Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 30, 2014

Kathleen O'Prey Truman
Truman & Elliott LLP
626 Wilshire Boulevard, Suite 550
Los Angeles, California 90017

REGARDING: **PROJECT NO. TR071735-(3)**
VESTING TENTATIVE TRACT MAP NO. TR071735
CONDITIONAL USE PERMIT NO. 201100122
PARKING PERMIT NO. 201100005
ENVIRONMENTAL ASSESSMENT NO. 201100192
901 ENCINAL CANYON ROAD

The Regional Planning Commission, by its action of **April 30, 2014,** has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 12, 2014. Appeals must be delivered in person.**

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

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kevin Finkel of the Special Projects Section at (213) 974-6422, or by email at kfinkel@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Samuel Dea, Supervising Regional Planner
Special Projects Section

CC 060412

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Mitigation Monitoring and Reporting Program
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

SZD:KAF

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR071735-(3)
VESTING TENTATIVE TRACT MAP NO. 071735-(3)

1. **ENTITLEMENT REQUESTED.** Vesting Tentative Tract Map No. 071735 is a proposal to create seven (7) lots by consolidating 29 existing lots, including two (2) development lots accommodating a remodeled golf course and 224,760 square feet of structures associated with the Malibu Institute educational retreat facility and five (5) open space lots with a caretaker's residence on approximately 650 acres.

2. **HEARING DATE.** The Regional Planning Commission ("Commission") of the County of Los Angeles has conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 071735 on April 30, 2014. Vesting Tentative Tract Map No. 071735 was heard concurrently with Conditional Use Permit No. 201100122, Parking Permit No. 201100005, and Environmental Assessment No. 201100192.

3. **PROJECT DESCRIPTION.** The applicant proposes a Vesting Tentative Tract Map to create seven (7) lots by consolidating 29 existing lots, including two (2) development lots accommodating a remodeled golf course and 224,760 square feet of structures associated with the Malibu Institute educational retreat facility and five (5) open space lots with a caretaker's residence on approximately 650 acres. Project would create a sports-oriented educational retreat facility affiliated with the University of Southern California (USC) to complement a remodeled 18-hole golf course on a 650-acre property currently operated at the Malibu Golf Club in the unincorporated Santa Monica Mountains in Los Angeles County. In addition to the remodeled golf course, the Project would also develop a 48,164-square-foot Malibu Institute building consisting of educational and meeting facilities. The Project would also develop visitor-serving overnight accommodations to facilitate multi-day programs that may be held on-site. The overnight accommodations would consist of 40 bungalow units in 37 individual structures with four bedrooms per unit, for a total of 160 bedrooms. The structures would be two-stories (four would be single-story) with floor areas ranging from 2,610 square feet to 2,885 square feet for the single bungalow units, and 5,310 square feet for structures with two bungalow units. Other facilities that would be provided by the Project include a 30,147-square-foot clubhouse with dining and lounge facilities as well as a fitness and wellness center, and an outdoor swimming pool with a poolside shower and changing room. The Project would also construct a 12,104-square-foot building containing a golf pro-shop that would provide retail space for golf-related merchandise, eight indoor computerized driving range bays, and grill/snack shop. The Project also would develop support facilities necessary for the upkeep of the Project, including an 875-square-foot caretaker's residence, a 10,500-square-foot maintenance building, a 9,162-square-foot golf cart storage barn, a 4,623-square-foot warehouse, and a 120-square-foot security/information building.

4. **LOCATION.** The subject property is located at 901 Encinal Canyon Road, Malibu CA 90265. The Project site is located within the Coastal Zone portion of the unincorporated Santa Monica Mountains north of the City of Malibu and south of the Cities of Agoura Hills, Calabasas, Thousand Oaks, and Westlake Village and is bound by Encinal Canyon Road on the south and the intersection of Mulholland Highway and Westlake Boulevard on the north.

5. **TENATIVE AND EXHIBIT MAP DESCRIPTION.**

Tentative Map

Tentative map dated 1-15-14 depicts an approximately 650-acre Project site with seven (7) lots. One (1) lot (Lot 6) would be developed with a remodeled golf course; one (1) lot (Lot 5) would be developed with the Malibu Institute Project; Lots 1, 2, 4, and 7 would be dedicated as open space and Lot 3 would be dedicated as open space and would retain an existing caretaker's unit. The map also depicts a number of existing structures to be removed from throughout the Project site, including an existing abandoned residence in the northern portion of the project site, and a number of structures associated with the existing golf course (restrooms, maintenance, and clubhouse facilities). Access to Lots 1, 2, 3, and 4 is from Mulholland Highway; access to Lots 5 and 7 is from Encinal Canyon Road; there is no direct access to Lot 6 and the applicant is proposing to grant reciprocal access between Lots 5 and 6 and requesting the Regional Planning Commission waive the frontage requirements for Lot 6. Outside of the existing disturbed area, the topography of the site is shown to be varied, depicting both valleys and ridgelines.

