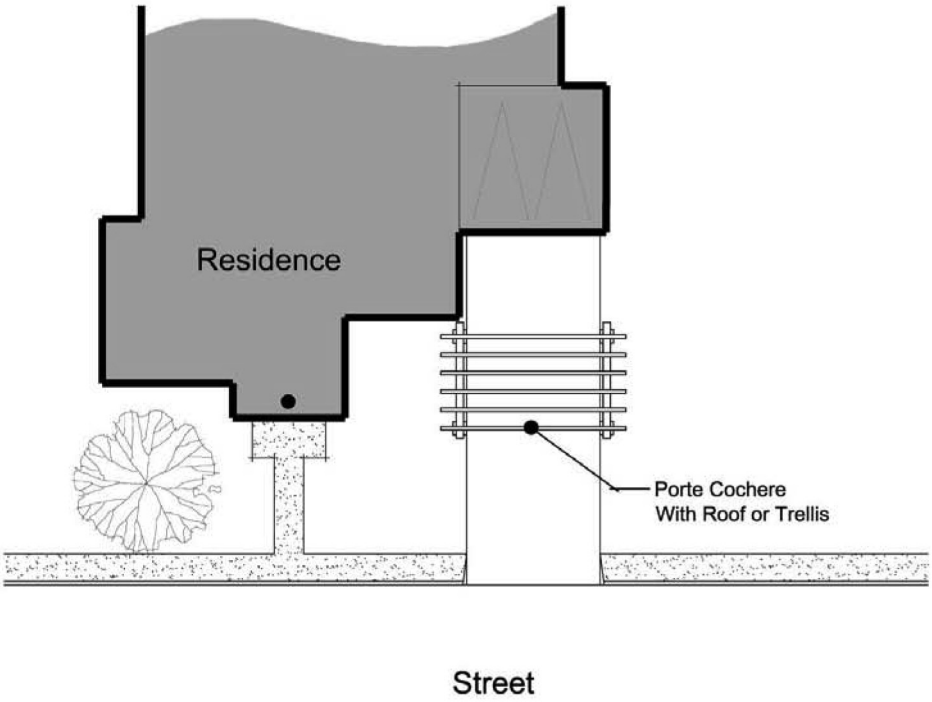


Exhibit 13
Front Facing 3-Car Garages



A porte-cochere element, with solid roof to match residence or overhead trellis is encouraged in front of the garage door to provide strong shadow onto the garage, de-emphasizing its appearance on neighborhood streets.

Exhibit 14
Porte Cochere Diagram

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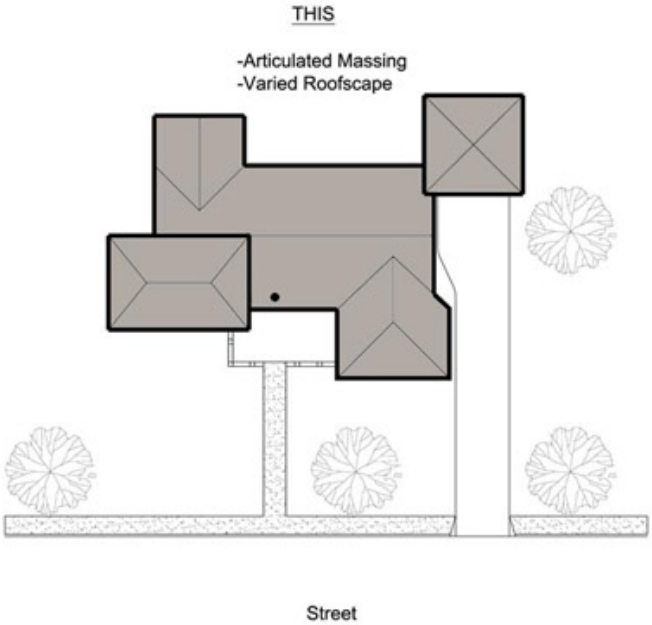

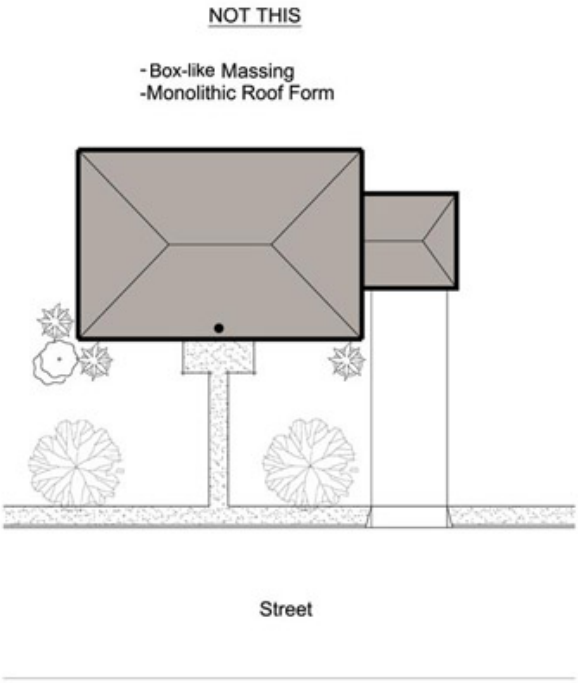

Residences should feature an informal massing of building forms arranged in an asymmetrical manner, resulting in a home that has the appearance of a rambling farmhouse, added onto over a period of time.

Exhibit 15
Building Massing & Scale

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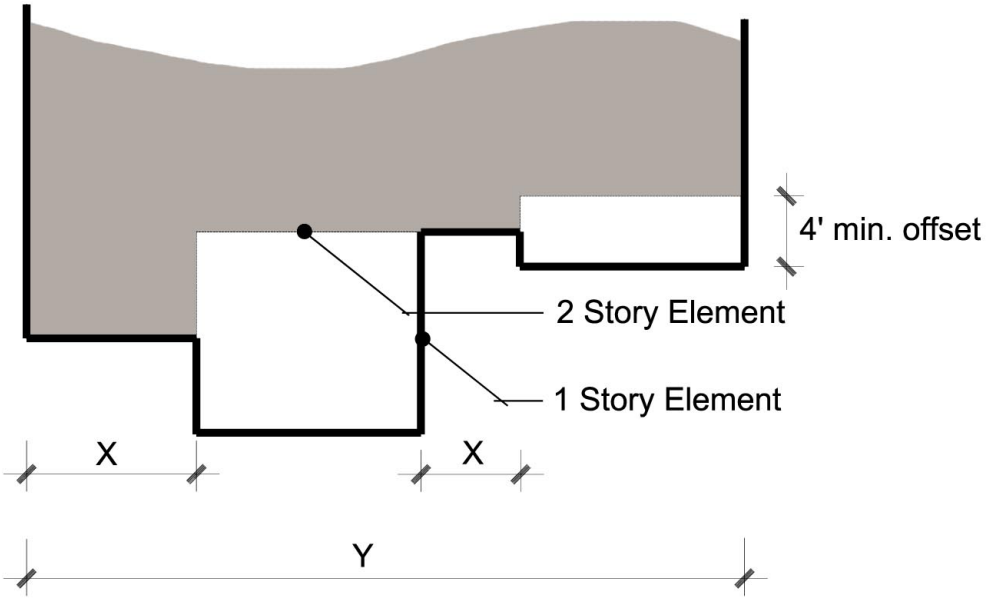

Cumulative total of X dimension shall not exceed 50% of the Y dimension

Uninterrupted 2-story wall planes shall not exceed 50% of the elevation width in any of the following conditions:

- Front elevations
- Corner Side elevations
- Rear elevation of reverse frontage lots
- Rear elevation of interior lots where the finish pad of subject lot is at least 20' higher than the adjoining lot to the rear

The 2nd floor must be stepped back a minimum of 4' on the remaining portion of these elevations.

Exhibit 16
Wall Plane Articulation - Condition 1

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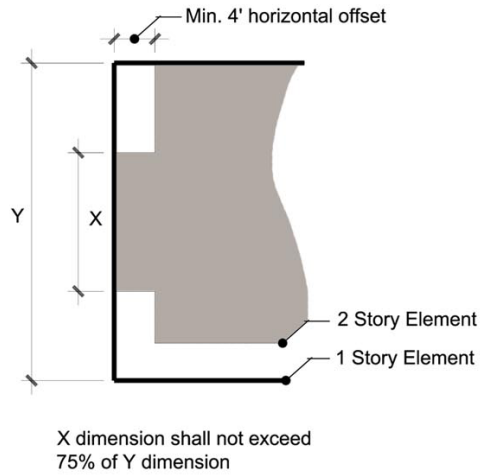
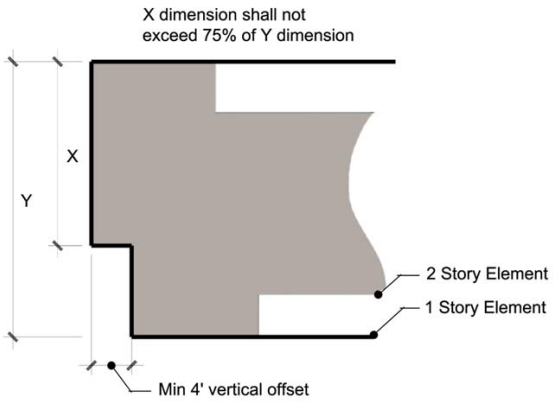


OR



Uninterrupted 2-story wall planes shall not exceed 75% of any side elevation or rear elevation on interior lots, except as described above. A vertical or horizontal offset of at least 4' is required on the remaining portion of the elevation.

Exhibit 17
Wall Plane Articulation - Condition 2

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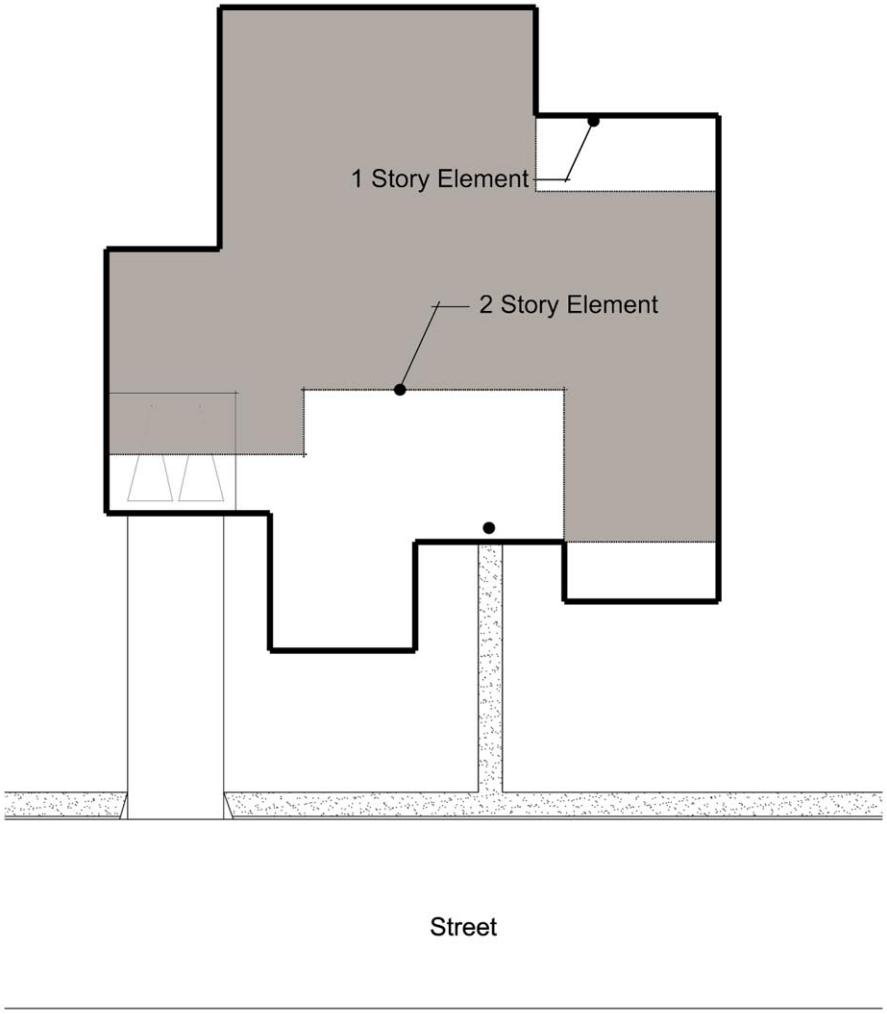

On two story homes, the 2nd floor area shall not exceed 75% of 1st floor footprint including garage

Exhibit 18
Floor Area Requirements

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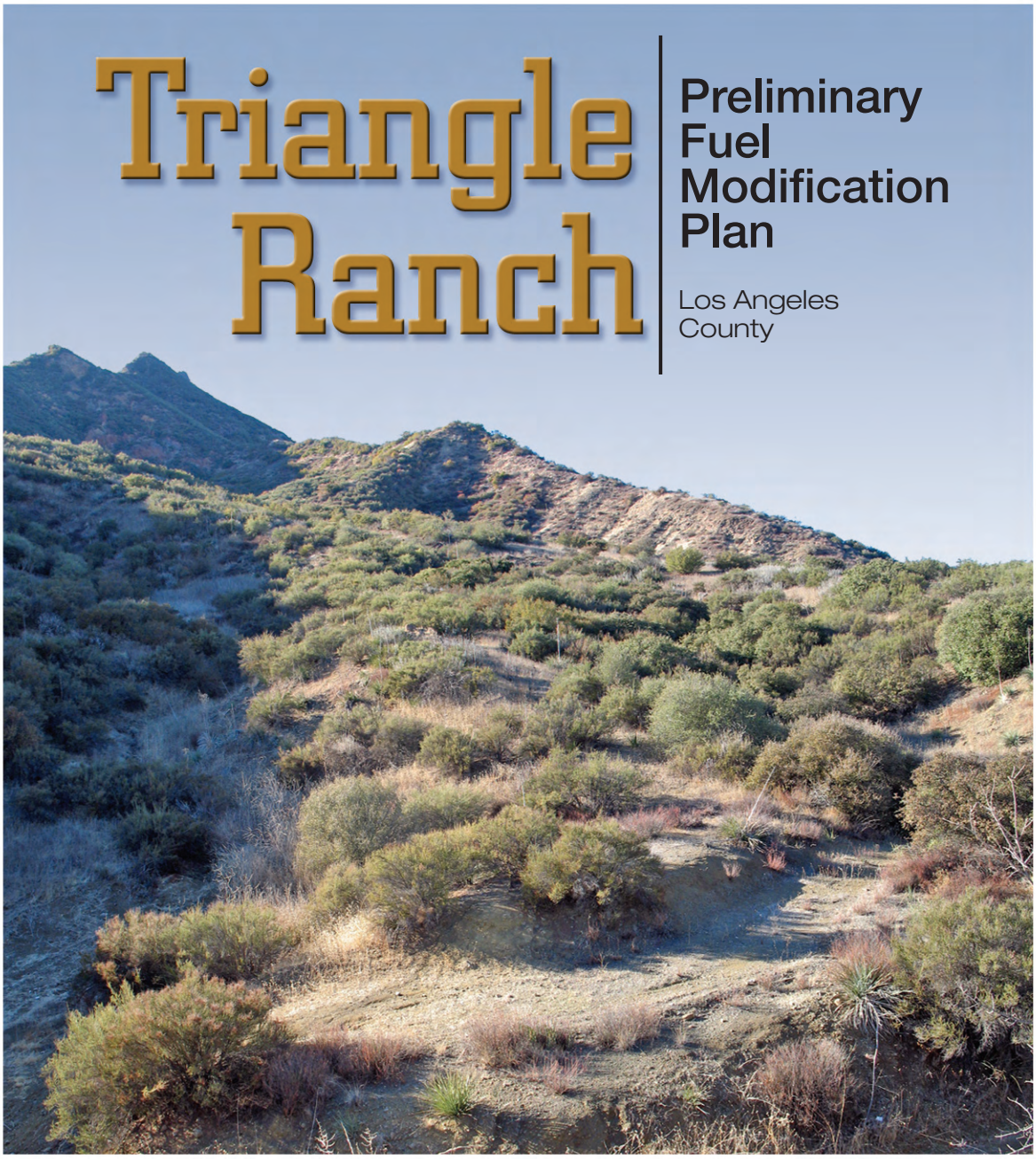
Triangle Ranch

Preliminary Fuel Modification Plan

Los Angeles County



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Revised: September 26, 2007

TRIANGLE RANCH
PRELIMINARY FUEL MODIFICATION PLAN

Prepared for:

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Revised September 26, 2007

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APPENDICES

Appendix A Long Term Maintenance Agreement
Appendix B Triangle Ranch Plant Palettes

I. INTRODUCTION

This preliminary fuel modification plan describes general and specific measures to reduce fire hazards through the management of both ornamental and natural vegetation for the proposed Triangle Ranch development (Tract 52419). The tract is located along Kanan Road and Cornell Road, south of the Ventura (101) Freeway in unincorporated Los Angeles County (**Figure 1**). The proposed 61-lot residential development has dispersed its lots into four separate neighborhoods (Tract Maps 1, 2, 3, and 4) that occupy lower-elevated terrain pockets tucked along the bases of the hills that variously constrict the width of a valley cut by Medea Creek. Two neighborhoods of thirty-four and six residential lots are located west of Kanan Road, one neighborhood of eleven lots is located between Kanan and Cornell Roads, and one neighborhood of ten lots is located east of Cornell Road (**Figure 2**).

The property contains a variety of natural plant communities that could pose a fuel management hazard. The primary vegetation types existing above the proposed development are chamise chaparral and scrub oak chaparral. The development zones of all four neighborhoods contain disturbed areas, with ruderal weed species and scattered persistent native shrubs. Oak woodlands exist in natural areas outside three of the proposed neighborhoods (Tract Maps 1, 2 and 4). Medea Creek, with riparian forests dominated by red willow and arroyo willow, runs below one of the proposed neighborhoods (Tract Map 2). Riparian scrub, dominated by mulefat and red and/or arroyo willow, exist in ephemeral drainages outside two of the proposed neighborhoods (Tract Maps 1 and 4).

This plan also provides guidelines for the preservation of two endangered plant species: Lyon's pentachaeta (*Pentachaeta lyonii*) and Santa Monica Mountains dudleya (*Dudleya cymosa* ssp. *agourensis*) located within fuel modification limits. The preservation guidelines include protective fencing specifications, alterations to the maintenance requirements for fuel reduction and control of non-native species. The plan also includes alterations to the maintenance requirements for fuel reduction for two protected plant communities: riparian woodland and oak woodland.