Exhibit Map

Exhibit map dated 1-15-14 depicts an approximately 650-acre Project site with seven (7) lots. The exhibit depicts 224,760 square feet of development including the footprints of the proposed 12,104-square foot golf pro shop and grille, 10,500-square foot maintenance building, 30,147-square foot clubhouse building, relocated helipad, recreation area with a pool and an 800-square foot changing room, an existing water tank, 9,162-square foot cart storage building, 4,623-square foot warehouse, 48,164-square foot Malibu Institute building, on-site wastewater treatment system, 120-square foot information building, and one expanded surface parking lot on the western side of the development area and one resurfaced and screened surface parking lot on the southern side of the development area containing a total of 387 parking spaces, including eight handicap spaces. The map also depicts 37 bungalow structures (comprised of 34 single bungalow structures and three double bungalow structures for a total of 40 bungalows). The bungalow structures range in size from 2,610 square feet to 5,310 square feet. The map also depicts a landscape plan detailing 40 acres of landscaping including fuel modified native hillside paving, enhanced drought-tolerant planting, turf (non-golf) areas, and golf, native hillside, and native revegetation areas. The map also

depicts a plan for the removal of 1,590 non-native on-site trees.

6. **EXISTING ZONING.** The subject property is zoned A-1-1 (Light Agriculture, 1-acre minimum lot size), RPD-5-0.2U-DP (Residential Planned Development, 5-acre minimum lot size, 0.2 dwelling units per acre), R-R-1 (Resort and Recreation, 1-acre minimum lot size), and A-1-20 (Light Agriculture, 20-acre minimum lot size). Surrounding zoning includes O-S (Open Space), A-1-1 (Light Agriculture, 1-acre minimum lot size), A-1-5 (Light Agriculture, 5-acre minimum lot size), RPD-1-1U-DP (Residential Planned Development, 1-acre minimum lot size, 1 dwelling unit per acre), A-1-10 (Light Agriculture, 10-acre minimum lot size), and A-1-20 (Light Agriculture, 20-acre minimum lot size).

7. **EXISTING LAND USES.** The subject property is developed with the Malibu Golf Club, including an 18-hole golf course, a clubhouse, a maintenance building, a storage building, an unpaved and graded helipad, and a water-storage tank. The subject property is also developed with a caretaker's residence and an abandoned residence in the northern portions of the Project site. Surrounding land uses include public and private vacant property, recreational trails, scattered single-family homes with some homes including equestrian facilities, Fire Camp 13, a facility operated by the Los Angeles County Fire Department in conjunction with the California Department of Corrections and Rehabilitation, located approximately one-half mile to the southwest of the Project site, and Camps Miller and Kilpatrick, two Los Angeles County Department of Probation juvenile detention facilities located approximately one mile to the east of the Project site.

8. **PREVIOUS CASES/ZONING HISTORY**. The Malibu Country Club was developed on the Project site as an appurtenant use to a residential development in 1977. The residential development was never constructed due to subsequent litigation that set aside Zoning Cases 5844 and 5867 and changed density and zoning in the area to A-1-1 and R-R-1. In 1982, the County issued CUP No. 1453 to authorize the use of a private golf course on the Project site. This CUP expired on November 11, 1999. In 1999, the County approved CUP No. 98-059 (attachment) to authorize the continued use of the Project site for the operation of an 18-hole golf course, clubhouse, and appurtenant facilities, including three caretaker's residences for a period of 20 years, expiring on November 14, 2019. The existing configuration of the 29 legal lots is the result of three Lot Line Adjustments approved by the County.

9. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY.** The Project site is subject to the land use provisions within the 1986 Malibu Land Use Plan (LUP). This plan designates the portions of the Project site proposed for development as 3 (Rural Land I), 4 (Rural Land II), and 5 (Rural Land III). These land categories allow for: Residential Rural Land. Generally low-intensity, rural areas characterized

by rolling to steep terrain usually outside established rural communities. Principal permitted land uses shall include: large lot residential uses. Low-intensity commercial recreational uses, agriculture activities, the less intensively developed or open space portions of urban and rural developments, and lower cost visitor residential and recreational uses designed for short-term visitor use such as hostels, tent camps, recreational vehicle parks, and similar uses are permitted as a conditional use. The Project would remodel the existing 118-acre golf course and add an educational facility with overnight accommodations in 40 bungalows and would be consistent with these categories.

The following are key policies of the 1986 Malibu Land Use Plan applicable to the proposed Project:

- *Policy P1: Provide recreational opportunities to meet the variety of recreation demands.* The Project would improve recreational opportunities within the Santa Monica Mountains National Recreation Area by remodeling an existing golf course and expanding the services and facilities available to include conference space for educational programs, overnight accommodations, and an expanded clubhouse. While the golf course would remain available to the general public, the availability of restaurants, a snack bar, driving range, swimming pool, and other amenities would serve the needs of overnight guests on-site while also providing access to facilities, such as restrooms, restaurant, and a snack bar, for the public, including hikers and bicycle riders using nearby trails or the proposed Class 3 bike lane between Mulholland Highway and Pacific Coast Highway. With its proposed facilities, the Project would be consistent with this Policy.

- *Policy P74: New development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources.* The Project would remodel the existing golf course and associated facilities within the footprint of the existing golf course, which is accessed from Encinal Canyon Road, a paved public street, and is provided with potable water by existing Las Virgenes Municipal Water District (LVMWD) infrastructure. On-site wastewater treatment would be provided through installation of a new on-site water treatment facility that would produce recycled water suitable for use in irrigation or subsurface infiltration. The existing septic systems, with the exception of the system for the existing caretaker's residence near Mulholland Highway, would be abandoned pursuant to a permit issued by the County Department of Public Health. By using an already disturbed area of the Project site and improving its water quality features, wastewater facilities, water conservation components, and replacing non-native ornamental landscape with drought tolerant native species, the Project

would minimize its effects on sensitive environmental resources onsite and downstream to ensure consistency with this Policy.

- *Policy P271(a)(1): Residential Rural Land. Generally low-intensity, rural areas characterized by rolling to steep terrain usually outside established rural communities. Principal permitted land uses shall include: large lot residential uses. Low-intensity commercial recreational uses, agriculture activities, the less intensively developed or open space portions of urban and rural developments, and lower cost visitor residential and recreational uses designed for short-term visitor use such as hostels, tent camps, recreational vehicle parks, and similar uses are permitted as a conditional use, provided that any residential use for more than short term visitor occupancy shall not exceed the intensity of use of the equivalent residential density. The following maximum residential density shall apply:*

  Rural Land I – one dwelling unit per ten acres average, consistent with other policies of the LCP.

  Rural Land II – one dwelling unit per five acres average, consistent with other policies of the LCP.

  Rural Land III – one dwelling unit per two acres average, consistent with other policies of the LCP.

  The Malibu Institute project is consistent with the 1986 Malibu Land Use Plan (LUP). The Project would remodel the existing 118-acre golf course utilizing design features that will provide an environmentally superior golf course and add an educational facility with overnight accommodations in 40 bungalows to increase visitor access to the Coastal Zone on approximately 20 acres of the 650-acre property. The Project development would occur entirely within the area previously disturbed by the existing golf course. Over 450 acres of the property, consisting mostly of undeveloped hillsides, would be dedicated to a public agency as permanent open space. Improvements to the remodeled golf course would remove approximately 1,590 non-native trees, include sand-capping of the fairways and other measures to promote infiltration of stormwater and improve water quality, install photovoltaic panels with the goal of generating the majority of the Project's energy needs, and construct a wastewater treatment system that would generate approximately 40,000 gallons per day to be used to partially irrigate the course. Overall the Project would reduce the use of water on the site by approximately 32% and would retain the last public golf course within the Santa Monica Mountains Coastal Zone. The Project also would restore habitats at the existing golf course ponds, which are hydrologically

connected with Trancas Creek. The golf course ponds would be temporarily dewatered to eradicate invasive animals and vegetation and sediment would be removed to improve functional capacity and remove any toxins such as pesticides and herbicides that may have accumulated in bottom sediments. The ponds then would be refilled and replanted with native vegetation. As discussed in the Project's EIR, the Project would have a less than significant impact on the environment.

The Project would consist of less new development than would be allowed under the maximum residential density standards of this policy. According to the LUP Map within the 1986 Malibu LCP Land Use Element, the development area and golf course at the Project site are designated as Rural Lands II and III (RL-II, RL-III). The areas located around the development area, comprising the majority of the 650-acre Project site, are designated Mountain Lands (M2) and Rural Lands (RL-I, RL- II, RL-III). The Rural Land designations allow for the establishment of visitor-serving, resource-based commercial recreation uses characterized by large open space areas, limited building coverage, and minimal modification of the natural environment.

Two of the principal permitted uses of these land use categories are low-intensity commercial recreational uses and lower cost visitor recreational uses. The Project would create a low-intensity project by limiting development to areas of existing disturbance and incorporating LEED Platinum design principles, such as green roofs, moisture sensing irrigation system, solar panels, drought tolerant landscaping, waste recycling, and development of a transportation system utilizing shuttles and electric vehicles.

Furthermore, the zoning for most of the development area, Resort-Recreation (R-R), is consistent with the Malibu Land Use Plan designation. The R-R zone allows for golf courses with clubhouse facilities by right, and hotels, colleges/universities with appurtenant facilities, guest ranches, restaurants and grading projects with a conditional use permit. Accordingly, these uses are consistent within the designated Rural Land portion of the property.

Permitting development of 224,760 square feet on 20 acres within the larger 650-acre Project site (approximately 0.3% of the total property) balances the need for visitor-serving recreational facilities in the Santa Monica Mountains with the protection of sensitive natural resources. It would allow clustered development in the existing disturbed areas in the southern portion of the Project site, adjacent to Encinal Canyon Road, while maintaining the rural

nature of the remaining portions of the Project site consistent with the Land Use Element policies to "enhance recreational opportunities" and "protect the integrity of existing rural communities." The Project would protect the integrity of existing rural community by providing buildings simple in form, function and architectural character to complement the mountainous character of the surrounding property. Landscaping, including mature oaks trees and other native trees, would screen buildings from Encinal Canyon Road and Mulholland Highway.