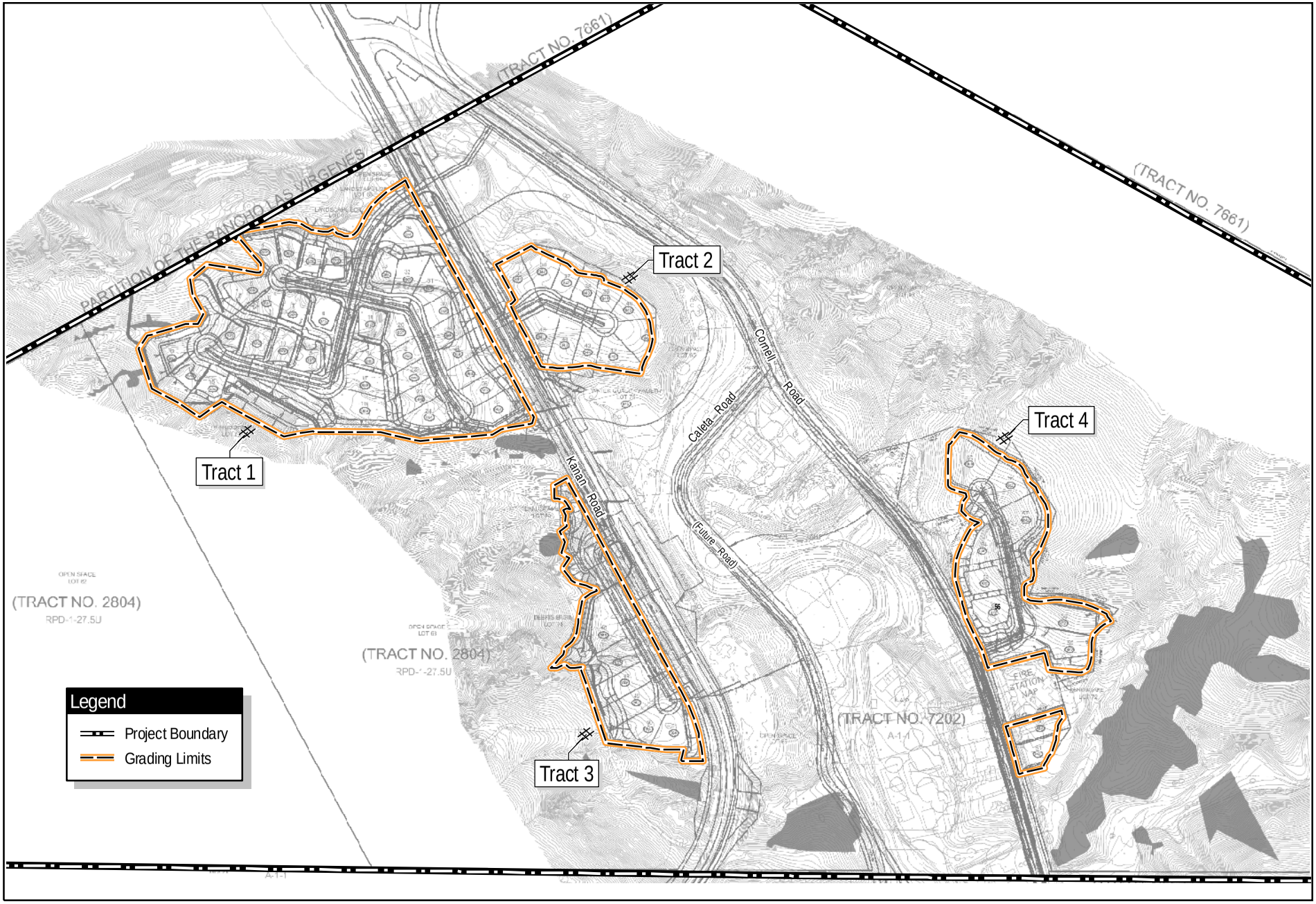
TRIANGLE RANCH TT 52419

ENVICOM CORPORATION

Project Vicinity

MILES 0 4 8

FIGURE 1



Source: Halladay & Mim Mack, Inc. - Site Plan Tentative Tract No. 52419 - May 2007

TRIANGLE RANCH TT 52419

ENVICOM CORPORATION

Proposed Tract Development Map

0 220 440 Feet

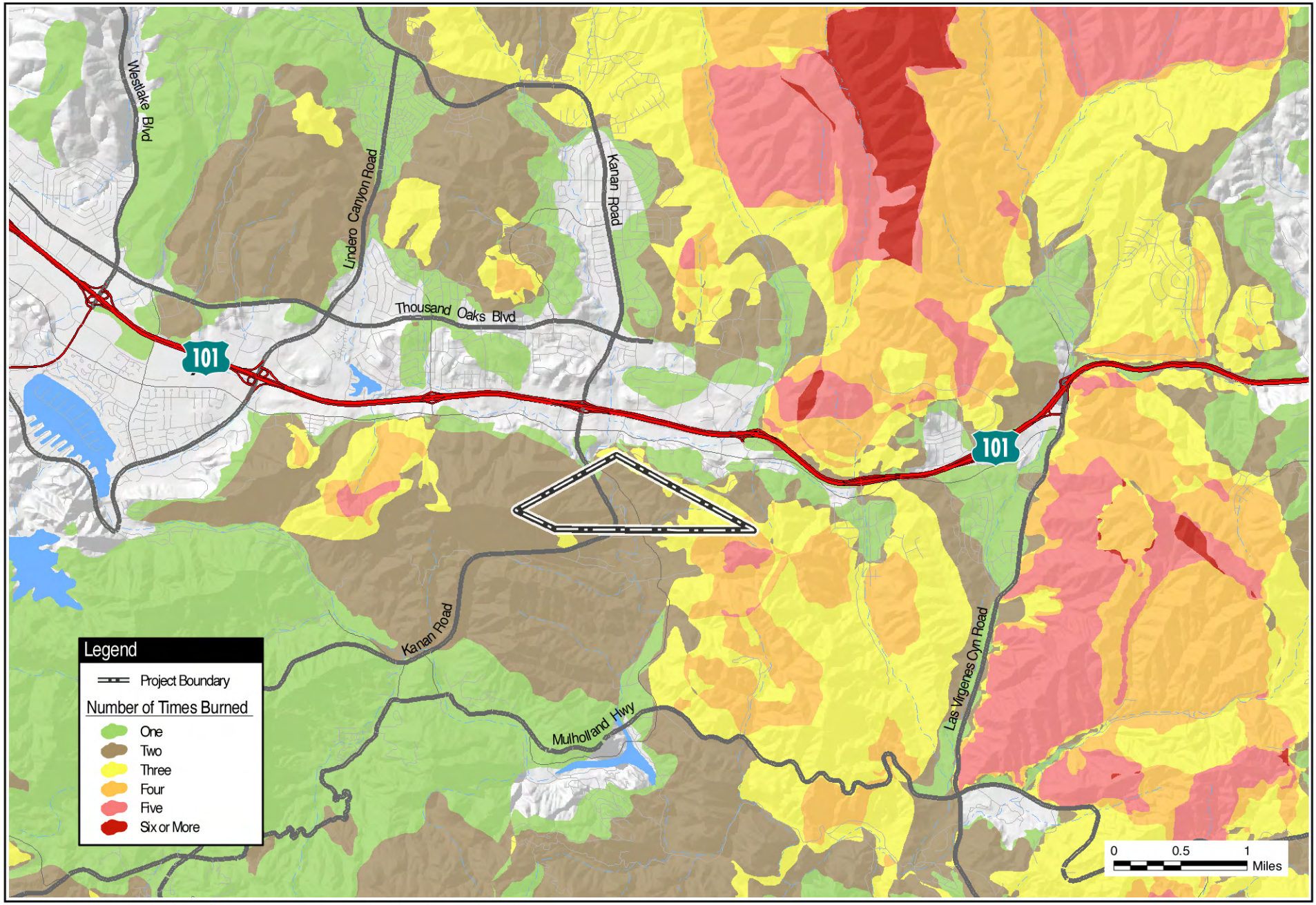
FIGURE 2

II. FIRE HISTORY

Fire has played a major factor in the Santa Monica Mountains since prehistoric times and is one of the dominant ecological processes affecting vegetation, animals and urban populations in the area. The use of fire history data and maps can help to identify high-risk fire areas in order to develop risk assessments that can identify and prioritize appropriate areas for fire suppression and fuel reduction. It is important for us to understand the fire history in these human-dominated landscapes in order to make better decisions concerning fuel management and modification.

The fire history map was generated using a baseline fire history database created by the National Park Service, Santa Monica Mountains National Recreation Area, and California State University Long Beach using ESRI ArcGIS. The fire perimeters were captured in various methods: drafted on paper USGS topographic maps, digitized as ArcView shapefiles, and mapped by visual inspection during ground and air reconnaissance (older fires). More recently, fire boundaries have been captured with GPS (either flown in helicopters or walked on the ground).

The Fire History Map (**Figure 3**) shows the frequency of fires in the project area from 1925-2000. According to the database, there have been eight fires within the perimeter of the Triangle Ranch property (1933, 1958, 1964, 1977 (two fires), 1978, 1982, and 1986). There appears to be a higher frequency of fires on the eastern portion of the site (2-4 fires) than on the western portion of the site (1-3 fires).



Source: Fire data from the U.S. National Park Service, Santa Monica Mountains National Recreation Area, 2001.

TRIANGLE RANCH TT 52419

ENVICOM CORPORATION

Fire History (1925-2000)

FIGURE 3

III. FUEL MODIFICATION ZONE DELINEATION

Fuel modification zones are defined as:

> "a strip of land where combustible native or ornamental vegetation is required to be modified and/or partially or totally replaced with drought tolerant, fire resistant plans. Fuel modification reduces the radiant and convective heat, and provides the Fire Department with a defensible space in which to take action."

The information in this section is from the County of Los Angeles Fire Department Fuel Modification Plan Guidelines and should be supplemental to the Long Term Maintenance Agreement included in Appendix A. The Guidelines identify the following fire-defense or fuel modification zones:

A. Setback Zone.
B. Irrigated Zone.
C. Thinning Zone.

A graphic showing typical fuel modification specifications for Zones A, B and C is provided in **Figure 4**.

ZONE A – SETBACK ZONE (EXTENDING A MINIMUM OF 20 FEET FROM FOUNDATION OF STRUCTURES)

Purpose

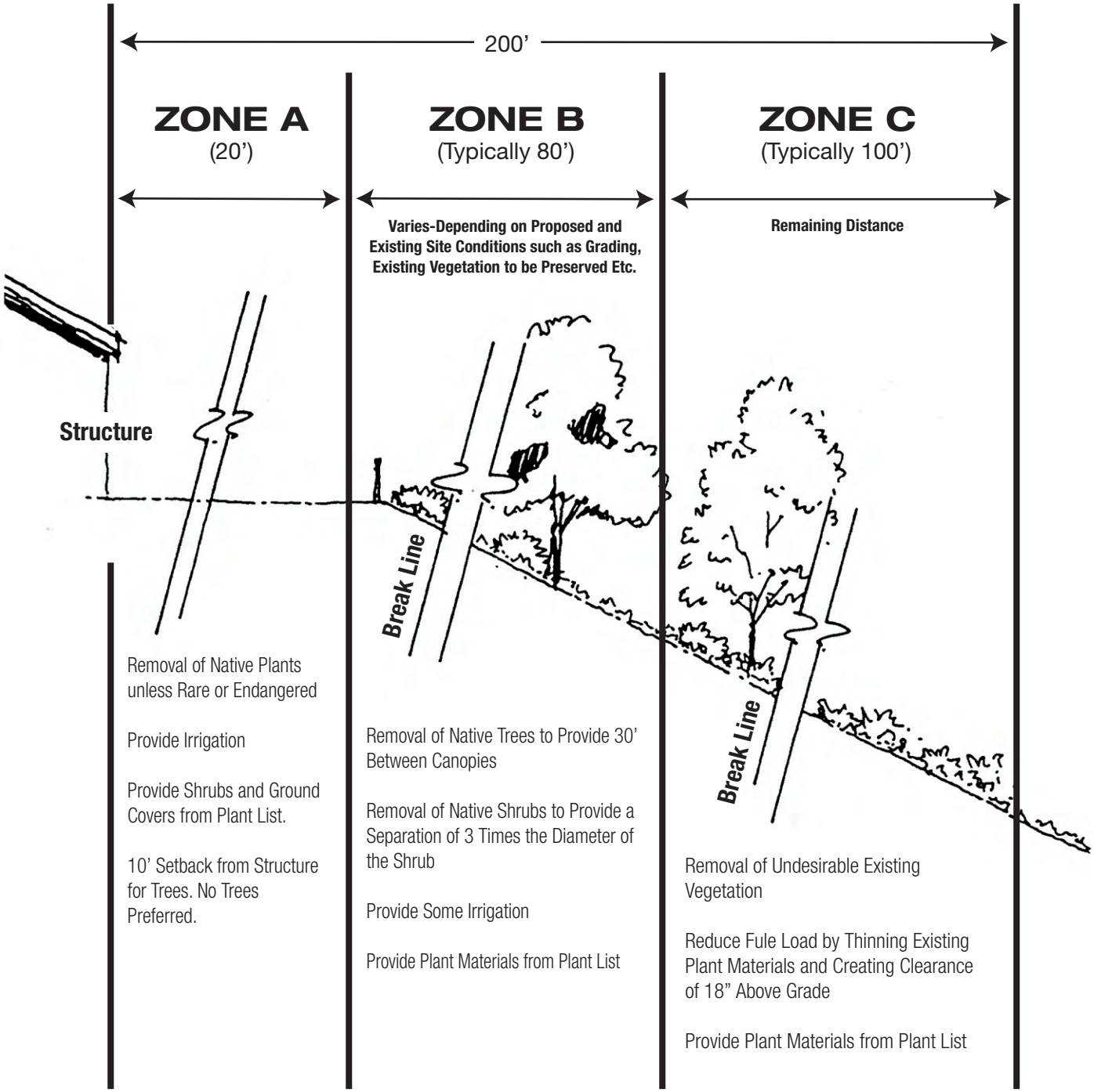
- Provides defensible space for fire suppression forces.
- Offers protection from intense flames and sparks or embers carried by strong winds common to a wildfire by reducing the probability of ignition through increased moisture content of existing vegetation and removal of fine fuels.

General Requirements

- Zone A is closest in proximity to the structure.
- Minimum of 20 feet beyond the edge of combustible structures, attached accessory structures, or appendages and projections.
- For purposes of the fuel modification plan, all combustible accessory structures, appendages, or projections within 20 feet of the combustible structure will be considered as attached.
- Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental plants. The list of plants proposed for use in this zone is included in **Appendix B**.

Specific Requirements

- Combustible structures, attached accessory structures, appendages or projections must comply with building code requirements for the Very High Fire Hazard Severity Zone or Fire Zone 4.
- Combustible detached accessory structures such as patio covers, decks, carports, trellises, or similar accessory structures within 20 feet of a combustible structure must comply with building code requirements for the Very High Fire Hazard Severity Zone or Fire Zone 4.



Note: For additional and more detailed information on Fuel Modification for Triangle Ranch, refer to the Preliminary Fuel Modification Plan, by Envicom Corporation.

Source: Nuvis Landscaping and Architects, 2007

TRIANGLE RANCH TT 52419

ENVICOM CORPORATION

Typical Fuel Modification Specifications

FIGURE 4

- For all areas designated as Privately-Owned Native Planted Slopes and Kanan Road Slope Treatment within Fuel Modification Zone A, excluding special status species/habitat zones, irrigation shall be allowed until the plants are well established and, thereafter, only as necessary to maintain the health of the plants.
- Irrigation by automatic or manual sprinkler systems to maintain healthy vegetation with high moisture content.
- Irrigate away from native oak trees and outside the drip line.
- Pruning of foliage to reduce fuel load, vertical continuity, and removal of plant litter and dead wood.
- Complete removal of undesirable plant species, minimal allowance for retention of selective native vegetation.
- Plants in this zone shall be highly fire resistant.

Maintenance

- Requires continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Requires regular trimming/pruning to prevent ladder fuels.
- Maintenance is responsibility of property owner.
- Irrigation shall be tested at least once annually and maintained in working condition at all times.

ZONE B – IRRIGATION ZONE (BETWEEN 20-100 FEET FROM FOUNDATION OF STRUCTURES)

Purpose

- Provide defensible space for fire suppression forces.
- Augment irrigation and planting required by the County Department of Public Works and City Public Works Departments relating to remanufactured slopes and landscape ordinances.

General Requirements

- May have isolated detached accessory structures such as patio covers, decks, carports, trellises, and other similar accessory structures provided they meet building code requirements.
- Some native or existing vegetation may remain if spaced according to Planting Guidelines and maintained free of dead wood, and individual plants are thinned to a percentage as specified during the preliminary review to reduce the fuel load.
- A large percentage of existing vegetation may be removed and replaced with appropriate irrigated fire resistant and drought tolerant plant material. The list of plants proposed for use in this zone is included in Appendix B.

Specific Requirements

- With the exception of native vegetation specimens approved for retention, irrigated surface fuels shall be maintained at a height not to exceed 18 inches.

- For all areas designated as Privately-Owned Native Planted Slopes and Kanan Road Slope Treatment within Fuel Modification Zone B, excluding special status species/habitat zones, irrigation shall be allowed until the plants are well established and, thereafter, only as necessary to maintain the health of the plants.
- Irrigation shall be designed to supplement native vegetation, and establish and maintain planted natives and ornamentals.
- Any plants selected for planting in this zone shall be selected from the plant palettes provided in Appendix B.
- Planting will be in accordance with planting guidelines and spacing standards to avoid erosion.
- Special consideration will be given for rare and endangered species, geologic hazards, tree ordinances, or other conflicting restrictions as identified in the environmental documents submitted for project approval, or upon further review.
- Removal of undesirable plant species as determined during preliminary review or inspection.

Maintenance

- Requires continual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Regular trimming to prevent ladder fuels.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department annually or as needed. Annual inspections are generally conducted following natural drying of fine fuels. This occurs between the months of April and June.
- Irrigation shall be tested at least once annually and maintained in working condition at all times.