The majority of the remaining areas of the property designated as M2 (Mountain Lands) and RL-I, II, and III, approximately 450 acres, could potentially be developed with single-family residences and recreational uses. Residential development on these parcels would disturb ESHA and SERA and require large fuel modification buffers. Clustering development on 20 previously disturbed acres, approximately three percent of the 650-acre property, in the southern portion of the property would allow the Project to provide over 450 acres of this undisturbed native habitat as permanently dedicated open space, consistent with the goal of the Malibu LUP to "preserve the unique natural resources and fragile environment of the Malibu/Santa Monica Mountains Coastal Zone for the enjoyment of millions of Los Angeles area residents and visitors." The low-intensity educational retreat therefore would be consistent with the Rural Land I, Rural Land II and Rural Land III designations.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The Project complies with the development standards of the R-R-1 (Resort and Recreation) and A-1-1 (Light Agricultural) zones. The proposed Project is comprised of:
    - the Malibu Institute (meeting rooms and lecture hall), which is permitted in the R-R-1 zone with a conditional use permit;
    - the overnight bungalow accommodations, which are permitted in the R-R-1 zone with a conditional use permit;
    - the remodeled golf course, which is a principal permitted use in the R-R-1 zone and requires a conditional use permit in the A-1-1 zone;
    - the administration/security building, which is permitted in the A-1-1 zone with a conditional use permit;
    - a golf pro shop/cart barn, which is permitted in the R-R-1 zone as appurtenant to the golf course and in the A-1-1 zone as appurtenant to the A-1-1 zone with a conditional use permit;
    - the maintenance and warehouse buildings; which are permitted in the R-R-1 zone as appurtenant to the golf course;

- the caretaker's residence which is permitted in both the R-R-1 and A-1-1 zones with a conditional use permit;
- the restaurant/bar/cocktail lounge is permitted in the R-R-1 zone with a conditional use permit and where the sale of alcohol is also permitted with a conditional use permit;
- accessory live entertainment associated with the conference center and restaurant is permitted in the R-R-1 zone;
- Project required grading, which is permitted in both the R-R-1 and A-1-1 zones with a conditional use permit;
- the retention of the existing water tank, which is permitted in the R-R-1 zone with a conditional use permit; and
- the relocated helipad, which is permitted with a conditional use permit.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Project is set within a valley in the center of the Project site and would not be adjacent to any of the surrounding uses. Further, the Project would be designed to blend with the surrounding environment and topography, with structures developed with consistent design, vegetated roofs, and natural materials. The Project will provide sufficient parking and access within the Project site.

12. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this Project (maps dated 1-15-14). The conditions of all five departments of the Subdivision Committee are attached.

13. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Because the Project is proposing to construct an on-site wastewater treatment system, the Los Angeles Regional Water Quality Control Board requires that the Project obtain an MS4 permit and comply with all conditions attached to said permit. Additionally, the Project is required to get a letter from the National Park Service indicating their willingness to accept the dedication of over 450 acres of open space.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. **PUBLIC COMMENTS.** By the close of the public comment period on the DEIR, 46 written comments regarding the Project had been submitted. Comments were received from local governments and agencies as well as individuals. Written testimony in favor of the Project emphasized the benefits to both the community

and the environment, including the provision of overnight accommodations and the remodeling and maintenance of a public-use golf course in the National Recreation Area and the improvements to the environment like eradication of on-site invasive species, a significant reduction in on-site water consumption, and the dedication of approximately 450 acres of undeveloped land as permanent open space. Other environmental benefits cited include constructing LEED Platinum (or equivalent) buildings and the overall sustainability of the Project. Only one written letter expressed concern with the Project. Concerns were related to the overall built footprint of the Project and what was being done with the portions of Trancas Creek that had been previously altered and culverted through the Project site.

Prior to the public hearing, staff received eight additional letters from member of the public, institutions, and the applicant. Four (4) of these letters expressed concern with the project, two (2) letters expressed support, and two (2) letters were from the applicant addressing the concerns raised about the project.

16. **PUBLIC HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing on the Project Permits and Vesting Tentative Tract Map on April 30, 2014. Four of the Commissioners were present with Commissioner Valadez absent. The Commission heard a presentation from Regional Planning Staff, which included suggested modifications to some of the draft Conditions of Approval. The Commission asked staff to summarize the changes to the conditions recommended by staff and asked if the applicant had identified an agency to accept the open space dedication. Staff responded to the request and noted that the National Park Service has confirmed their willingness to accept the dedication writing.

The Commission heard testimony from the permittee and members of the public. Testimony was heard from 25 persons and representatives from various groups, organizations, and institutions including the applicant. All but one of the speakers spoke in favor of the project. The opposition while expressed concern that the Project is not consistent with the Coastal Act. At the conclusion of the public testimony, the Commission gave the applicant an opportunity to respond to the concerns raised. The Applicant noted that he had made numerous attempts with the opposition in order to address the concerns but the individual had canceled all of the scheduled meetings. Furthermore, the Applicant stated that the Project is consistent with all applicable policies of the LUP.