ZONE C – THINNING ZONE (100-200 FEET FROM FOUNDATION OF STRUCTURES)

Purpose

- Designed to slow the rate of spread, and reduce flame lengths and intensities of a fire prior to reaching the irrigated area.
- Designed to eliminate the spread of fire from one plant to another via ladder fuels and eliminate horizontal continuity by properly spacing remaining vegetation and limiting large masses of unbroken vegetation.
- Reduce the fuel load of a wildland area adjacent to a structure, thereby, reducing the radiant and convective heat of wildland fires.

General Requirements

- Predominantly existing vegetation with removal of the majority of undesirable plant species, including trees (excluding oaks) and tree-form shrubs.
- Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of soil holding root systems.

- Some replacement planting with ornamental or less flammable native species to meet minimum slope coverage requirements of city or county public works, landscape or hillside ordinances, and fuel modification requirements. The list of plants proposed for use in this zone is included in Appendix B.
- Natural vegetation is thinned by reduced amounts as the zone moves away from the development.

Specific Requirements

- Removal of all dead and dying vegetation, and all fine fuels reduced to three inches in height.
- Any plants selected for planting in this zone will be chosen from the plant palettes provided in Appendix B.
- Special consideration will be given for rare and endangered species, geologic hazards, tree ordinances, or other conflicting restrictions as identified in the environmental documents submitted for project approval review.

Maintenance

- Requires annual removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant plantings, maintenance of the operational integrity and programming of the irrigation system.
- Compliance with the Fire Code is a year round responsibility. Enforcement will occur following inspection by the Fire Department annually or as needed. Annual inspections are generally conducted following natural drying of fine fuels. This occurs between the months of April and June.
- Debris and trimmings produced by thinning and pruning shall be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of five inches.
- Use only hand-held equipment to prune and/or trim shrubs/trees.
- Use only mowers to maintain height of grasses. No discing allowed.

OFF-SITE FUEL MODIFICATION

Fuel Modification Zones B and C extend beyond the northern property boundary of the proposed 34-lot neighborhood located west of Kanan Road (Tract Map 1). The off-site property is located within approximately 32 feet of Zone A of Lot 4 of this neighborhood, and will affect three other lots (Lots 2, 3 and 5). A description of the one off-site property and recommendations for annual brush clearance for the area are provided in the Specific Fuel Modification Strategies (Section VII) for Tract Map 1.

IV. PLANTING GUIDELINES

The following data is from the County's Fuel Modification Plan Guidelines and is intended to guide the development of site-specific plans.

- Utilize slope distances for all measurements.
- Maintenance includes irrigation and annual removal of weeds, dead materials, and other undesirable flammable vegetation required to keep the fuel modification area in a fire safe condition as required by the approved fuel modification plan.
- During early stages of revegetation, plants are small and may be planted in increased densities to establish erosion control measures; however, as these plants mature and increase in size they must be thinned to meet fuel modification standards pursuant to the following schedule:
    - Construction – Prior to delivery of flammable building materials and vertical construction.
    - Operation – Prior to June 1, annually.

GENERAL REQUIREMENTS

- Select plant material that will produce coverage of permanent planting effectively controlling erosion.
- Consider utilizing deep-rooted plant material needing limited watering.
- Limit use of plants that are known to be especially flammable throughout the property.
- Limit use of plants that develop large volumes of foliage and branches.
- Limit use of plants that develop deciduous or shaggy bark.
- Limit use of plants that develop dry or dead undergrowth.
- Recommended minimum spacing is 30 feet between canopies for trees and 15 feet or three times the diameter of the individual crowns for large shrubs. Limited grouping or alternative spacing may be approved.

SPECIFIC REQUIREMENTS

- Plants and trees must be individually planted, spaced and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.
- Select plant species from the most recent approved plant list for each zone and geographical area (see Appendix B). Other species will be reviewed on a case by case basis. Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide. Tree canopies may extend into Zone A when planted outside the zone.
- Limit massing of vegetation adjacent to structures; especially under eaves, overhangs, decks, etc.
- Conduct yearly maintenance to reduce fuel volumes, eliminate weeds, remove dead vegetation, etc. prior to annual brush inspections.
- Provisions for continuous maintenance to reduce fuel volumes, eliminate weeds, remove dead vegetation, etc. are required prior to annual brush inspections.

- Irrigation shall be designed to supplement native vegetation and establish planted natives and ornamentals.
- Irrigation shall be directed away from native oaks and be placed outside the drip line.

V. RARE SPECIES/HABITAT PROTECTION AND MONITORING PROGRAM

LYON'S PENTACHAETA

Lyon's Pentachaeta Fuel Modification Exclusion Zones and Expansion Areas

Lyon's pentachaeta (*Pentachaeta lyonii*) is a delicate annual member of the sunflower family (*Asteraceae*). The species is a federally listed endangered species (January 29, 1997) and a California state-listed endangered species (January 1990). The species is currently defined from five meta-populations spread over approximately 30 current sites in the central Santa Monica Mountains along the northern slopes, extending northward around the western edge of the Simi Hills to the south slope of the Santa Susana Mountains near the western edge of the City of Simi Valley. Primary threats to the species include direct loss of habitat and influence of development in proximity to existing populations (fuel modification), introduction of competitive weeds that displace the species, changes in local hydrology which can encourage invasive weeds, intensive gopher activity altering the soil integrity, and the alteration of habitat structure from nearby development (USFWS 1999).

Fuel modification activities have the potential to directly and indirectly impact Lyon's pentachaeta through the removal and thinning of plant communities that are associated with the species (habitat) and by accidental removal of individual plants. Therefore, this Fuel Modification Plan provides specifications to avoid the implementation of standard fuel modification techniques within Lyon's pentachaeta habitat that may harm the species.

Based on the current tract map (Figure 2), there are 21 locations where fuel modification zones and Lyon's pentachaeta overlap. These areas shall be protected by permanent fencing and defined as Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the direct supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones.

If other populations of Lyon's pentachaeta expand into the 200-foot fuel modification zone, these areas shall be defined as Lyon's Pentachaeta Expansion Zones. Fuel modification activities will be allowed in the expansion zones and shall follow the requirements set-forth below in the Lyon's Pentachaeta Protection Program section of this plan. The pentachaeta locations should be delineated in areas of fuel modification using GPS and the mapped polygons identified by Impact Sciences in 2003.

A biologist shall be hired by the property owner or homeowner's association, and that biologist shall be on-site during the annual brush clearance. Written notice shall be sent to the Los Angeles Department of Regional Planning and California Department of Fish and Game (CDFG) Biologists prior to clearance for the annual brush clearance.

Lyon's Pentachaeta Protection Program

Occupied Areas/Exclusion Zones

Lyon's Pentachaeta Fuel Modification Exclusion Zones, shall be protected with permanent low split-rail fencing. The fencing shall be located to provide a minimum 10-foot buffer from the nearest population of Lyon's pentachaeta plants. All Lyon's pentachaeta within the Fuel Modification Zones shall be fenced.

Warning signs will be installed on the fence in such a manner as to be readily seen by fuel modification work crews. Signage will state "Endangered Plant Species, Lyon's Pentachaeta, Please Do Not Enter" or other language as approved by the Department of Regional Planning and CDFG.

Expansion Areas

As previously noted, fuel modification activities are prohibited within the Lyon's pentachaeta occupied areas identified in this plan unless excessive fuel loading occurs. Should the Lyon's pentachaeta areas expand outside of the identified areas within the fuel modification zones, fuel modification activities shall be allowed per the following guidelines:

No expansion areas will be allowed to encroach within the zones designated as Zone A around any structure.

Fuel Modification Expansion Areas shall be protected with permanent low split-rail fencing. The fencing shall be located to provide a minimum 10-foot buffer from the nearest population of Lyon's pentachaeta plants. All Lyon's pentachaeta within the Fuel Modification Zones shall be fenced.

Warning signs will be installed on the fence in such a manner as to be readily seen by fuel modification work crews. Signage will state "Endangered Plant Species, Lyon's Pentachaeta, Please Do Not Enter" or other language as approved by the Department of Regional Planning and CDFG.

Only approved, qualified crews under the supervision of the Project Biologist shall manage the fuel loads in these areas using hand tools and avoid individual Lyon's pentachaeta plants. Shrubs and weeds that may be a fire hazard as well as choke out Lyon's pentachaeta plants shall be removed as directed by the Project Biologist. Weed removal inside the fenced areas shall be performed manually (by hand). No weed-whacking equipment shall be allowed inside the fenced areas. The weed removal method shall involve holding one hand at the base of each weed to be pulled in order to prevent soil disturbance. An alternate method of weed removal for annual species shall involve cutting-off the stems near the base of the weed. For perennial weeds with long tap roots or larger root systems, the weed removal method will include the use of a shovel in order to remove the entire weed from the protection zone. The weeds shall be placed directly into containers, and disposed off-site. The weed maintenance may be necessary more than one time per year to prevent maturation of non-native biennials and annuals to seed. No weed maintenance or other fuel reduction activities shall occur in Lyon's pentachaeta areas during the time period between germination and seed set, generally late October through late May. The timing of the weed maintenance cycles shall be determined by the Project Biologist, based on specific site conditions per year.

Between Lots 4 and 5, an area occupied by Lyon's pentachaeta is in close proximity to the irrigated Zone A. The Plan currently states that no supplemental water or irrigation shall be applied within the Exclusion

Zones or Expansion Zones. Although it is highly unlikely (due to the nature of the species), should Lyon's pentachaeta expand into Zone A, the irrigation activities will be allowed to continue.

SANTA MONICA MOUNTAINS DUDLEYA

Santa Monica Mountains Dudleya Fuel Modification Exclusion Zones and Expansion Areas

Santa Monica Mountains dudleya (*Dudleya cymosa* ssp. *agourensis*) is a succulent with evergreen, glaucous leaves and lemon-yellow flowers. It is a member of the stonecrop family (*Crassulaceae*). The U. S. Fish and Wildlife Service has listed the more encompassing *Dudleya cymosa* ssp. *ovatifolia*, from which ssp. *agourensis* was split, as a Federally listed threatened species (January 29, 1997). The subspecies was not recognized by Bartel as distinct from *Dudleya cymosa* ssp. *ovatifolia* in The Jepson Manual. Nakai recognized the Santa Monica Mountain form as distinct based on the number and shape of rosette leaves, pedicel length, and degree of spreading in petal apices. *Dudleya cymosa* ssp. *ovatifolia* (including *D. c*. ssp. *agourensis*) is found scattered along exposed north-facing slopes of the Santa Monica Mountains from near Westlake Village to Agoura, and in deep canyon bottoms along lower Malibu Creek and Topanga Creek. Less than ten occurrences have been reported, each consisting of no more than several hundred individuals. While future surveys may locate additional occurrences of the "Santa Monica Mountains" form along the northern slopes of the Santa Monica Mountains, the limited amount of habitat available makes it unlikely that the total number of individuals will exceed several thousand (NDDB 1994).

Fuel modification activities have the potential to directly and indirectly impact Santa Monica Mountains dudleya through the removal and thinning of plant communities that are associated with the species (habitat) and by accidental removal or damage of individual plants. Therefore, this Fuel Modification Plan provides specifications to avoid the implementation of standard fuel modification techniques within Santa Monica Mountains dudleya habitat that may harm the species.

Based on the current tract map (Figure 2), there is one location (Tract Map 1) where fuel modification zones and Santa Monica Mountains dudleya overlap. This area shall be protected by permanent fencing and defined as a Fuel Modification Exclusion Zone. No fuel modification activities shall occur in the exclusion zone. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones.

If other populations of Santa Monica Mountains dudleya expand into the 200-foot fuel modification zone, these areas shall be defined as Santa Monica Mountains Dudleya Expansion Zones. Fuel modification activities will be allowed in the expansion zones and shall follow the requirements set-forth below in the Santa Monica Mountains Dudleya Protection Program section of this plan. The dudleya locations should be delineated in areas of fuel modification by mapping each cluster with GPS coordinates, and flagging the edges of the distributions.

The Homeowner's Association (HOA) shall include language in the Covenants, Conditions and Restrictions and bylaws that requires the HOA to annually fund and hire a firm to implement the project specific maintenance activities defined in the Fuel Modification Plan approved by the Los Angeles County Fire Department. Due to the presence of sensitive biological resources, these activities shall only

occur under the supervision of a qualified biologist. Prior to brush clearance activities, written notice shall be provided to the Los Angeles County Department of Regional Planning and California Department of Fish and Game biologists.

Santa Monica Mountains Dudleya Protection Program

Occupied Areas/Exclusion Zones

Santa Monica Mountains Dudleya Fuel Modification Exclusion Zones, shall be protected with permanent split-rail fencing. The fencing shall be located to provide a minimum 10-foot buffer from the nearest population of Santa Monica Mountains dudleya plants. All Santa Monica Mountains Dudleya within the Fuel Modification Zones shall be fenced.

Warning signs will be installed on the stakes in such a manner as to be readily seen by fuel modification work crews. Signage will state "Endangered Plant Species, Santa Monica Mountains Dudleya Please Do Not Enter" or other language as approved by the Department of Regional Planning and CDFG.

Expansion Areas

As previously noted, fuel modification activities are prohibited within the Santa Monica Mountains dudleya occupied areas identified in this plan unless excessive fuel loading occurs. Should the Santa Monica Mountains dudleya areas expand outside of the identified areas within the fuel modification zones, fuel modification activities shall be allowed per the following guidelines.

No expansion areas will be allowed to encroach within the zones designated as Zone A around any structure.

Fuel Modification Expansion Areas shall be protected with permanent low split-rail fencing. The fencing shall be located to provide a minimum 10-foot buffer from the nearest population of Santa Monica Mountains dudleya plants. All Lyon's pentachaeta within the Fuel Modification Zones shall be fenced.

Warning signs will be installed on the fence in such a manner as to be readily seen by fuel modification work crews. Signage will state "Endangered Plant Species, Santa Monica Mountains Dudleya, Please Do Not Enter" or other language as approved by the Department of Regional Planning and CDFG.

Only approved, qualified crews under the supervision of the Project Biologist shall manage the fuel loads in these areas using hand tools and avoid individual Santa Monica Mountains dudleya plants. Shrubs and weeds that may be a fire hazard as well as choke out Santa Monica Mountains dudleya plants shall be removed as directed by the Project Biologist. Weed removal inside the fenced areas shall be performed manually (by hand). No weed-whacking equipment shall be allowed in the fenced areas. The weed removal method shall involve holding one hand at the base of each weed to be pulled in order to prevent soil disturbance. An alternate method of weed removal for annual species shall involve cutting-off the stems near the base of the weed. For perennial weeds with long tap roots or larger root systems, the weed removal method will include the use of a shovel in order to remove the entire weed from the protection zone. The weed maintenance may be necessary more than one time per year to prevent maturation of non-native annuals/biennials to seed. The timing of the weed maintenance cycles shall be determined by the Project Biologist, based on specific site conditions per year.

No irrigation and/or supplemental water shall be applied to any fenced areas containing Santa Monica Mountains dudleya. Although it is highly unlikely (due to the nature of the species), should Lyon's pentachaeta expand into Zone A, the irrigation activities will be allowed to continue.

RIPARIAN WOODLAND HABITAT

Riparian Woodland Fuel Modification Areas

Corridors of trees growing on moist soils along streams are called "riparian" woodlands. Many kinds of wildlife use riparian woodlands or riparian scrub for all or part of their habitat needs, while others spend their entire lives in these areas. The variety of vegetation and a close water source are qualities that make riparian woodlands important to wildlife. Not only do these woodlands provide food, dens, roosts and nesting sites, but they also serve as important wildlife corridors.

Fuel modification activities have the potential to directly and indirectly impact this habitat through the removal and thinning of riparian woodland vegetation. Therefore, this Fuel Modification Plan provides specifications to avoid the implementation of standard fuel modification techniques within riparian woodland and riparian scrub habitat.

Based on the current tract map (Figure 2), there are four locations where fuel modification Zones B and C and riparian woodland or riparian scrub habitat overlap. A biologist shall be hired by the property owner or homeowner's association, and that biologist shall be on-site during the annual brush clearance.

Riparian Woodland Protection Program

Only approved, qualified crews under the supervision of the Project Biologist shall manage the fuel loads in riparian woodland areas using hand tools, while avoiding riparian woodland plant species. Shrubs and weeds that may be a fire hazard shall be removed as directed by the Project Biologist. The weed control method to be used inside the Riparian Woodland Areas involves the removal of the entire weed (prior to maturation), by hand or shovel, without the use of herbicides. No weed-whacking equipment shall be allowed. The weed maintenance may be necessary more than one time per year to prevent maturation of non-native annuals/biennials to seed. The timing of the weed maintenance cycles shall be determined by the Project Biologist, based on specific site conditions per year. Selective thinning of riparian woodland vegetation, deadwood removal and organic debris removal within the Riparian Woodland Areas shall be allowed, while continuing to maintain existing habitat values.

OAK WOODLAND HABITAT

Oak Woodland Fuel Modification Areas

Oak acorns, leaves, sap, and wood provide food for a multitude of mammals, birds, reptiles, amphibians, insects, and other wildlife. Along with food, oak woodlands contain the nooks, crannies, perches, and passages where animals eat, drink, reproduce, and find shelter. Oak woodland habitat provides variety and a wealth of microhabitats for wildlife to thrive.

Coast live oak woodlands are defined as having a dense canopy dominated by coast live oaks, and a shrub layer that may be poorly developed, but may include toyon, laurel sumac, blue elderberry, poison oak, or other shrubs, and a grass understory.

Based on the current tract map (Figure 2), there are seven locations where fuel modification Zones B and C and oak woodland habitat overlap. A biologist shall be hired by the property owner or homeowner's association, and that biologist shall be on-site during the annual brush clearance.

Oak Woodland Protection Program

Only approved, qualified crews under the supervision of the Project Biologist shall manage the fuel loads in oak woodland areas using hand tools, while avoiding oak woodland native plant species. Shrubs and weeds that may be a fire hazard shall be removed as directed by the Project Biologist. The weed control method to be used inside the Oak Woodland Areas involves the removal of the entire weed (prior to maturation), by hand or shovel, without the use of herbicides. No weed-whacking equipment shall be allowed. The weed maintenance may be necessary more than one time per year to prevent maturation of non-native annuals/biennials to seed. The timing of the weed maintenance cycles shall be determined by the Project Biologist, and shall be based on specific site conditions per year. Removal of deadwood within the Oak Woodland Areas shall be allowed, while continuing to maintain existing habitat values. The deadwood removal from the ground and cut from the trees shall occur during the coast live oak's summer dormant period.

Oak leaf mulch will remain on the ground within the protection zone of all oak species in oak woodland habitat. This natural leaf litter inhibits the growth of weeds, which can compete with oak roots for moisture and nutrients. As mulch breaks down, it also increases organic material in the soil, which improves water percolation, aeration in the root zone, and long-term nutrient availability.

Sprinklers installed for ornamental/native landscaping should avoid directly impacting the oak woodland habitat. Over-watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of oak trees. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. Extra watering also encourages new tip growth, which is subject to mildew. It is particularly critical that the trunks of oak trees remain dry.

VI. SITE SPECIFIC PLANT PALETTE AND IRRIGATION ZONES

The plant palettes provided in Appendix B have been compiled by Nuvis Landscape Architecture and Planning for the Triangle Ranch development. The plant palettes list the trees, large shrubs, medium/small shrubs, flowering perennials, groundcovers, grasses/iris/lily, wildflowers and vines for the landscaped portions of the project: Entries (Zones B and C), Kanan Road and Cornell Road Right-of-Ways (Zones B and C), Kanan Road Slope Treatment (Zones B and C), Front Yards (Zones A and B) and Privately-Owned Native Planted Slopes (Zones B and C). Plant palettes for Oak Groves and Mitigation-Large Shrubs are also provided, but are not delineated on the Landscape Zone Diagrams.

The Landscape Zone Diagrams complied by Nuvis Landscape Architecture and Planning are provided for Tract Maps 1 and 2 (**Figure 5**) and Tract Maps 3 and 4 (**Figure 6**). The landscape zones have been analyzed for the four neighborhoods in order to categorize the different landscape treatments and corresponding irrigation regimes per residential lot. The results of this analysis are provided in **Table 1.**

Table 1
Triangle Ranch– Landscape Zone Diagram Analysis of Irrigation Zones per Residential Lot*

Tract Map 1	
Zone B	
Graded front yards landscaped with permanent irrigation	Lots 1-34
Graded slopes landscaped with natives using temporary irrigation	Lots 1-10, 12-16, 18-25, 33-34
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 2-5, 12-16, 24-25
Graded Kanan Road slopes landscaped with temporary irrigation	Lots 25-31
Graded neighborhood entry landscaped with permanent irrigation	Lot 34
Zone C	
Graded slopes landscaped with natives using temporary irrigation	Lot 5
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 1-5, 12-16, 24-25, 34
Tract Map 2	
Zone B	
Graded front yards landscaped with permanent irrigation	Lots 35-45
Graded slopes landscaped with natives using temporary irrigation	Lots 40-45
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 35-45
Graded neighborhood entry landscaped with permanent irrigation	Lots 35, 45
Zone C	
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 35-45
Tract Map 3	
Zone B	
Graded front yards landscaped with permanent irrigation	Lots 46-51
Graded slopes landscaped with natives using temporary irrigation	Lots 46-50
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 46-51
Graded Kanan Road slopes landscaped with temporary irrigation	Lot 51

Zone C	
Graded slopes landscaped with natives using temporary irrigation	Lots 46-47
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 46-51
Tract Map 4	
Zone B	
Graded front yards landscaped with permanent irrigation	Lots 52-61
Graded slopes landscaped with natives using temporary irrigation	Lots 52-61
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 52-55, 58-61
Graded neighborhood entry landscaped with permanent irrigation	Lot 52, 59
Zone C	
Graded slopes landscaped with natives using temporary irrigation	Lots 55-58
Undisturbed slopes and flats with no landscaping and no irrigation	Lots 55-61
*Slopes planted with native material may require permanent irrigation in some areas, especially within 50 feet of structures.	

Source: Halladay and Mim Mack, Inc. & Nuvis Landscape Architecture and Planning, 2007.

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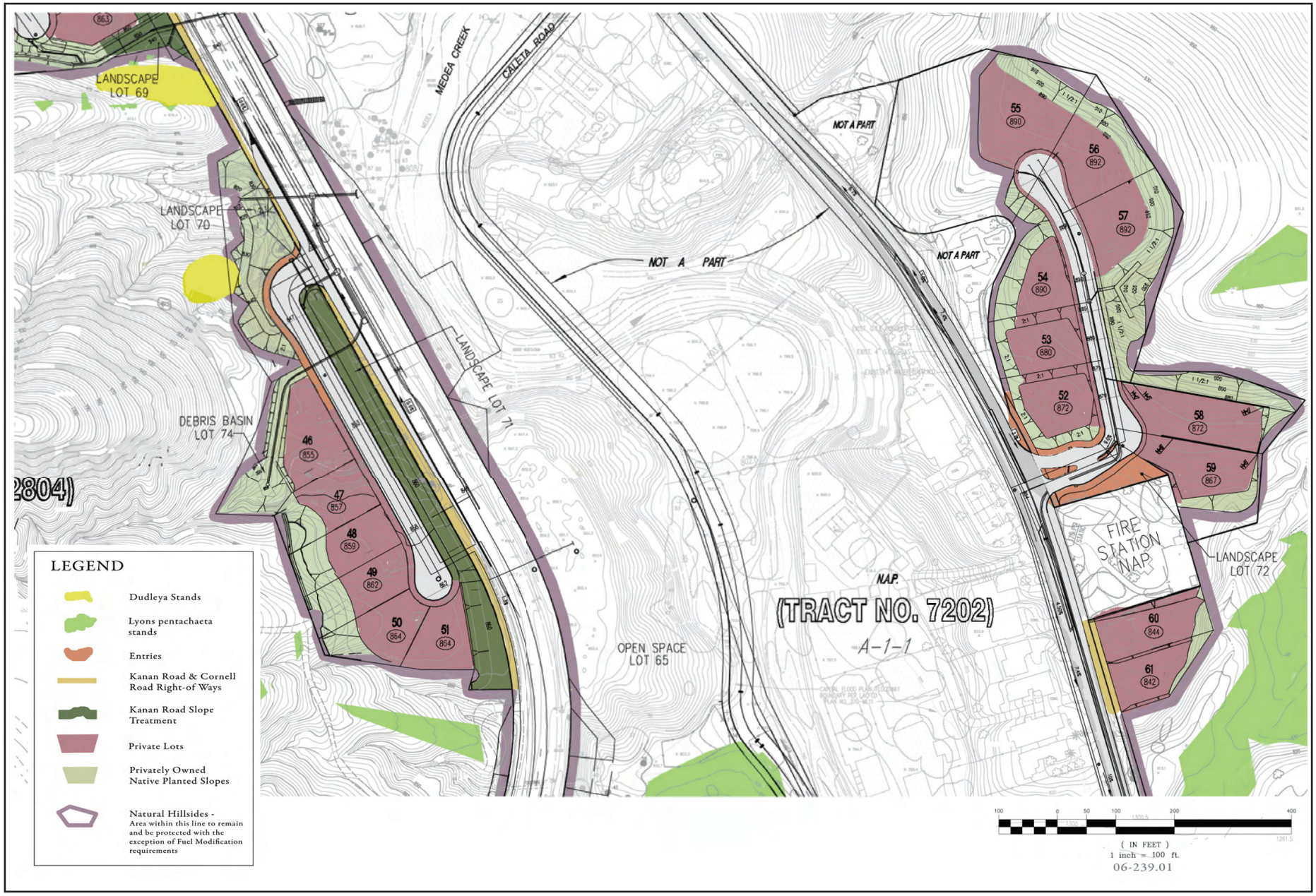
Landscape Zone Diagram for Tract Maps 1 and 2

FIGURE 5



Source: Halladay and Mim Mack, Inc. & Nuvis Landscape Architecture and Planning, 2007.

Landscape Zone Diagram for Tract Maps 3 and 4

VII. SITE SPECIFIC FUEL MODIFICATION STRATEGIES

EXISTING NATIVE AND NON-NATIVE SPECIES

The fuel modification strategies list native and non-native species by common name. The scientific names of these plant species are listed in this section to prevent misidentification of common names. Chaparral shrubs commonly found during site visits were buck brush (*Ceanothus cuneatus*), California buckwheat (*Eriogonum fasciculatum*), chamise (*Adenostoma fasciculatum*), chaparral yucca (*Yucca whipplei* ssp. *intermedia*), hollyleaf redberry (*Rhamnus ilicifolia*), mountain mahogany (*Cercocarpus betuloides*), purple sage (*Salvia leucophylla*) and scrub oak (*Quercus berberidifolia*). Less common chaparral shrubs found were chaparral currant (*Ribes malvaceum*), shrubby bedstraw (*Galium angustifolium*), fuchsia-flowered gooseberry (*Ribes speciosum*), laurel sumac (*Malosma laurina*), coyote brush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), hoary-leaf ceanothus (*Ceanothus crassifolius*), California brickellbush (*Brickellia californica*), linear-leaf goldenbush (*Ericameria linearifolia*), bush mallow (*Malacothamnus fasciculatum*), prickly phlox (*Leptodactylon californicum*), woolly blue-curls (*Trichostema lanatum*), sugarbush (*Rhus ovata*) and toyon (*Heteromeles arbutifolia*). Native perennials and annuals found in chaparral areas were deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), wand buckwheat (*Eriogonum elongatum*), woolly-aster (*Corethrogyne filaginifolia*), soap plant (*Chlorogalum pomeridianum*), blue-eyed grass (*Sisyrinchium bellum*), clarkia (*Clarkia* sp.) and chia sage (*Salvia columbariae*).

Riparian woodland trees and shrubs found were arroyo willow (*Salix lasiolepis*), red willow (*Salix laevigata*), mulefat (*Baccharis salicifolia*), Fremont cottonwood (*Populus fremontii*), western sycamore (*Platanus racemosa*), California wild rose (*Rosa californica*) and golden currant (*Ribes aureum* var. *gracillimum*). Native perennials found in riparian areas were California-fuchsia (*Epilobim canum*), western goldenrod (*Euthamia occidentalis*), mugwort (*Artemisia douglasiana*), southern cattail (*Typha domingensis*), western ragweed (*Ambrosia psilostachya*), western verbena (*Verbena lasiostachys* var. *scabrida*), Baltic rush (*Juncus balticus*), saltgrass (*Distichlis spicata*) and creek monkeyflower (*Mimulus guttatus*).

Oak woodland trees and shrubs found were coast live oak (*Quercus agrifolia* ssp. *a*), valley oak (*Quercus lobata*), basketbrush (*Rhus trilobata* var. *pilosissima*), poison oak (*Toxicodendron diversilobum*), blue elderberry (*Sambucus mexicana*), California coffeeberry (*Rhamnus californica*) and hollyleaf cherry (*Prunus ilicifolia*). Native perennials found in oak woodlands and other north slope areas were lance-leaf dudleya (*Dudleya lanceolata*), chalk dudleya (*Dudleya pulverulenta*), sticky cinquefoil (*Potentilla glandulosa*), branching phacelia (*Phacelia ramosissima*), coffee fern (*Pellaea andromedaefolia*)), golden stars (*Bloomeria crocea*), Catalina mariposa lily (*Calochortus catalinae*), narrow-leaf milkweed (*Asclepias fascicularis*), California goosefoot (*Chenopodium californicum*) and scarlet bugler (*Penstemon centranthifolius*). Native grasses found were coast melic (*Melica imperfecta*), giant needlegrass (*Achnatherum coronatum*), purple needlegrass (*Nassella pulchra*), nodding needlegrass (*Nassella cernua*), foothill needlegrass (*Nassella lepida*), giant wildrye (*Leymus condensatus*) and blue wildrye (*Elymus glaucus*).

Weedy perennial, biennial and annual species found were tree tobacco (*Nicotiana glauca*), sweet-fennel (*Foeniculum vulgare*), poison hemlock (*Conium maculatum*), pampas grass (*Cortaderia selloana*), wild celery (*Apium graveolens*), curly dock (*Rumex crispus*), horehound (*Marrubium vulgare*), smilo grass

(*Piptatherum miliaceum*), bull thistle (*Cirsium vulgare*), Italian thistle (*Carduus pycnocephalus*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), horseweed (*Conyza canadensis*), annual beard grass (*Polypogon monspeliensis*) and wild oats (*Avena barbata*). Non-native trees have their scientific names following their inclusion where listed in the existing conditions portion of Section VII.

FIELD SURVEY METHOD

In order to collect data used for the site-specific analysis, the following measures were taken. The tract map, provided by Sage Community Group, was layered onto an aerial photograph (2000). The map was divided into four sections, in order to provide greater detail for each neighborhood. The outer edge of Zone A (20 feet) was provided by Sage Community Group on the tract map. From the Zone A line, Envicom Corporation buffered in Zone B (20-100 feet) and Zone C (100-200 feet). With this map, the existing vegetation was inventoried and photographed. An Envicom Corporation biologist conducted field surveys on January 18, 2007 (Tract Map 4), January 23, 2007 (Tract Map 3), January 24, 2007 (Tract Map 2) and January 25, 2007 (Tract Map 1). From this database, specific fuel-modification maintenance recommendations were prescribed.

In locating the Lyon's pentachaeta, the Envicom Corporation biologist relied on the maps provided by Sage Community Group to find the general areas, and on the field staking that had been installed in a previous pentachaeta survey, likely by Impact Sciences in 2003, for the specific areas reported for the native annual. The staking was in disrepair, with stakes lying on the ground or missing. As stated in Section V of this report, before fuel modification activities begin, the pentachaeta will require an additional survey to re-locate each area, based on the Sensitive Species Location Map of the Draft EIR (Figure III, F-3, Christopher A. Joseph and Associates, 2003)

Listed below are the results of the site investigations, including the fuel modification actions required for the 200 feet surrounding each neighborhood. The following section describes the location, nature of fire hazard, and site-specific recommendations to abate such hazards while protecting sensitive resources for each of the residential neighborhoods covered by this Fuel Modification Plan. The Fuel Modification Maps are provided for each neighborhood. Site photographs of the native vegetation surrounding each proposed neighborhood and selected protected areas of the two endangered species and two sensitive habitats are also provided in this plan. Additional photographs of the chaparral slopes, and rare species and habitat protection zones are on file at Envicom Corporation.

TRACT MAP ONE

Location

The proposed 34-lot residential neighborhood is located west of Kanan Road. The development zone contains some degraded areas. The natural areas surrounding the development zone contain special status species and habitats for oak woodlands, riparian scrub habitat, Lyon's pentachaeta and Santa Monica Mountains dudleya. The chaparral slopes are north, northeast and east-tending on the south and southeast sides of the development zone. An off-site fuel modification area located north of the property contains south-facing chaparral vegetation, an oak woodland and a riparian scrub watercourse. The ruderal weeds of the development zone have spread into drainages and slopes, with profusions of black mustard, Italian thistle, tocalote and bull thistle.

The Fuel Modification Map for Tract Map One is provided in **Figure 7**. Site views of Tract Map 1 are provided in **Plates 1 and 2**.

Existing Conditions

Zone A

Zone A will be contained within the limits of the building pads. Zone A will be completely disturbed by grading during the construction phase of the project.

Zone B

Zone B contains chaparral, open slopes, frontage slopes along Kanan Road and cut and fill slopes. The chaparral vegetation exists on north, northeast and east-facing slopes. The chaparral vegetation consists of chamise, scrub oak, mountain mahogany, buck brush, hoary-leaf ceanothus, purple sage, California buckwheat, chaparral yucca, chaparral honeysuckle, sugarbush, toyon, poison oak, common bedstraw and linear-leaf goldenbush. Native perennial species include golden yarrow, narrow-leaf milkweed, coast melic and golden stars. Biennial and annual weedy species include Italian thistle, tocalote and black mustard, wild oats and other annual grasses.

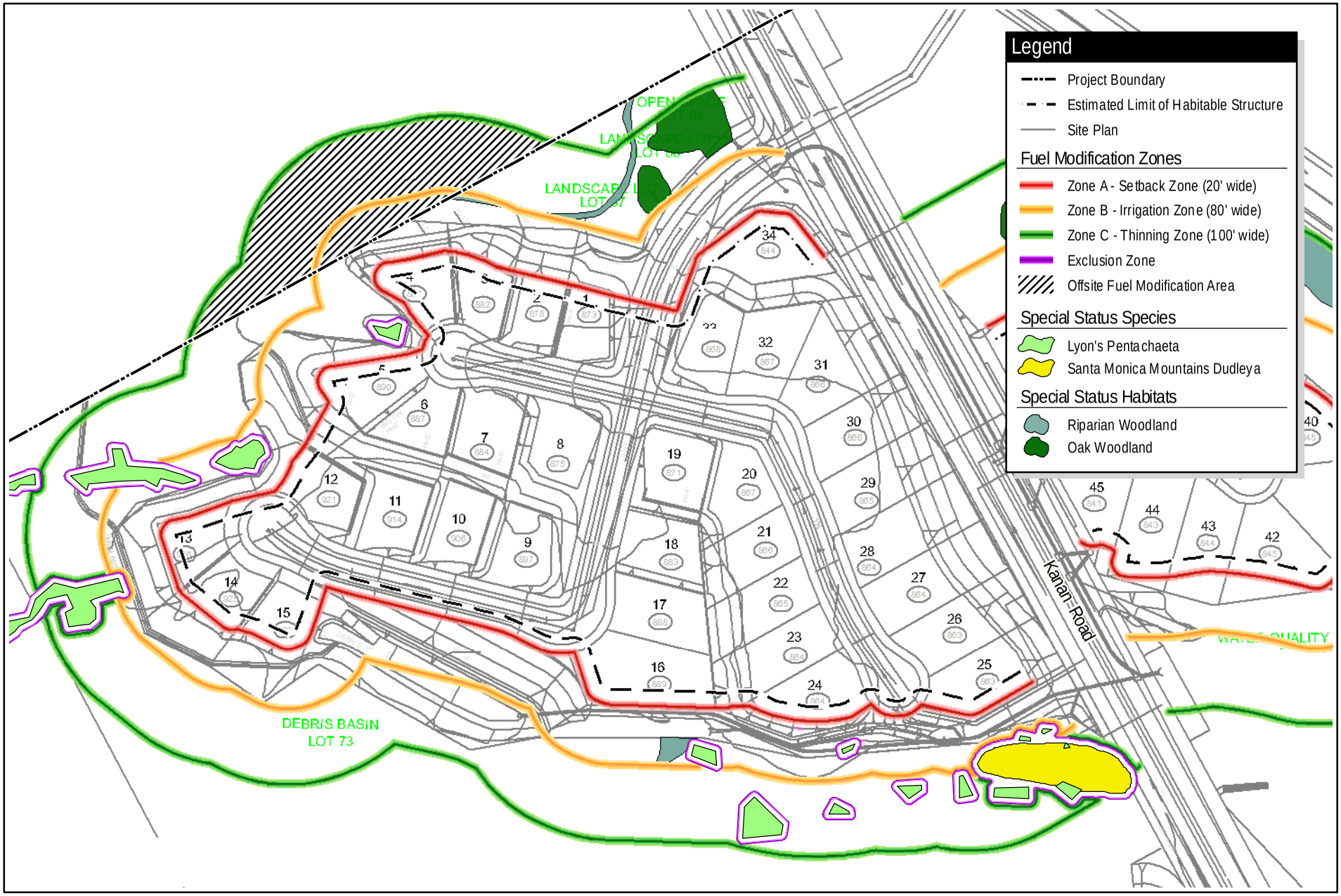
<u>Special Status Species / Habitat</u>

Lyon's Pentachaeta Areas

Lyon's pentachaeta are located within Zone B, with one reported area located southwest of Lot 4 and north of Lot 5, three reported areas on east-tending ridges east of the development zone (north and west of Lots 12-13), and with five reported areas on north-tending slopes south of the development zone (south of Lots 16 and 24). The existing vegetation includes chaparral and open slopes containing native and non-native herbaceous species. Native chaparral species are chamise, scrub oak, California buckwheat, purple sage and chaparral yucca. Native perennial species include deerweed, woolly-aster and wand buckwheat. Weedy annual species include tocalote, black mustard, wild oats and other annual grasses.