Following the comment period, the Commissioners discussed the Project, made modifications to staff's suggested conditions, and introduced a new condition limiting the number of evening events held on-site. The applicant agreed to the modifications and the new condition.

Subsequently, the Commission closed the public hearing, certified the Final EIR and adopted the MMRP, and approved the Vesting Tentative Tract Map and project permits, subject to the Conditions of Approval as recommended by staff and further modified by the Commission.

17. The existing structure, which is currently used as the caretaker's residence shown on Lot 3 of the tentative map, is intended to remain. This structure's continued existence at its present location is in conformance with the requirements of the County Zoning Ordinance.

18. This tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

19. Pursuant to Section 21.52.010 of the Los Angeles County Code (Subdivision Ordinance) the requirement of the street frontage for Lot 6 has been waived since the Project is for non-residential use and intended for recreational uses which is designed to be served by a driveway system to be contained within the existing disturbed area of the project site and that it is impractical to provide frontage for this lot , and that this modification is within sprit and purposes of the Subdivision Map Act and the Los Angeles County Code (Subdivision Ordinance).

20. The Commission finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the 1986 Malibu Land Use Plan. The project provides recreation, education, and visitor-serving overnight accommodations in the Santa Monica Mountains National Recreation Area within the California Coastal Zone. The proposed Project clusters development within the footprint of the existing disturbed area and therefore minimizes development in natural resource areas.

21. The Commission finds that the site is physically suitable for the type of development being proposed, since the project site is already disturbed and can accommodate development in accordance with the County grading ordinance, has access to a County-maintained street, shall be served by an on-site wastewater treatment system, is being provided water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.

22. The Commission finds that the proposed subdivision is adequately served by the necessary public and private service facilities. Domestic water will be provided to the Project site by LVMWD. Sanitary sewer service will be provided by an on-site wastewater treatment plant. Gas utilities will be provided by Southern California

Gas Company and electricity will be provided by Southern California Edison Company. Telephone service will be provided by AT&T.

23. The Commission finds that the discharge of wastewater from this land division into the on-site wastewater treatment system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.

24. The Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, runoff, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

25. The Commission finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within a designated environmentally sensitive habitat area and would improve stream function and habitat through the Project site.

26. The Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating and cooling opportunities therein.

27. The Commission finds that 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 shown on the tentative map, provide adequate protection for any such easements.

28. The Commission finds that the public recreation and visitor-serving overnight accommodations 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 1986 Malibu Land Use Plan.

29. The Los Angeles County ("County") Department of Regional Planning recommends that an Environmental Impact Report is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

The Draft Environmental Impact Report found that all potentially significant Project impacts could be mitigated to a level of less than significance with the incorporation of proposed mitigation measures. Therefore, the Commission finds that a Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Commission reviewed and considered the Final EIR, along with its associated MMRP and Findings and found that it reflects the independent judgment of the Board. The findings and MMRP are incorporated herein by this reference, as set forth in full.

30. The Commission finds that after considering the Final EIR and MMRP together with any comments during the public review process, on the basis of the whole record before it, with the mitigation measures set forth and carried out through the MMRP, and other than the environmental impacts set forth in the Findings, there is no substantial evidence that the Project would have a significant effect on the environment.

31. The Commission finds that an MMRP was prepared consistent with the conclusions and recommendations of the Final EIR, and its requirements are incorporated into the conditions of approval for the Project and that the MMRP prepared in conjunction with the Final EIR identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project.

32. Commission finds that the approval of this Project is conditioned on the subdivders compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP and Parking Permit.

33. The Commission finds that this Project is subject to the provisions of section 711.4 of the California Fish and Game Code and regulations of the California Department of Fish and Wildlife.

34. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use will be consistent with the adopted 1986 Malibu Land Use Plan for the area; and

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

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Vesting Tentative Tract Map.

REGIONAL PLANNING COMMISSION ACTION:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR and that the EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; and finds that on the basis of the whole record that the significant adverse effects of the Project, as described in the EIR, have been reduced to an acceptable level as stated in the attached Findings for the Project;

2. Certifies that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during the Project implementation:

3. Certifies that it adopted the EIR, the Findings of Fact and the MMRP at the conclusion of the public hearing; and

4. Approves the Vesting Tentative Tract Map No. TR071735, subject to the attached conditions.

SZD:KAF
5/1/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. TR071735
(TENTATIVE AND EXHIBIT MAP DATE: JANUARY 15, 2014)