Santa Monica Mountains Dudleya Area

Santa Monica Mountains dudleya are located in Zones B and C, south of Lot 25. There are an estimated 143 Santa Monica Mountains dudleyas in this cluster. Associate native plant species growing in the rock outcrop include chamise, mountain mahogany, purple sage, buck brush, chaparral yucca, California buckwheat, prickly phlox and common bedstraw. Native perennial species include golden yarrow, coast



Source: Halladay & Mim Mack Site Plan, May 2007. Special Status Species locations based on Christopher A. Joseph & Associates Draft EIR (March 2005) and Envicom Corp survey (2006/2007). Special Status Habitat boundaries based on Envicom Corp survey and aerial photo.

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Fuel Modification Map for Tract Map 1

0 90 180 Feet

FIGURE 7

Plate 1A – North-tending chaparral slopes located in Zone C above Lots 13-15 and a de-silting basin. Chaparral vegetation includes toyon, mountain mahogany, sugarbush, hoary-leaf ceanothus, chamise, scrub oak, chaparral yucca, fuchsia-flowered gooseberry and black sage. View east to southwest.

Plate 1B – Off-site property located within fuel modification limits. This area includes an oak woodland, riparian scrub habitat, and southeast-tending chaparral slopes. View west to northeast.

Site Views of Tract Map 1

Plate 2A – Oak Woodland Area located north of the neighborhood entry street and Lot 34. The oak woodland is in Zone C, and contains mature coast live oaks and a valley oak. View west to northeast.

Plate 2B – View of a portion of an Agoura Hills Dudleya Area, located in Zones B and C, southeast of Lot 25. View southeast to west.

Site Views of Tract Map 1

melic, Catalina mariposa lily, golden stars, coffee fern and spike-moss. Weedy biennial and annual species include Italian thistle, tocalote, wild oats and other annual grasses.

Riparian Woodland Area

Riparian woodland habitat exists in Zone B, south of Lot 16, along a small tributary of Medea Creek, in the south-central portion of the property. The ephemeral creek contains riparian scrub and a profusion of ruderal weeds. The drainage approaches the fuel modification zone from the southwest, and turns northward as it enters the development zone. Native trees and shrubs existing along the riparian corridor are arroyo willow, Fremont cottonwood and mulefat. Weedy biennial and annual species include Italian thistle, black mustard, and tocalote.

Zone C

Zone C contains dense chaparral vegetation on north, north-east and east-facing slopes. The chaparral vegetation consists of chamise, scrub oak, mountain mahogany, hollyleaf redberry, buck brush, California buckwheat, chaparral honeysuckle, poison oak, laurel sumac, hoary-leaf ceanothus, purple sage, sugarbush, chaparral currant, toyon, fuchsia-flowered gooseberry, common bedstraw, mulefat, chaparral yucca and linear-leaf goldenbush. The native perennial species include scarlet bugler, sticky cinquefoil, golden yarrow, woolly-aster, California fuchsia, lance-leaf dudleya and coffee fern.

Special Status Species / Habitats

Lyon's Pentachaeta Areas

Lyon's pentachaeta are located within Zone C, with three reported areas on east-tending ridges east of the development zone (north and west of Lots 13), and six reported areas along a east-tending ridge south of the development zone (south of Lots 16, 24 and 25). The existing vegetation includes chamise chaparral and open slopes containing native and non-native herbaceous species. Native chaparral species are chamise, scrub oak, buck brush, California buckwheat, mountain mahogany, toyon and hoary-leaf ceanothus. Native perennial species include deerweed, woolly-aster, golden yarrow and purple needlegrass. Weedy biennial and annual species include Italian thistle, tocalote, black mustard, wild oats and other annual grasses.

Santa Monica Mountains Dudleya Area

The Santa Monica Mountains dudleya are located in Zones B and C, south of Lot 25. There are an estimated 143 Santa Monica Mountains dudleyas in this cluster. Associate native plant species growing in the rock outcrop include chamise, mountain mahogany, purple sage, buck brush, chaparral yucca, California buckwheat, prickly phlox and common bedstraw. Native perennial species include golden yarrow, coast melic, Catalina mariposa lily, golden stars, coffee fern and spike-moss. Weedy biennial and annual species include Italian thistle and tocalote.

Riparian Woodland Area

Riparian woodland habitat exists in Zone C along a tributary of Medea Creek, in the northern corner of the property. The ephemeral creek contains riparian scrub and chaparral vegetation, and enters and exits the property along tits northern perimeter. Native trees and shrubs existing along the riparian corridor are arroyo willow, scattered valley oak and coast live oak trees and saplings, mulefat, basketbrush, chaparral honeysuckle, poison oak and chaparral elements. Native perennial species include California-fuchsia,

coast melic, woolly-aster and golden yarrow. Weedy perennial, biennial and annual species include horehound, Italian thistle, black mustard, and tocalote.

Oak Woodland Area

Oak woodland habitat is located near the northern corner of the property, northwest of Lot 34 and north-northeast of Lot 1. The woodland contains mature coast live oaks and one valley oak. Native shrubs and perennials existing under the oak canopies include hollyleaf redberry, chaparral honeysuckle, and coast live oak and valley oak saplings. Native perennial species include woolly-aster, California goosefoot and coast melic. Weedy perennial, biennial and annual species include horehound, Italian thistle, tocalote and annual grasses.

Off-Site Fuel Modification Area

Fuel Modification Zones B and C extend beyond the northern property boundary of the proposed 34-lot neighborhood located west of Kanan Road. The off-site fuel modification requirement will affect Lots 2, 3, 4 and 5 of this neighborhood. The Zone B (Irrigation Zone) will be reduced for Lots 3 and 4. The off-site area includes south-facing chaparral slopes, oak woodland habitat with mature coast live oaks and riparian scrub habitat. The chaparral vegetation includes mountain mahogany, scrub oak, chamise, buck brush, hollyleaf redberry, sugarbush, purple sage, chaparral yucca, California buckwheat poison oak, black sage and linear-leaf goldenbush. Weedy annual species include tocalote.

Recommended Fuel Modification Maintenance

Zone A

Zone A will be irrigated and landscaped with plants species approved for use in Zone A, as listed in Appendix B.

Zone B

With the exception of landscaped slopes within the grading envelope, irrigation shall be limited to within 50 feet in proximity to structures within Zone B. Existing chaparral vegetation to be cut-back to ground level annually includes chamise, purple sage, California buckwheat and common bedstraw. Depending on contiguity and density of vegetation, chaparral vegetation to remain with only deadwood removal required includes scrub oak, mountain mahogany, buck brush, chaparral honeysuckle, chaparral yucca, hoary-leaf ceanothus, sugarbush, toyon and linear-leaf goldenbush. Natural open slopes that are not re-vegetated will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant.

Special Status Species / Habitat

Lyon's Pentachaeta Areas

The Lyon's Pentachaeta Areas will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones.. For a complete list of these maintenance requirements, see Section V.

Santa Monica Mountains Dudleya Area

The Santa Monica Mountains Dudleya Area exists in both Zones B and C, and will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones.. For a complete list of these maintenance requirements, see Section V.

Riparian Woodland Area

The native trees and shrubs in the Riparian Woodland Area, located south of Lot 16, will require only deadwood and debris removal. Riparian woodland species to remain with only deadwood removal required include arroyo willow, Fremont cottonwood and mulefat. For a complete list of the maintenance requirements for this area, see Section V.

Zone C

Portions of Zone C that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone C (Appendix B). Depending on vegetation makeup, existing chaparral vegetation to be cut-back to ground level annually includes chamise, laurel sumac, purple sage, California buckwheat and common bedstraw. As with Zone B, depending on contiguity and density, chaparral vegetation shall remain with only deadwood removal required includes scrub oak, mountain mahogany, chaparral honeysuckle, buck brush, hollyleaf redberry, hoary-leaf ceanothus, sugarbush, poison oak, chaparral currant, mulefat and linear-leaf goldenbush. Natural open slopes will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant, including the root system.

Special Status Species / Habitats

Lyon's Pentachaeta Areas

The Lyon's Pentachaeta Areas will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones. For a complete list of these maintenance requirements, see Section V.

Santa Monica Mountains Dudleya Area

The Santa Monica Mountains Dudleya Area exists in both Zones B and C, and will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones. For a complete list of these maintenance requirements, see Section V.

Riparian Woodland Area

The native trees and shrubs in the Riparian Woodland Area, located in the northern corner of the property, will require only deadwood and debris removal. Riparian woodland species to remain with only deadwood removal required include arroyo willow, mulefat, coast live oak and valley oak saplings, basketbrush, chaparral honeysuckle and poison oak[1]. Native perennial species, including California-fuchsia, woolly-aster and golden yarrow, shall be cut-back to six-inches above ground following seed maturation. For a complete list of the maintenance requirements for this area, see Section V.

Oak Woodland Area

The native trees and shrubs existing in the Oak Woodland Area shall require only deadwood and debris removal (excluding oak leaf mulch). Thinning of shrubs or "limbing" up of trees or shrubs may be required upon site assessment of threat to adjacent structures. All necessary permits shall be obtained prior to any work. These oak woodland species include coast live oaks and saplings, a valley oak and saplings, hollyleaf redberry and chaparral honeysuckle. Native perennial species, including coast melic, woolly-aster and California goosefoot shall be cut-back to six-inches above ground following seed maturation. Oak leaf mulch existing under the oak canopies shall be left in place. For a complete list of the maintenance requirements for this area, see Section V.

Off-Site Fuel Modification Area

Envicom Corporation recommends that Triangle Ranch seek permission from the owner of the property located north of Tract Map 1 to allow the Triangle Ranch Homeowner's Association to conduct fuel modification maintenance in this area.

[1] Poison Oak (*Toxicodendron diversilobum*) should be managed to prevent excessive amounts of dead buildup.

TRACT MAP TWO

Location

The proposed 11-lot residential development is located east of Kanan Road. The site includes a plateau that is highly disturbed, with California buckwheat and ruderal weeds including tocalote and black mustard. There are chaparral slopes below the plateau, tending northwest, north, northeast, east, southeast and south around the plateau. Special status oak woodlands exists in four clusters below the chaparral slopes. Medea Creek, containing special status riparian woodlands, is a live water course that is located in Zone C along eastern and southeastern portions of the site.

The Fuel Modification Map for Tract Map Two is provided in **Figure 8.** Site views of Tract Map Two are provided in **Plate 3**.

Existing Conditions

Zone A

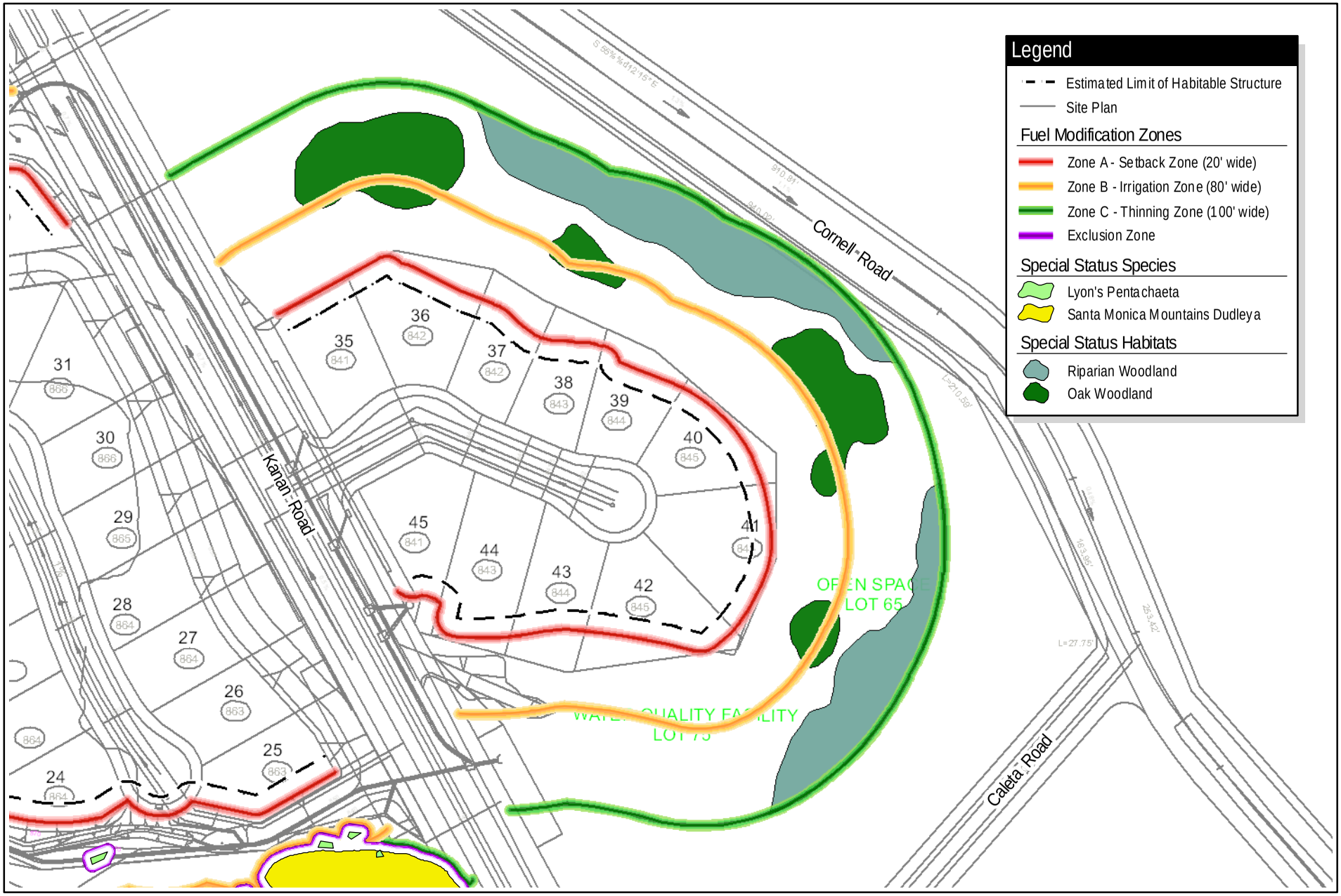
Zone A will be contained within the limits of the building pads. Zone A will be completely disturbed by grading during the construction phase of the project.

Zone B

Zone B contains chaparral and coastal scrub slopes, open slopes and some disturbed habitat. The chaparral vegetation exists on northwest, north, northeast, east and southeast-facing slopes. The chaparral vegetation consists of chamise, scrub oak, mountain mahogany, hollyleaf redberry, buck brush, coast live oak and valley oak saplings, purple sage, California buckwheat, coyote brush, blue elderberry, California sagebrush, fuchsia-flowered gooseberry, chaparral yucca, chaparral honeysuckle, poison oak and linear-leaf goldenbush. Native perennial species include woolly-aster, foothill penstemon and golden yarrow. Perennial and annual weedy species include horehound, tocalote and black mustard. The coastal scrub vegetation exists on southeast and south-facing slopes. The coast scrub vegetation consists of California buckwheat, coyote brush and ruderal weeds.

A valley oak exists along Kanan Road, south of Lots 45-46. There is a pine sapling growing under the valley oak. A eucalyptus tree exists in Zone B, south of Lots 44-45. There are two Aleppo pines (*Pinus halepensis*) and two Arizona cypress trees (*Cupressus arizonica*) located in Zone B, south of Lots 44-45 and 15-20 feet east of Kanan Road. A coast live oak exists under the canopy of the Aleppo pines. A silver dollar gum eucalyptus tree (*Eucalyptus polyanthemos*) exists adjacent to an Oak Woodland Protection Zone, on the outer edge of Zone B, southeast of Lot 41.

There is a unique rockland habitat with scattered chaparral shrubs that is located on northeast-tending slopes below Lots 36-39. These slopes contain rock formations that support numerous lance-leaf dudleya and associate plant species, including coast melic, linear-leaf goldenbush, golden yarrow, clarkia, and coffee fern and spike-moss. The dudleya and other rockland species existing on these slopes may be partially impacted by the grading of the residential lots.



Source: Halladay & Mim Mack Site Plan, May 2007. Special Status Species locations based on Christopher A. Joseph & Associates Draft EIR (March 2005) and Envicom Corp survey (2006/2007). Special Status Habitat boundaries based on Envicom Corp survey and aerial photo.

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Fuel Modification Map for Tract Map 2

0 70 140 Feet

FIGURE 8

Plate 3A – Northeast-tending chaparral slopes located in Zones B and C, below Lots 37-38. View northwest to north.

Plate 3B – View of flats located south of Lots 42-45 dominated by ruderal weeds. Two valley oaks exist in Zones B and C. A small drainage in field, located southwest of the two valley oaks, carries run-off from Kanan Road to Medea Creek. South slopes visible in background, which are included in a portion of Zone B, are dominated by California buckwheat. View northwest to east-southeast.

Site Views of Tract Map 2

Special Status Habitat

Oak Woodland Areas

Oak woodland habitat, with each area containing multiple coast live oaks, exists in four locations that overlap Zones B and C. The areas are located north of Lots 35-36, northeast of Lots 37-38, east of Lots 40-41, and southeast of Lot 41. Native shrubs and perennials existing under the oak canopies include blue elderberry, coyote brush, California coffeeberry, scrub oak, poison oak, hollyleaf redberry, coast live oak saplings, coast melic, blue wildrye and branching phacelia. Weedy perennial, biennial and annual species include horehound, sweet fennel, poison hemlock, Italian thistle, black mustard and tocalote.

Zone C

Zone C contains open flats located north and south of the development zone, and the lowest portions of chaparral slopes, adjacent to special status oak woodlands and riparian woodlands. The chaparral vegetation exists on northeast, east and southeast-facing slopes. The chaparral vegetation consists of chamise, scrub oak, mountain mahogany, hollyleaf redberry, buck brush, coast live oak and valley oak saplings, California buckwheat, blue elderberry, chaparral honeysuckle, poison oak and linear-leaf goldenbush. The open flat located south of the plateau contains two large valley oaks. The rockland habitat listed for Zone B extends downward in Zone C to the edge of the oak woodlands and riparian woodland.

There are three Aleppo pines located in Zone C, east of Kanan Road. A tree tobacco shrub had invaded this slope. A sugarbush and a black locust tree (*Robinia pseudoacacia*) exist on the southern edge of Zone C.

Special Status Habitats

Riparian Woodland Areas

The Riparian woodland habitat exists along Medea Creek and in the flood zone south and west of the active channel. Medea Creek is an active water course, and tends southeast, then turns to the southwest as it flows around the rocky slopes below the plateau. Native trees and shrubs existing along the riparian corridor are red willow, arroyo willow, scattered valley oaks and coast live oaks, coyote brush, purple sage, black sage and California wild rose. Native perennial species include mugwort, saltgrass, western ragweed, and Baltic rush. Weedy perennial, biennial and annual species include poison hemlock, sweet fennel, smilo grass, bull thistle and horseweed.

Oak Woodland Areas

Oak woodland habitat, with each area containing multiple coast live oaks, exists in four locations that overlap Zones B and C. The areas are located north of Lots 35-36, northeast of Lots 37-38, east of Lots 40-41, and southeast of Lot 41. Native shrubs and perennials existing under the oak canopies include blue elderberry, coyote brush, California coffeeberry, scrub oak, poison oak, hollyleaf redberry, coast live oak saplings, coast melic, blue wildrye and branching phacelia. Weedy perennial, biennial and annual species include horehound, sweet fennel, poison hemlock, Italian thistle, black mustard and tocalote.

Recommended Fuel Modification Maintenance

Zone A

Zone A will be irrigated and landscaped with plants species approved for use in Zone A, as listed in Appendix B.

Zone B

Portions of Zone B that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone B (Appendix B). Depending on proximity to structures, existing chaparral and coastal scrub vegetation to be cut-back to ground level annually includes chamise, purple sage, California buckwheat and California sagebrush. Depending on contiguity and density, chaparral vegetation shall remain with only deadwood removal required includes coast live oak and valley oak saplings, scrub oak, mountain mahogany, hollyleaf redberry, buckbrush, coyote brush, blue elderberry, fuchsia-flowered gooseberry, chaparral honeysuckle, poison oak, chaparral yucca and linear-leaf goldenbush. Natural open slopes that are not re-vegetated will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant.

The pine sapling growing under the valley oak south of Lots 45-46 competes with the oak for nutrients, water and light, and shall be removed. The eucalyptus trees existing south of Lots 44-45 and southeast of Lot 41 are invasive species and shall be removed. The two Aleppo pines and two Arizona cypress trees existing south of Lots 44-45 are fire hazards and shall be removed.

Special Status Habitat

Oak Woodland Areas

The native trees and shrubs existing in the Oak Woodland Areas shall require only deadwood and debris removal (excluding oak leaf mulch). Thinning of shrubs or "limbing" up of trees or shrubs may be required upon site assessment of threat to adjacent structures. All necessary permits shall be obtained prior to any work. These oak woodland species include coast live oak trees and saplings, blue elderberry, coyote brush, California coffeeberry, scrub oak, poison oak and hollyleaf redberry. Native perennial species, including coast melic, blue wildrye and branching phacelia shall be cut-back to six-inches above ground following seed maturation. Oak leaf mulch existing under the oak canopies shall be left in place. For a complete list of the maintenance requirements for this area, see Section Five.

Zone C

Zone C will not contain any disturbed areas, thus, no landscaping or irrigation will be installed in these areas. Depending on vegetation makeup, existing chaparral vegetation to be cut-back to ground level annually includes chamise, purple sage and California buckwheat. As with Zone B, depending on contiguity and density, chaparral vegetation to remain with only deadwood removal required includes scrub oak, mountain mahogany, chaparral honeysuckle, blue elderberry, buck brush, hollyleaf redberry, coast live oak and valley oak saplings, poison oak and linear-leaf goldenbush. Natural open slopes will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant, including the root system.

The removal of the three Aleppo pines located in Zone C, south of Lots 43-44 and east of Kanan Road shall be based on the recommendation of the Fire Department. The tree tobacco shrub existing under the

Aleppo pines is an invasive species and shall be removed. The sugarbush existing along the edge of Kanan Road is a native shrub and shall remain, unless impacted by road improvements. The black locust tree existing on the southern edge of Zone C is an invasive species and shall be removed.

Special Status Habitats

Riparian Woodland Areas

The native trees and shrubs in the Riparian Woodland Areas shall require only deadwood and debris removal, with a few exceptions. Riparian woodland species in Medea Creek to remain with only deadwood and debris removal required include red willow, arroyo willow, coast live oak and valley oak trees and saplings, coyote brush and California wild rose. Native species existing in riparian woodland habitat that will require cut-back are purple sage and black sage. For a complete list of the maintenance requirements for this area, see Section V.

Oak Woodland Areas

The native trees and shrubs existing in the Oak Woodland Areas shall require only deadwood and debris removal (excluding oak leaf mulch). Thinning of shrubs or "limbing" up of trees or shrubs may be required upon site assessment of threat to adjacent structures. All necessary permits shall be obtained prior to any work. These oak woodland species include coast live oak trees and saplings, blue elderberry, coyote brush, California coffeeberry, scrub oak, poison oak[2] and hollyleaf redberry. Native perennial species, including coast melic, blue wildrye and branching phacelia shall be cut-back to six-inches above ground following seed maturation. Oak leaf mulch existing under the oak canopies shall be left in place. For a complete list of the maintenance requirements for this area, see Section V.

[2] Ibid.

TRACT MAP THREE

Location

The proposed six-lot residential neighborhood is located west of Kanan Road. The site includes disturbed lands used for illegal dumping, with associate ruderal weeds, including Italian thistle, tocalote, black mustard and annual grasses. The natural areas surrounding the development zone contain special status species of Lyon's pentachaeta and Santa Monica Mountains dudleya. There are three areas within the fuel modification limits that are reported to contain Lyon's pentachaeta. The Santa Monica Mountains dudleya is not located directly in the 200-foot fuel modification limits, although the 10-foot buffer of the Fuel Modification Exclusion Zone is within the limits. This dudleya cluster and adjacent areas contain linear-leaf goldenbush. The goldenbush is notable because it is disjunct from its range in interior and desert regions of California. The goldenbush does not require protective fencing.

The site also contains chaparral vegetation and open slopes. On the northern portion of the site, the chaparral vegetation exists on east-tending slopes located above the development zone (Lots 46-49). On the southern portion of the site, the chaparral vegetation exists on south-tending slopes located below the development zone (Lots 50 and 51). An oak woodland located below (west) of Kanan Road is proposed to be included in the development zone. The woodland contains coast live oak, valley oak, blue elderberry, scrub oak, basketbrush, chaparral honeysuckle, california coffeeberry and hollyleaf cherry. A smaller drainage containing riparian scrub, including arroyo willow, mulefat, black sage, white sage, California-fuchsia and creek monkeyflower will also be impacted by the development.

The Fuel Modification Map for Tract Map Three is provided in **Figure 9**. Site views of Tract Map Three are provided in **Plate 4**.

Existing Conditions

Zone A

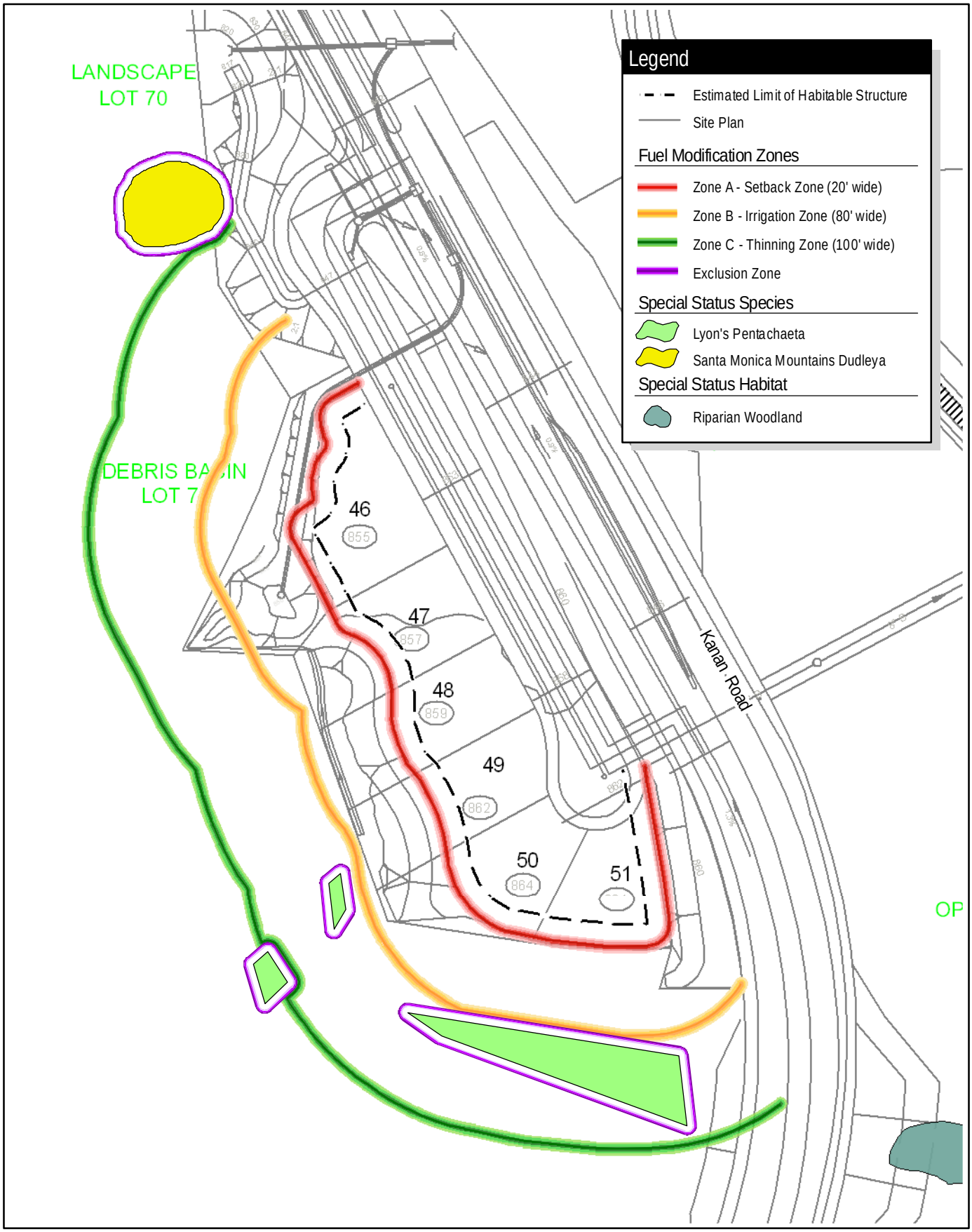
Zone A will be contained within the limits of the building pads. Zone A will be completely disturbed by grading during the construction phase of the project.

Zone B

Zone B contains portions of the disturbed plateau, and natural habitat consisting of chaparral vegetation and open slopes. The chaparral vegetation exists on northeast, east, southeast and south-facing slopes. The chaparral vegetation consists of chamise, scrub oak, coast live oak and valley oak trees and saplings, mountain mahogany, hollyleaf cherry, California coffeeberry, poison oak, common bedstraw, California brickellbush, purple sage, California buckwheat, chaparral yucca and linear-leaf goldenbush. Native perennial species include purple needlegrass, soap plant and golden yarrow. Annual weedy species include tocalote, horseweed, wild oats and other annual grasses.

Zone C

Zone C contains natural habitat consisting of chaparral vegetation and open slopes. The chaparral vegetation exists on northeast, east, southeast and south-facing slopes. The chaparral consists of chamise, scrub oak, coast live oak saplings, mountain mahogany, hollyleaf redberry, chaparral yucca, buck brush, purple sage, California buckwheat, poison oak, common bedstraw and linear-leaf goldenbush. Native perennial species include deerweed, woolly-aster, golden yarrow, blue wildrye and purple needlegrass.



Source: Halladay & Mim Mack Site Plan, May 2007. Special Status Species locations based on Christopher A. Joseph & Associates Draft EIR (March 2005) and Envicom Corp survey (2006/2007). Special Status Habitat boundaries based on Envicom Corp survey and aerial photo.

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Fuel Modification Map for Tract Map 3

0 60 120 Feet

FIGURE 9

Plate 4A – Chaparral slopes located in Zones B and C, above Lots 46 and 47. View west-southwest to north-northwest.

Plate 4B – Chaparral slopes located in Zones B and C, above Lot 46 and the neighborhood entry street. View south to northwest.

Site Views of Tract Map 3

Annual native species include clarkia and chia sage. Weedy biennial and annual species include black mustard, Italian thistle, tocalote and annual grasses. In Zone C southeast of Lot 51 (along Kanan Road), there is black locust tree.

Special Status Species

Lyon's Pentachaeta Areas

The first Lyon's pentachaeta area is reported to be located within Zone C, south of Lots 50-51, on a narrow, east-tending ridge. The existing vegetation in the protection zone contains chaparral vegetation and open slopes with native and non-native herbaceous species. Native chaparral species are chamise, scrub oak, buck brush, hollyleaf redberry, mountain mahogany, California buckwheat, purple sage, chaparral yucca and woolly blue curls. Native perennial species include deerweed, golden yarrow, purple needlegrass and woolly-aster. Native annual species include clarkia and chia sage. Weedy annual species include tocalote and annual grasses.

A second Lyon's pentachaeta area is reported to be located within Zone C, with a small section located in Zone B, immediately above proposed cut slopes and Lot 50. This small area is located southeast of the junction of two roads that lead up from Kanan Road. The union of these two roads leads up to higher slopes of Lady Face Mountain. This area is highly disturbed due to its proximity to the roads. The dominant vegetation is tocalote and black mustard. Remnant native annual and perennial species include slender tarweed and woolly-aster. Chaparral vegetation existing east of the protection zone are chamise, mountain mahogany, purple sage, California buckwheat.

A third Lyons pentachaeta area is located on the outer edge of Zone C, west of Lot 50, on a narrow, east-tending ridge. The existing vegetation in the protection zone is chaparral and open slopes containing native and non-native herbaceous species. Native chaparral species are chamise, mountain mahogany, buck brush, chaparral yucca, California buckwheat and purple sage. Native perennial species include purple needlegrass and golden yarrow. Weedy annual species include tocalote and annual grasses. This pentachaeta stand continues slightly beyond the 200-foot fuel modification limits.

Recommended Fuel Modification Maintenance

Zone A

Zone A will be irrigated and landscaped with plant species approved for use in Zone A, as listed in Appendix B.

Zone B

Portions of Zone B that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone B (Appendix B). Depending on proximity to structures, existing chaparral vegetation to be cut-back to ground level annually includes chamise, common bedstraw, California brickellbush, purple sage and California buckwheat. Depending on contiguity and density, chaparral vegetation to remain with only deadwood removal required includes coast live oak and valley oak trees and saplings, scrub oak, mountain mahogany, hollyleaf cherry, California coffeeberry, poison oak[3], chaparral yucca and linear-leaf goldenbush. Natural open slopes that are not re-vegetated

[3] Ibid.

will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant.

Special Status Species

Lyon's Pentachaeta Areas

The Lyon's pentachaeta Area will be protected by Fuel Modification Exclusion Zones. As long as other maintenance and/or enhancement activities prevent excessive fuel loading, and a means exists to thin the vegetation should excessive fuel loads become established, no fuel modification activities shall occur in the exclusion zone. For a complete list of these maintenance requirements, see Section V.

Zone C

Portions of Zone C that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone C (Appendix B). Depending on vegetation makeup, existing chaparral vegetation to be cut-back to ground level annually includes chamise, purple sage, California buckwheat and common bedstraw. As with Zone B, depending on contiguity and density, chaparral vegetation to remain with only deadwood removal required includes scrub oak, coast live oak saplings, mountain mahogany, buck brush, hollyleaf redberry, chaparral yucca, poison oak[4] and linear-leaf goldenbush. Natural open slopes will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant, including the root system.

Special Status Species

Lyon's Pentachaeta Areas

The Lyon's Pentachaeta Areas in Zone C includes chaparral vegetation, open slopes and disturbed habitat that will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones. For a complete list of these maintenance requirements, see Section V.

[4] Ibid.

TRACT MAP FOUR

Location

The proposed ten-lot residential neighborhood is located east of Cornell Road on property that surrounds the northern, eastern and southern sides of Los Angeles County Fire Department Fire Station No. 65. The ten lots proposed for this neighborhood are surrounded by chaparral; open slopes and proposed cut slopes. The chaparral vegetation exists above and below the development zone. There are two other existing residences that adjoin the subject property. An ephemeral drainage containing special status riparian woodland species runs through the property and a special status oak woodland is located on the southern corner of the site. Both are within fuel modification limits. There are two areas within fuel modification limits that are reported to contain special status Lyon's pentachaeta.

The Fuel Modification Map for Tract Map Four is provided in **Figure 10**. Site views of Tract Map Four are provided in **Plate 5**.