GENERAL CONDITIONS

1. This grant authorizes the reconfiguration of 29 existing lots to create seven (7) non-residential lots spanning a 650-acre project site. One lot would include a redesigned 18-hole golf course and helipad, one lot would contain an information building, the Malibu Institute building, a cart storage building, a warehouse, a new clubhouse, a new pro-shop and grille, a maintenance building, a pool, shower, and changing building, 40 bungalows (160 total bedrooms), and would retain an existing water-tank, and the remaining five lots would be left as open space with one open space lot retaining an existing caretaker's residence and another removing an abandoned hunting lodge. Except as modified herein, this approval is subject to the requirements of Title 21 ("Subdivision Ordinance") of the Los Angeles County Code ("County Code"). The approval also is subject to all those conditions set forth in Conditional Use Permit ("CUP") No. 201100122, Parking Permit No. 201100005, the Environmental Impact Report ("EIR") Mitigation Monitoring and Reporting Plan ("MMRP"), which is incorporated herein by reference, and the attached reports recommended by the Los Angeles County Subdivision Committee ("Subdivision Committee") and submitted by the Los Angeles County Department of Public Works ("Public Works"), Los Angeles County Fire Department ("Fire Department"), Los Angeles County Department of Parks and Recreation and Los Angeles County Department of Public Health, which are attached hereto and incorporated by this reference as if set forth fully herein.

2. As used herein, the term "subdivider" shall include the property owner and any successor in interest.

3. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the Zoning Code and Section 21.56.010 of the Subdivision Code.

4. 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, 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. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with the County Department of Regional Planning ("Regional Planning") in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in

Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

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

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

6. Within three (3) days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently $3,104.75 ($3,029.75 for an Environmental Impact Report plus $75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

7. Prior to use of this grant, the subdivider shall submit evidence that the MMRP and the conditions of the associated CUP No. 201100122 and Parking Permit No. 201100005 have been recorded in the office of the County Registrar-Recorder/County Clerk and that all fees as required by Condition Nos. 5 and 7 have been paid.

8. The subdivider shall deposit the sum of $6,000.00 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing the subdivider's reports and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

9. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.

10. Within 30 days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the EIR for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit an annual report regarding the Mitigation Monitoring and Reporting Program to Regional Planning for approval or as

required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

11. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning and Public Works.

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

13. No grading permit shall be issued prior to the recordation of a final map unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 071735, CUP No. 201100122 and Parking Permit No. 201100005.

PRIOR TO RECORDATION OF THE FINAL MAP

14. The subdivider shall obtain a Coastal Development Permit from the permitting authority or provide evidence that the project is exempt from the permit requirement of the Coastal Zone Conservation Act.

15. The subdivider shall submit a draft copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval prior to recordation of any final map.

16. The subdivider shall construct or bond with Public Works to the satisfaction of that department for driveway paving associated with private driveways and fire lanes (Clubhouse Drive and Trancas Lake Driveway) located on Lot 5.

17. The subdivider shall post all driveways less than 26' in width with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&Rs or in a maintenance agreement. Subdivider shall submit a copy of the CC&Rs or maintenance agreement to be recorded to Regional Planning for approval prior to recordation.

18. The subdivider shall reserve easements for ingress/egress purposes over Lots 5 and 6 to all lots of the subdivision to the satisfaction of Regional Planning. The subdivider shall submit the document to be recorded for approval.

19. The private driveways on Lot 5 shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted. Subdivider shall include conditions in the project CC&Rs or maintenance agreement stating that driveways shall be maintained in accordance with the Fire Code.

20. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction on the following open space lots, as designated on Vesting Tentative Tract Map No. 071735: 1, 2, 3, 4, and 7.

21. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit residential construction on all lots.

22. Should the subdivider create additional open space lots, the subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit residential construction on said lot. Should the existing caretaker's residence be retained within a new open space lot, the subdivider shall dedicate to the County of

Los Angeles on the final map the right to prohibit residential construction. The subdivider shall retain the right to perform any necessary maintenance for the upkeep of the structure without expansion.

23. The subdivider shall provide for the ownership and maintenance of Lots 1, 2, 3, 4 and 7 totaling at least 450 acres by offer to the National Park Service or a conservation entity to the satisfaction of the Department of Regional Planning, or offer dedication to the County.

24. The subdivider shall number all open space lots on the final map and ensure access to each open space lot over Lots 5 and 6 to the satisfaction of Regional Planning.

25. The subdivider shall include conditions in the project CC&Rs or maintenance agreement, which require continued maintenance of the planting for lots having planted slopes.

26. The subdivider shall place a note on the final map indicating that lots 1, 2, 3, 4, and 7 are for open space purpose.

27. The subdivider shall clear all necessary structures and storage materials from lots 1, 2, 3, 4, and 7 to the satisfaction of the Department of Regional Planning.

28. Show Encinal Canyon Road and Mulholland Highway as dedicated streets on the final map.

29. Dedicate right to restrict vehicular access on the final map for lots abutting Mulholland Highway and Westlake Boulevard.

30. The subdivider and/or subdivider shall provide a copy of a maintenance agreement or contract to be executed with a service company or entity approved by the Department of Public Works, Division of Building and Safety and the Department of Health Services for the continued maintenance of the waste water treatment facility. Said agreement or contract shall contain the following provisions: 1) that it can be revocable on the part of the subdivider or subdivider only with the consent of the County, and 2) that adequate financial securities shall be in place to ensure the long term maintenance and repair of the waste water treatment facility to the satisfaction of the Director of Planning and Department of Public Works.