Existing Conditions

Zone A

Zone A will be contained within the limits of the building pads. Zone A will be completely disturbed by grading during the construction phase of the project. On the western edge of Lot 61, there is a eucalyptus tree and a Peruvian pepper tree (*Schinus molle*).

Zone B

Zone B contains proposed cut-slopes, existing fill slopes, and natural habitat consisting of chaparral vegetation and open slopes. The chaparral vegetation exists on northwest, west, southwest and south-facing slopes. The chaparral vegetation consists of chamise, scrub oak, buck brush, mountain mahogany, purple sage, California sagebrush, California buckwheat, and chaparral yucca. Native perennial species include deerweed, golden yarrow, wand buckwheat, woolly-aster and nodding needlegrass. Annual weedy species include tocalote, black mustard and annual grasses. On the eastern edge of Zone B of Lot 59, there is a Mexican fan palm.

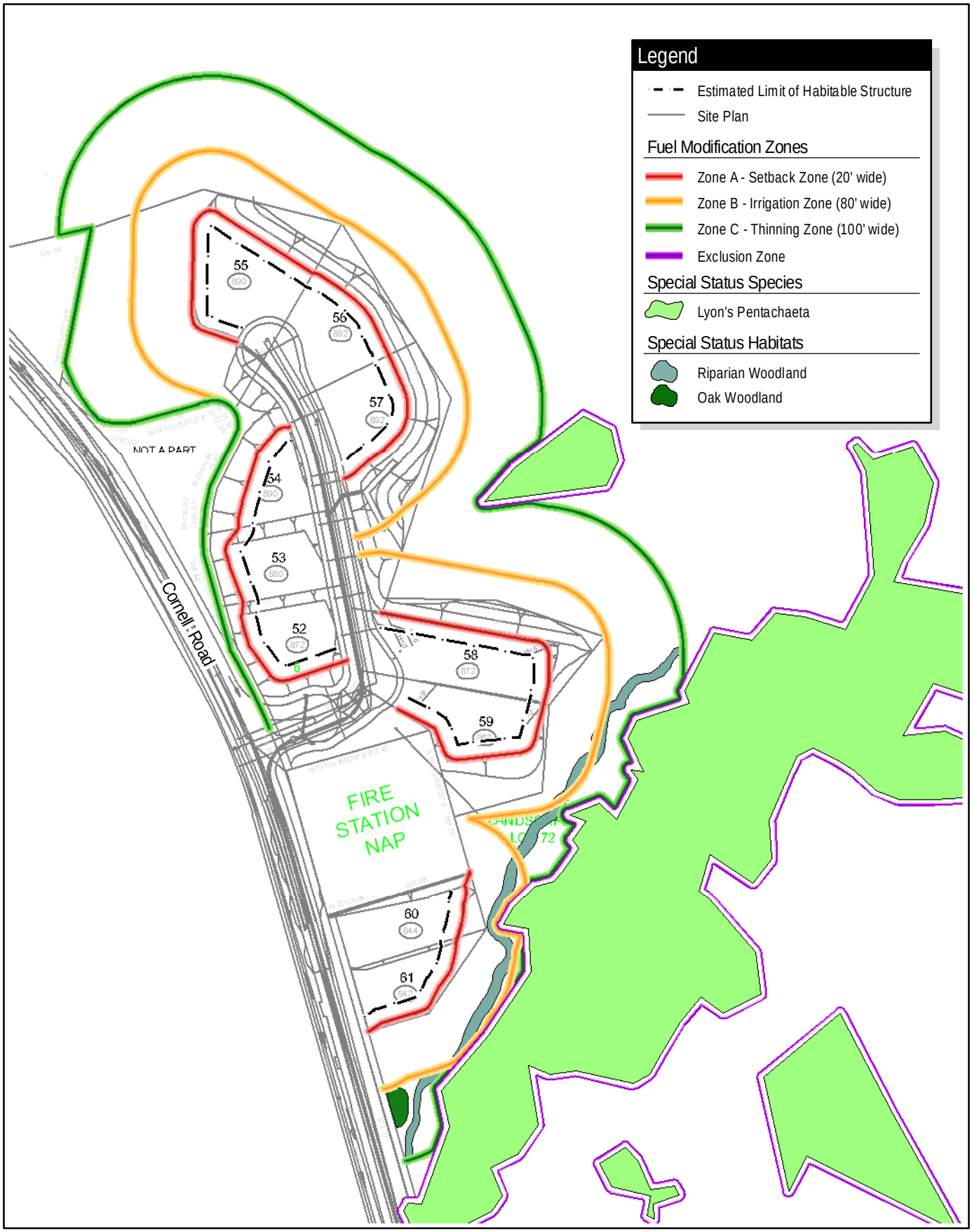
<u>Special Status Species / Habitat</u>

Lyon's Pentachaeta Area

A small portion of a Lyon's Pentachaeta Area is located within Zone B, southeast of Lots 60 and 61. The existing vegetation in the protection zone is chamise chaparral and open slopes containing native and non-native herbaceous species. Native chaparral species are chamise, scrub oak, buck brush, hollyleaf redberry, California buckwheat and purple sage. Native perennial species include golden yarrow, blue-eyed grass and purple needlegrass. Weedy annual species include tocalote, black mustard, wild oats and other annual grasses.

Riparian Woodland Area

There is a portion of a Riparian Woodland Area in Zone B. The ephemeral drainage runs from the central-eastern edge of the property to the southern corner of the site. The existing native trees and shrubs are red willow, arroyo willow, mulefat, coyote brush and sapling valley oaks. Native perennial species include California-fuchsia, western verbena, woolly-aster and narrow-leaf milkweed. Weedy perennial,



Source: Halladay & Mim Mack Site Plan, May 2007. Special Status Species locations based on Christopher A. Joseph & Associates Draft EIR (March 2005) and Envicom Corp survey (2006/2007). Special Status Habitat boundaries based on Envicom Corp survey and aerial photo.

TRIANGLE RANCH TT 52419

ENVICOM CORPORATION

Fuel Modification Map for Tract Map 4

0 90 180 Feet

FIGURE 10

Plate 6A – Chaparral and open slopes located in Zones B and C, east, north and west of Lot 59. View northeast to southwest.

Plate 6B – Lyon's Pentachaeta Area, located in Zones B and C, southeast of Lots 63-65. Riparian Woodland Area visible in foreground. View east-northeast to south-southwest.

Site Views of Tract Map 4

biennial and annual species include horehound, Italian thistle, tocalote, curly dock, black mustard, annual beard grass and other annual grasses.

Zone C

Zone C contains proposed cut-slopes and natural habitat consisting of chaparral vegetation and open slopes. The chaparral vegetation exists on northwest, west and southwest-facing slopes. The chaparral vegetation consists of chamise, scrub oak, buck brush, hollyleaf redberry, purple sage, black sage, California buckwheat, common bedstraw and chaparral yucca. Native perennial species include deerweed, wand buckwheat, golden yarrow, woolly-aster, purple needlegrass, blue-eyed grass, soap plant and mariposa lily. Native annual species include slender tarweed, croton and vinegar weed. Weedy annual species include tocalote, black mustard, red-stem filaree, wild oats and other annual grasses.

Special Status Species / Habitats

Lyon's Pentachaeta Areas

The larger of the two Lyon's Pentachaeta Areas is located within Zone C, southeast of Lots 58-61. The existing vegetation includes chamise chaparral and open slopes containing native and non-native herbaceous species. Native chaparral species are chamise, scrub oak, buck brush, hollyleaf redberry, California buckwheat, purple sage. Native perennial species include golden yarrow, blue-eyed grass and purple needlegrass. Weedy annual species include tocalote, black mustard, wild oats and other annual grasses. This pentachaeta stand continues beyond the 200-foot fuel modification limits.

The second Lyon's Pentachaeta Area is located above proposed cut slopes and north of Lot 58. The area is highly disturbed, and the dominant vegetation is Italian thistle and tocalote. Native shrubs existing on the periphery of the protection zone are chamise, buck brush, chaparral yucca, California buckwheat and black sage. To the east of the area is the remainder of a cut plateau that is also highly disturbed, and appears to have functioned as a horse coral in the recent past. Remnants of the corral found in January 2007 included discarded fencing, hoses, fence posts and layers of horse manure that exclude all vegetative growth. This plateau contains the remainder of the Lyon's pentachaeta cluster, and is beyond fuel modification limits.

Riparian Woodland Area

There is a portion of a Riparian Woodland Area with an ephemeral drainage that runs from the central-eastern edge of the property to the southern corner of the site. The existing trees and shrubs are red willow, arroyo willow, mulefat, coyote brush and sapling valley oaks. Native perennial species include California-fuchsia, western verbena and narrow-leaf milkweed. Weedy perennial, biennial and annual species include horehound, Italian thistle and curly dock.

Oak Woodland Area

There is a small Oak Woodland Area located below Lot 61, on the southern corner of the property. The oak woodland contains mature coast live oaks and a smaller valley oak. No native shrubs or perennials were observed under the oak canopies. Weedy perennial and annual species include horehound and annual grasses. The coast live oak canopies extend to the edge of Cornell Road. There is oak leaf mulch existing under the oak canopies. A small drainage carries run-off from Kanan Road under the oak canopies, and empties into riparian woodland habitat.

Recommended Fuel Modification Maintenance

Zone A

Zone A will be irrigated and landscaped with plant species approved for use in Zone A, as listed in Appendix B. The eucalyptus tree and Peruvian pepper tree located on the west side of Lot 61 are invasive species and shall be removed.

Zone B

Portions of Zone B that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone B (Appendix B). Depending on proximity to structures, existing chaparral vegetation to be cut-back to ground level annually includes chamise, purple sage, California sagebrush and California buckwheat. Depending on contiguity and density, chaparral vegetation to remain with only deadwood removal required includes scrub oak, buck brush, mountain mahogany and chaparral yucca. Natural open slopes and existing fill slopes that are not re-vegetated will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant. Northeast-facing chaparral slopes located north of Lot 55 are very steep, and brush clearance work may be precarious on portions of these slopes. The Mexican fan palm located east of Lot 59 is an invasive species and shall be removed.

Special Status Species / Habitat

Riparian Woodland Area

The native trees and shrubs in the Riparian Woodland Area will require only deadwood and debris removal. Riparian species to remain with only deadwood removal required include red willow, arroyo willow, mulefat and coyote brush. There are some willow trees that have broken trunks, and these willows should be cut-back to one foot above ground level. Native perennial species, including California-fuchsia, western verbena, woolly-aster and narrow-leaf milkweed, shall be cut-back to six-inches above ground following seed maturation. For a complete list of the maintenance requirements for this area, see Section V.

Zone C

Portions of Zone C that will be disturbed as a result of grading shall be irrigated (Table 1) and landscaped with plants species approved for use in Zone C (Appendix B). Depending on vegetation makeup, existing chaparral vegetation to be cut-back to ground level annually includes chamise, purple sage, black sage, California buckwheat and common bedstraw. As with Zone B, depending on contiguity and density, chaparral vegetation to remain with only deadwood removal required includes scrub oak, buck brush, hollyleaf redberry and chaparral yucca. Natural open slopes will require annual weed-whacking maintenance. Specific perennial weed species identified by the Project Biologist will require removal of the entire plant, including the root system. Northeast-facing chaparral slopes located north of Lot 55 are very steep, and brush clearance work may be precarious on portions of these slopes.

Special Status Species / Habitats

Lyon's Pentachaeta Areas

The Lyon's Pentachaeta Area located in tract 4 includes chaparral vegetation and open slopes, and will be protected by Fuel Modification Exclusion Zones. Maintenance and/or enhancement activities should prevent excessive fuel loading within areas occupied by Lyon's pentachaeta. However, in the event the

excessive fuel loads become established, selective hand clearing shall be conducted under the supervision of a qualified biologist. Notwithstanding this situation, no fuel modification activities shall occur within the exclusion zones. For a complete list of these maintenance requirements, see Section V.

Riparian Woodland Area

The native trees and shrubs in the Riparian Woodland Area will require only deadwood and debris removal. Riparian species to remain with only deadwood removal required include red willow, arroyo willow, mulefat and coyote brush. There are some willow trees that have broken trunks, and these willows should be cut-back to one foot above ground level. Native perennial species, including California-fuchsia, western verbena, woolly-aster and narrow-leaf milkweed, shall be cut-back to six-inches above ground following seed maturation. For a complete list of the maintenance requirements for this area, see Section V.

Oak Woodland Area

The small Oak Woodland Area containing mature coast live oaks and a smaller valley oak will require deadwood and debris removal (excluding oak leaf mulch). Thinning of shrubs or "limbing" up of trees or shrubs may be required upon site assessment of threat to adjacent structures. All necessary permits shall be obtained prior to any work. The canopy of the coast live oaks extend to the ground, and this canopy can be lifted to a specific height if required by the Fire Department. As the oak tree canopies extend onto Cornell Road, the branches will require cut-back for road clearance/visibility. The cuts should be made in accordance with the pruning standards of the Western Chapter of the International Society of Arboriculture. Oak leaf mulch existing under the oak canopies shall be left in place. For a complete list of the maintenance requirements for this area, see Section V.

APPENDIX A

Long Term Maintenance Agreement

ASSESSMENT FOR PRELIMINARY FUEL MODIFICATION PLAN # 3379

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference.* Other species may be utilized subject to approval.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target tree species (including but not limited to Eucalyptus, Pine, Juniper, Cypress, Cedar, Canary Island Date Palm, California Fan Palm, Mexican Fan Palm and Bougainvillea) shall not be allowed within 10 feet of combustible structures.
- Vines and climbing plants shall not be allowed on any combustible structure.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure or as outlined in the approved Preliminary Fuel Modification Plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone B shall be fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference.* Other species may be utilized subject to approval.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B to 200 feet from structure or as outlined in the approved Preliminary Fuel Modification Plan. .
- Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Landscaping and vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or less flammable native species to meet minimum slope coverage requirements of City or County Public Works or Parks & Recreation Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment
- Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Please reference the *Fuel Modification Plant Reference.*
- Fuel loads shall be reduced by pruning up the lower 1/3 of remaining trees or shrubs and removing dead wood. Native plants may be thinned by reduced amounts as the distance from development increases.
- Plants in Zone C shall be spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference.* Other species may be utilized subject to approval.
- General spacing for existing native shrubs is 15 feet between canopies.
- General spacing for existing native trees is 20 feet between canopies.

Fire Access Road Zone

- Extends 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 1117.10)
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance. (Fire Code 902.2.2.1)
- Landscaping and native plants within the 10-foot Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.

Maintenance

- **Routine maintenance shall be regularly performed in all zones which requires:**
- Removal or thinning of undesirable combustible vegetation and replacement of dead or dying landscaping.
- Pruning and thinning to reduce the overall fuel load and continuity with other fuels.
- Pruning lower branches of trees and tree-form shrubs to 1/3 of their height (or 6 feet from lowest hanging branches) to help prevent fire from spreading upward into the crown.
- Ground covers shall be maintained at a height not to exceed 18 inches. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 5 inches.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department annually and as needed. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region.
- **See the Approved Fuel Modification Plan for specific maintenance requirements.**
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

- **All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines. Changes to landscaping in common areas shall be approved prior to installation.**
- **All lots within this project are required to submit plans to the Fuel Modification Unit prior to landscaping being installed.**
- **Walls may be required on lots based on location of structure and proximity to slope (to be determined upon final tract submittal)**
- **Adjoining property owners are responsible for offsite Brush Clearance as required by the Fire Code.**

The property owner(s) agree to be responsible for the long-term maintenance of this fuel modification plan, as described herein. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine not to exceed $1000 and possible legal action.

Robert W. Smith	X	7/03/07
Name (Print)	Signature	Date

APPENDIX B

TRIANGLE RANCH PLANT PALETTES

3.6 PLANT PALETTES

The planting design intent for the *developed* portions of the Triangle Ranch is to utilize species native to the Santa Monica Mountains and Triangle Ranch property, species native to California, and non-native accent species adapted to the surrounding Oak Woodland, Riparian Woodland, Valley Grassland, and Chaparral communities in patterns that closely resemble the natural distribution found in the undisturbed areas.

Native status of species

The following plant palettes provide indication of the native status of each species. Information is based upon plant species distribution data from the Calflora Database (www.calflora.org), the UC Jepson Flora Project (ucjeps.berkeley.edu), and documentation prepared for these Design Guidelines by Envicom Coroporation.

One asterisk*	Species native to California
Two asterisks**	Species native to Santa Monica Mountains
Three asterisks***	Species documented as native to Triangle Ranch (Documented in Biota Report for the Beautiful Homes Site, Envicom Corporation, March 10. 1998, Appendix A, or observed by Mr. Tom Hayduk, Envicom Corporation on field visits in August 2006.)
(No asterisk)	Non-native species

Landscape Zone / Plant Palette Areas

The developed areas of Triangle Ranch are divided into the following landscape zones. Additionaly, two plant palettes are included to provide for specific Oak Tree and Mitigation situations.

- ENTRIES
- KANAN ROAD & CORNELL ROAD RIGHT-OF-WAYS
- KANAN ROAD SLOPE TREATMENT
- PRIVATE LOTS
- PRIVATELY OWNED NATIVE PLANTED SLOPE
- OAK TREE PALETTE
- MITIGATION - LARGE SHRUBS

Refer to Exhibits 8.1, 8.2, and 8.3 for the Landscape Zone Diagram.

Note: The Private Lots zone contains several non-native, non-invasive species adapted to the local climate, with some special selections for use in microclimatic areas created by structures (ie. Camelia for a shady north facing spot close to the dwelling). The Private Lots palette may be expanded to include any of the locally native species listed with approval.

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ENTRIES

NOTE: Planting must meet Spacing & Distance Guidelines from the Fire Department's *Fuel Modification Plan Guidelines for Project's Located in Fire Zone 4 or Very High Fire Hazard Severity Zones*, adopted January 1998 (as well as any ammendments or more current versions).