31. Permission is granted to allow future design flexibility within lot 5 noted on the Vesting Tentative Tract Map and Exhibit Map pursuant to Section 21.16.015, including changing the building location, changing the driveway location, alignments, driveway widths and drive entries, changing the private drive alignments and locations, and changing the commercial building type and location. The total bungalow count and golf facilities and institute square footage shown on VTTM No. 071735 and the accompanying site plan exhibit maps shall not be exceeded. Specifically, project buildout shall not exceed 40 bungalows (160 total bedrooms) and 224,760 total golf facility and institute square feet. In addition, the open space acreage shown on VTTM No. 071735 shall not be reduced to less than 450 acres.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Reports

4/4/14

The following reports consisting of 11 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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

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

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

10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

11. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

12. The boundaries of the unit final maps shall be designed 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. 71735-01, the second unit, Tract No. 71735-02, and the last unit, Tract No. 71735.

14. The street frontage requirement for Lots #1, #2, #3, #4 and #5 needs to be waived by the Advisory Agency.

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

16. 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.

17. 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.

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

19. 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.

Prepared by John Chin Phone (626) 458-4918 Date 02-10-20143

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 071735

TENTATIVE MAP DATE: 01/15/14
EXHIBIT MAP DATE: 01/15/14

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology / Water Quality Plan, which was conceptually approved on 10/22/13 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. A maintenance permit may be required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.

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

1. Show and label all natural drainage courses and flood hazard areas.
2. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
3. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Name Ernesto Rivera Date 02/10/14 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-7951

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 71735
SUBDIVIDER Malibu Associates LLC
ENGINEER RCE Consultants
GEOLOGIST & SOILS ENGINEER Sladden Engineering

TENTATIVE MAP DATED 1/15/14 (Revision and Exhibit)
LOCATION Malibu
GRADING BY SUBDIVIDER [Y] (120,000 y^3)
REPORT DATE 7/22/13, 5/30/13, 2/25/13, 7/16/12

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

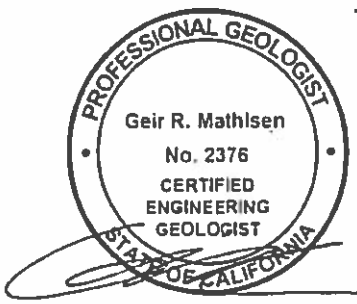
1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (http://www.dpw.lacounty.gov/gmed/manual.pdf).

2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://www.dpw.lacounty.gov/gmed/manual.pdf).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

5. The Soils Engineering review dated 2/4/14 is attached.



Reviewed by _____ Date 2/3/14
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

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 --
PCA LX001129
Sheet 1 of 1

Review No. 6

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

Tentative Tract Map	71735
Location	Malibu
Developer/Owner	Malibu Associates LLC
Engineer/Architect	RCE Consultants
Soils Engineer	Sladden Engineering
Geologist	Sladden Engineering

Review of:

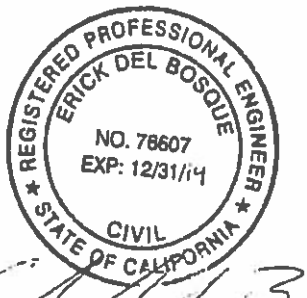
Tentative Tract Map Dated by Regional Planning 1/15/14 (Revision and Exhibit)
Geotechnical Engineering Report Dated 7/22/13, 5/30/13, 2/25/13, 7/16/12
Previous Review Sheet Dated 12/30/13

ACTION:

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

REMARKS:

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



Prepared by _____ Date 2/4/14
Erick del Bosque

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey.
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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 071735 Rev 3

TENTATIVE MAP REC'D 01-15-2014
EXHIBIT MAP REC'D 01-15-2014

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. If applicable, notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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.

2. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (If applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

5. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels.

Name Tony Hui Date 02/06/2014 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 71735 (REV.)
CUP 2011-00122

TENTATIVE MAP DATED 01-21-2014
EXHIBIT MAP DATED 01-21-2014

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

1. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. 10 feet of additional right of way is required along the property frontage.

2. Make an offer of right of way 40 feet from centerline along the property frontage on Westlake Boulevard. 20 feet of additional private and future right of way is required along the property frontage. The existing dedicated portion shall remain as a dedicated street.

3. Make an offer of right of way 50 feet from centerline along the property frontage on Mulholland Highway per Section 22.48.200 of the Subdivision Code. 30 feet of additional private and future right of way offer is required along APN 4471-001-028 and 029 and 50 feet of additional private and future right of way offer is required along APN 4471-001-033 property frontages. The existing dedicated portion shall remain as a dedicated street.

4. Dedicate slope and drainage easements on Westlake Boulevard and Mulholland Highway to the satisfaction of Public Works. The limits of slope and drainage easements shall be determined based on topography prior to final map approval.

5. Dedicate the right to restrict vehicular access on Mulholland Highway and Westlake Boulevard.

6. Set back the raised median nose in the private driveway a minimum 20 feet beyond the right of way off Encinal Canyon Road to the satisfaction of Public Works.