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Cercis occidentalis*	Western Redbud	Deciduous flowering accent, 6-16'x10'-20'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
LARGE SHRUBS		
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x15'-20'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS		
Artemisia californica***	California Sagebrush	(Not planted within 50' of a structure)
Ceanothus 'Wheeler Canyon'*	Blue Mountain Lilac	Evergreen accent, showy flowers, 4'x4'
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy, Crib wall, 2'x4'
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers, 3'-4'x6'-8'
FLOWERING PERENNIALS		
Armeria maritima ssp. californica*	California Sea Pink	Understory masses, 8"-12"x 8"-12"
Heuchera hyb.*	Coral Bells	Accent drifts, Understory, 12"-18"x12"-18"
Iris douglasiana - Hybrids*	Alum Root Hybrids	Mixed Accent Drifts, Understory, 12"-18"x1'-2'
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3'x4'
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Artemisia californica 'Montara'*	Montara Sagebrush	Dense mat, aromatic, 2'x4'
Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	Red Stems, 2'x5'-6'
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	Small toothed leaves, 1'x4'
GRASSES / IRIS/LILY		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 3'x3'
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 1'x1'

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KANAN ROAD & CORNELL ROAD RIGHT-OF-WAYS

BOTANIC NAME	COMMON NAME	COMMENTS
MEDIUM/SMALL SHRUBS		
Mimulus (Diplacus) aurantiacus***	Bush Monkey Flower	Evergreen (Hydroseed) 2'-3'x2'-3'
Symphoricarpos mollis**	Creeping Snowberry	Deciduous, wildlife value, 2'x3'
FLOWERING PERENNIALS		
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, 1'x2'
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, 12"-18"(Hydroseed)
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 3'x3'
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute,1'-2'x1'-2' (Hydroseed)
GRASSES / IRIS/LILY		
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass , 2'x1' (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass, 2'x1' (Hydroseed)
WILDFLOWERS		
Eschscholzia california**	California Poppy	6"-15" (Hydroseed)
Gilia capitata**	Globe Gilia	Robust, 2' (Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)

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KANAN ROAD SLOPE TREATMENT

NOTE: Planting must meet Spacing & Distance Guidelines from the Fire Department's *Fuel Modification Plan Guidelines for Project's Located in Fire Zone 4 or Very High Fire Hazard Severity Zones*, adopted January 1998 (as well as any ammendments or more current versions).

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
LARGE SHRUBS		
Aesculus californica*	California Buckeye	Deciduous flowering, 15'-30'x15'-30'
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Ceanothus 'Concha'*	California Mountain Lilac	Evergreen flowering, 5'-6'x8'-10'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x12'-20'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous, flowering, 6'x8', showy
Mahonia 'Golden Abundance'*	Oregon Grape Hybrid	Evergreen shrub, fruit, 4'-8'x4'-6'
Prunus ilicifolia ssp. ilicifolia***	Hollyleaf Cherry	Evergreen flowering, slow to 25'
Quercus berberidifolia***	Scrub Oak	Evergreen, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen shrub, 5'x5'
Rhamnus californica 'Eve Case'*	Coffeeberry	Evergreen, fruit bearing, 5'x5'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS		
Artemisia californica***	California Sagebrush	(Not planted within 50' of a structure)
Brickellia californica***	California Brickelbush	Deciduous, fragrant, Crib wall, 4'x3'
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy, Crib wall, 2'x4'
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers, 3'-4'x6'-8'
Mimulus (Diplacus) aurantiacus***	Bush Monkey Flower	Evergreen, Crib wall (Containers)
Ribes aureum var. gracillimum***	Golden Currant	Deciduous, wildlife value
Ribes speciosum***	Fuchsia Flowering Gooseberry	Deciduous, wildlife value
Salvia apiana***	White Sage	Evergreen (Hydroseed)
Symphoricarpos mollis**	Creeping Snowberry	Deciduous, wildlife value, 2'x3'
Woodwardia fimbriata**	Giant Chain Fern	Fern, 4'x4'
FLOWERING PERENNIALS		
Acourtia microcephala***	Sacapellote	Slope stabilizer, 3'x2', (Hydroseed)
Dudleya pulverulenta***	Chalk Dudleya	Succluent, Crib wall, 1'x1'
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3'x4'
Lotus scoparius var. scoparius***	Deerweed	Yellow pea flowers, 2'x3' (Hydroseed)
Penstemon centranthifolius**	Scarlet Bugler	Accent, Crib wall
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, Crib wall, 1'x2'
Solidago californica**	California Goldenrod	Attracts butterflies, Spreading habit

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KANAN ROAD SLOPE TREATMENT (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	12"-18"x6'-12"
Ceanothus griseus 'Yankee Point'*	Yankee Point Ceanothus	North & East slopes, 2'-3'x8'-10'
GRASSES / IRIS/LILY		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 1'-3'x2'-3'
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 8"-12"
WILDFLOWERS		
Chorizanthe staticoides***	Turkish Rugging	(Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)
Madia elegans***	Common Madia	(Hydroseed)
VINES		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks

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PRIVATE LOTS

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BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Agonis flexuosa	Peppermint Tree	Evergreen accent, 25'-35'
Alnus rhombifolia**	White Alder	Evergreen shade, 30'-60'
Cercis occidentalis*	Western Redbud	Deciduous flowering accent, 6-16'x10'-20'
Chitalpa tashkentensis	Chitalpa	Deciduous flowering accent, 20'-30'
Lagerstroemia indica	Crape Myrtle	Deciduous flowering accent, 15'-25'
Lyonothamnus flor. ssp. asplenifolius*	Fernleaf Catalina Ironwood	Evergreen feature, 20-35'x10'-15'
Platanus racemosa***	California Sycamore	Deciduous feature, 40'x30'
Pyrus calleryana 'Stone Hill'	Stone Hill Callery Pear	Deciduous flowering, fall color, 15'-25'
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
LARGE SHRUBS		
Aloe arborescens	Tree Aloe	Evergreen succulent, 6'-12'
Berberis 'Ken Hartman'*	California Grape	Evergreen, 5'x5'
Camellia sp.	Camellia	Evergreen flowering, shade
Cereus peruvianus	Peruvian Apple	Evergreen succulent, 12'-18' H
Dendromecon harfordii	Island Bush Poppy	Evergreen flowering, 15'-20'
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	Evergreen, purple foliage, 12'-18' H
Griselinia littoralis	Griselinia	Evergreen, good espalier 10'x10'
Lavatera assurgentiflora*	California Tree Mallow	Evergreeen flowering, 8'-12'
Leptospermum scoparium	New Zealand Tea Tree	Evergreen, showy flowers, 6'-10'
Leucophyllum frutescens 'Green Cloud'	Texas Ranger	Evergreen, showy flowers, 6'-8'
Mahonia 'Golden Abundance'	Oregon Grape Hybrid	Evergreen, showy flowers, 5'-6'
Rhamnus crocea*	Redberry	Evergreen, fruit bearing, 5'x5'
MEDIUM/SMALL SHRUBS & SUCCULENTS		
Agave americana 'Variagata'	Variegated Century Plant	Evergreen accent, sharp spines
Agave parryi	Parry's Century Plant	Evergreen accent, sharp spines
Ceanothus 'Wheeler Canyon'*	Blue Mountain Lilac	Evergreen accent, showy flowers
Cistus purpureus	Orchid Rockrose	Evergreen accent, showy flowers
Correa 'Dusky Bells'	Pink Australian Fuchsia	Evergreen, flowering
Correa 'Ivory Bells'	White Australian Fuchsia	Evergreen, flowering
Coprosma 'Rainbow Surprise'	Rainbow Surprise Mirror Plant	Evergreen, foundation, fall color
Cotyledon orbiculata	Cotyledon	Evergreen succulent, flowering
Crassula ovata 'Pink Beauty'	Pink Jade Plant	Evergreen succulent, showy flowers
Dasylirion longissima	Mexican Grass Tree	Evergreen accent
Echeveria imbricata	Hen-and-Chickens	Evergreen succulent
Echinocactus grusonii	Barrel Cactus	Evergreen cactus
Epilobium canum ssp. canum***	California-fuchsia	Evergreen accent, showy
Euryops pectinatus 'Viridis'	Green-Leafed Euryops	Evergreen, flowering
Fremontodendron 'Ken Taylor'*	Ken Taylor Flannel Bush	Evergreen, showy flowers
Grevillea 'Noellii'	NCN	Evergreen accent
Juniperus chinensis 'Gold Coast'	Gold Juniper	Evergreen, colored foliage
Lavandula angustifolia	English Lavender	Evergreen, fragrant
Rosmarinus officinals	Rosemary	Evergreen, foundation
Salvia leucantha	Mexican Bush Sage	Evergreen, showy flowers
Santolina chamaecyparissus	Lavender Cotton	Evergreen, showy flowers

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PRIVATE LOTS (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
FLOWERING PERENNIALS		
Armeria maritima ssp. californica*	California Sea Pink	Understory masses
Centaurea cineraria	Dusty Miller	White-grey foliage, 12”-15” H
Dudleya virens	Island Live-forever	Flowering succulent
Gaillardia grandiflora	Blanket Flower	Abundant summer flowers, 2’-3’
Gaura lindheimeri	Gaura	Spring-summer flowers
Heuchera hyb.*	Coral Bells	Accent drifts, Understory
Iris douglasiana - Hybrids*	Alum Root Hybrids	Mixed Accent Drifts, Understory
Keckiella cordifolia***	Heart-leaf Penstemon	Vining shrub, likes cool roots, 3’x4’
Kniphofia uvaria	Red-Hot Poker	Clumping, striking stalk flowers
Limonium pereaii	Sea Lavender	Clumping, intense purple flowers
Penstemon centranthifolius**	Scarlet Bugler	Red accent (cut back each year)
Perovskia atriplicifolia	Russian Sage	Purple flowers (cut back each year)
Sedum spectabile	Stonecrop	Clumping succulent, 12”-24” H
Teucrium gussonei	Germander	Low growing, deep purple flowers
GROUNDCOVERS		
Achillea millefolium**	Common Yarrow	Can be turf substitute (Hydroseed)
Artemisia californica ‘Montara’*	Montara Sagebrush	Dense mat, aromatic, 2’x4’
Arctostaphylos ‘Pacific Mist’*	Pacific Mist Manzanita	Red Stems, 2’x5’-6’
Baccharis pilularis ‘Twin Peaks’*	Coyote Brush	Small toothed leaves, 1’x4’
Cerastinium tomentosum	Snow-in-Summer	Silver-grey tufted mats, white flowers
Coprosma kirkii ‘Variegata’	Variegated Mirror Plant	Evergreen, 18”H x 6’-8’ W
Cotoneaster dammeri ‘Lowfast’	Bearberry Cotoneaster	Masses, 12”x 12’-15’
Erigeron glaucus	Seaside Daisy	Flowering, 10”-12” H x 2’ W
Fragaria chiloensis	Sand Strawberry	Lush compact mat, 4”-8” H
Haworthia attenuata	Zebra Plant	Rigid succulent accent, 6” H
Helianthemium nummularium	Sunrose	Maney colors available, 6”-8” H x 3’W
Juniperus horizontalis	Creeping Juniper	Many varieties/colors, 1’H x 5+’W
Myoporum ‘Pacificum’	Myoporum	Evergreen, 2’-3’ H x 15’-30’ W
Sedum dendroideum praealtum	(No Common Name)	Spreading succulent, 12”-18” H
Sedum rubrotinctum	Pork and Beans	Succulent, 6”-8” H
Senecio mandraliscae	Blue Dicks	Distinctive blue succulent, 12”-15” H
GRASSES / IRIS/LILY		
Festuca ovina glauca	Blue Fescue	Small grey-blue tufts
Helictotrichon sempervirens	Blue Oak Grass	Accent masses, 1’-2’x1’-2’
Muhlenbergia rigens**	Deergrass	Use with Sycamores, 3’x3’
Phormium tenax	New Zealand Flax	Small hybrids only (3’ max. height and dead material must be regularly removed)
Sisyrinchium bellum***	Blue-Eyed Grass	Reseeds, 8”-12”
TURF GRASS		
Buffalo Grass - *all varieties*		
St. Augustine Grass - *Floratam*		
VINES		
Bougainvillea sp.	Bougainvillea	Evergreen, Colorful (well maintained and not directly connected to habitable structures)
Hibbertia scandens	Guinea Gold Vine	Evergreen, fast growth, needs water
Jasminum officinale	Common White Jasmine	Evergreen-Semi-Deciduous

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PRIVATELY OWNED NATIVE PLANTED SLOPE

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BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Populus fremontii***	Western Cottonwood	Deciduous, 40'-60'x20'-30'
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
LARGE SHRUBS		
Baccharis pilularis ssp. consanguinea**	Coyote Brush	Evergreen, wildlife value, 3'-6'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous flowering, 6'x8'
Quercus berberidifolia***	Scrub Oak	Evergreen, dense foliage, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen, fruit bering, 5x5
Rhamnus californica 'Eve Case'*	Coffeeberry	Evergreen, fruit bearing, 5'x5'
Rhus ovata***	Sugar Bush	Evergreen flowering, 15'-20'x15'-25'
Sambucus mexicana***	Blue Elderberry	Deciduous, wildlife value, 15'x20'
MEDIUM/SMALL SHRUBS		
Brickellia californica***	California Brickelbush	Deciduous, fragrant, Crib wall, 4'x3'
Hazardia squ. var. grindelioides***	Saw-Toothed Goldenbush	Perennial (Hydroseed), 3'x5'
Ribes aureum var. gracillimum***	Golden Currant	Deciduous, wildlife value
Salvia apiana***	White Sage	Evergreen, 3'-5'x3'-4' (Hydroseed)
Woodwardia fimbriata**	Giant Chain Fern	Fern, 4'x4'
FLOWERING PERENNIALS		
Acourtia microcephala***	Sacapellote	Slope stabilizer, 3'x2' (Hydroseed)
Artemisia douglasiana***	Mugwort	(Not planted within 50' of a structure)
Asclepias fascicularis***	Narrow-leaf Milkweed	Attracts Monarchs, Winter dormant, 3'x3'
Dudleya pulverulenta***	Chalk Dudleya	Succluent, Crib wall, 1'x1'
Helianthus gracilentus***	Slender Sunflower	Attracts butterflies, 3'x2' (Hydroseed)
Lotus scoparius var. scoparius***	Deerweed	Yellow pea flowers, 2'x3' (Hydroseed)
Mimulus aurantiacus**	Bush Monkey Flower	Apricot flowers, 1'-4' H x 2'-3' W
Penstemon hetero. var. australis***	Foothill Penstemon	Abundant flowers, Crib wall, 1'x2'
Potentilla glan.ssp. glandulosa***	Sticky Cinqufoil	Small flowers, 1'x2'
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, (Hydroseed)
Solidago californica**	California Goldenrod	Attracts butterflies, Spreading habit, 2'x3'
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 3'x3'

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PRIVATELY OWNED NATIVE PLANTED SLOPE (Cont.)

BOTANIC NAME	COMMON NAME	COMMENTS
GROUNDCOVERS		
Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	Red Stems, 2'x5'-6'
Baccharis pilularis 'Twin Peaks'*	Coyote Brush	12"-18"x6'-12"
Ceanothus griseus 'Yankee Point'*	Yankee Point Ceanothus	North & East slopes, 2'-3'x8'-10'
GRASSES / IRIS/LILY		
Chlorogalum pomeridianum***	Soap Plant	Bulb, basal leaves, tall flower stalks, 3'x1'
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass, 2'x1', (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass, 2'x1' (Hydroseed)
WILDFLOWERS		
Eschscholzia california**	California Poppy	(Hydroseed)
Chorizanthe staticoides***	Turkish Rugging	Attract butterflies, 3'x2' (Hydroseed)
Clarkia unguiculata***	Elegant Clarkia	(Hydroseed)
Eriophyllum confertiflorum var. c.***	Golden Yarrow	(Hydroseed)
Gilia capitata**	Globe Gilia	Robust (Hydroseed)
Hemizonia fasciculata***	Slender Tarweed	(Hydroseed)
Lupinus bicolor**	Annual Lupine	(Hydroseed)
Lupinus latifolius**	Big-leaf Lupine	(Hydroseed)
Madia elegans***	Common Madia	(Hydroseed)
Phacelia tanacetifolia**	Lacy Phacelia	Heavy bloom (Hydroseed)
Trichostema lanceolatum***	Vinegar Weed	Aromatic (Hydroseed)
VINES		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks
RELOCATED SPECIES		
Yucca whipplei ssp. intermedia***	Our Lord's Candle	Accent **(relocated from site)**

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OAK TREE PALETTE

BOTANIC NAME	COMMON NAME	COMMENTS
TREES		
Quercus agrifolia ssp. a.***	Coast Live Oak	Evergreen oak, 20'-50'x35'+
Quercus lobata***	Valley Oak	Deciduous oak, fall color, 40'-60'x40'-60'
MEDIUM SHRUB		
Ribes speciosum***	Fuchsia Flowered Gooseberry	Deciduous, wildlife value, 4'-8'
FLOWERING PERENNIALS		
Potentilla glan.ssp. glandulosa***	Sticky Cinqufoil	
Salvia spathacea**	Hummingbird Sage	Attracts Hummingbirds, 12"-18" (Hydroseed)
Venegasia carpesioides***	Canyon Sunflower	Bright yellow sunflower, 1'x2'
GRASS		
Elymus glaucus**	Blue Wild Rye	Bunchgrass, under oaks, 3'x1' (Hydroseed)
VINE		
Lonicera subspicata var. denudata***	Chaparral Honeysuckle	Evergreen, wildlife value, under oaks

MITIGATION - LARGE SHRUBS

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BOTANIC NAME	COMMON NAME	COMMENTS
LARGE SHRUBS		
Aesculus californica*	California Buckeye	Deciduous flowering,
Ceanothus 'Concha'*	California Mountain Lilac	Evergreen flowering, 5'-6'x8'-10'
Ceanothus 'Ray Hartman'*	Mountain Lilac	Evergreen flowering, 12'-20'x15'-20'
Heteromeles arbutifolia**	Toyon	Evergreen, wildlife value, 8'-20'x10'-20'
Holodiscus discolor**	Cream Bush	Deciduous flowering, 6'x8'
Mahonia 'Golden Abundance'*	Oregon Grape Hybrid	Evergreen, fruit, 4'-8'x4'-6'
Prunus ilicifolia ssp. ilicifolia***	Hollyleaf Cherry	Evergreen flowering, slow to 25'
Quercus berberidifolia***	Scrub Oak	Evergreen, 6'x6'
Rhamnus californica ssp. california***	California Coffeeberry	Evergreen, fruit bearing, 5'x5'
Sambucus mexicana***	Blue Elderberry	Deciduous, wildlife value, 15'x20'
GRASSES		
Hordeum brac. ssp. californucum**	California Barley	Bunchgrass (Hydroseed)
Nassella pulchra***	Purple Needle Grass	California state grass (Hydroseed)

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