7. Permission is granted by the advisory agency to waive street frontage.

PC

Prepared by Patricia Constanza Phone (626) 458-4921 Date 02-11-2014

tr71735r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 071735 (Rev.)

TENTATIVE MAP DATE 01-15-2014
EXHIBIT "A" MAP DATE 01-15-2014

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

1. If the waste water treatment plant and disposal/irrigation system fails to meet the standards of the Regional Water Quality Control Board (RWQCB) discharge permit at any time, the applicant shall immediately close and cease operation of the facility. This shall include cancellation of all current and scheduled events and lodging. The closure shall remain in place until it is confirmed that the system can again meet RWQCB water quality/discharge requirements.

2. Entire building sewer, private sewer, all buildings connecting to them and the treatment plant shall be located in one lot.

3. If the discharge line is in a different lot, required easement shall be recorded for the benefit of first lot.

4. A covenant shall be recorded to tie all buildings connecting to the private sewer line. It shall be recorded against the first property.

5. Review of the plans and inspection of the installation shall be performed by a competent third party engineering or sanitation firm, suggested by the applicant and selected and approved by the Division of Building and Safety and the Department of Health Services.

6. Provide a maintenance contract or agreement (revocable on the part of the subdivider or permittee only with the consent of the County) with a service company or entity approved by the Division of Building and Safety and the Department of Health Services for the continued maintenance of the waste water treatment facility. Such agreement or contract shall be in effect at all times. In the event the agreement or contract lapsed the operation of the uses on the property shall ceased until a contract or agreement with a new maintenance entity acceptable to the Department of Public Works and Department of Health is executed.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 71735 (Rev.)

TENTATIVE MAP DATE 01-15-2014
EXHIBIT "A" MAP DATE 01-15-2014

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. Depict all line of sight easements on the landscaping and grading plans.

5. If needed, 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.

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

7. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and state Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 02-06-2014
tr71735w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71735 Map Date: January 15, 2014

C.U.P. _____ Vicinity _____

☐ **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 503 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 150 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 Tentative 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: **The Fire Department recommends approval of this project as presently submitted with conditions. See additional sheet for all conditions of approval.**

By Inspector: *Juan C. Padilla* Date February 27, 2014

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71735 Map Date: January 15, 2014

Revised Report _____

☐ 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 the private fire hydrants within the development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for the fire hydrant at the Helipad 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.

☒ Fire hydrant requirements are as follows:

Install 11 private on-site fire hydrant(s). Install 1 private fire hydrant at the Helipad.

☒ 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.

☒ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The required fire flow for this development has been updated per the building information submitted by the applicant. Additional review for compliance will be reviewed during the architectural plan review prior to building permit issuance.**

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

By Inspector Juan C. Padilla Date February 27, 2014

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 71735 **Map Date:** January 15, 2014

TENTATIVE MAP – CONDITIONS OF APPROVAL

1 The proposed new Helipad location has been approved by the Fire Department. Prior to construction and operation of the Helipad, contact the Fire Department's Air and Wildland Division at (818) 890-5780 for requirements, including a new fire hydrant, and maintenance procedures.

2 All required on site fire hydrants within the development shall be installed and tested prior to construction. Submit plans to the Fire Department Sprinkler Plan Check Unit for review and approval.

3 Submit the construction plans for the proposed Solar Shade Structures within the parking lot to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to installation.

4 The proposed Roof Gardens/Landscaping shall comply with the Los Angeles County Fire Code Section 504.5 and Appendix K. Compliance required during the architectural plan review process prior to building permit issuance.

5 All approved Fire Department apparatus access shall provide an all weather access surface, pavers will be accepted if the weight capacity will support a live load of 75,000 pounds. Submit information or structural specifications of the proposed pervious pavers for this development to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to installation.

6 All approved Fire Department apparatus access shall be clearly delineated with approved signage and/or stripping prior to occupancy.

7 The phasing map as shown on the Tentative Map has been accepted by the Fire Department.

8 Special event permits are required for all outdoor temporary uses and shall be submitted to the local Fire Prevention Office located at 26600 Agoura Road, Calabasas, CA 91302 Phone number 818-880-0346 Captain Michael McCormick or Inspector Dave Wise

9 Specific conditions of approval for temporary uses shall be imposed per event and shall comply with all Fire Code and Departmental Regulations based on event type, number of attendees, Red Flag weather warnings, and may include additional items to the standard requirements such as multiple FSO (Fire Safety Officers), water tender to be located on-site during events, camp crew assignment, Engine Company assignment, paramedic assignment

10 Special event permit request shall be submitted to the Fire Prevention office as noted above and include 3 copies of a plot plan including the event layout, description of the event, number of guest, time schedule for the event.

11 Due to the area being within the Very High Fire Hazard Severity Zone, it is incumbent upon the facility to provide to the satisfaction of the Los Angeles County Fire Department a designated area for shelter in place to be determined by the Fire Prevention Office issuing the event permit

By Inspector: *Juan C. Padilla* Date: February 27, 2014

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 71735	DRP Map Date: 01/15/2014	SCM Date: 02/20/2014	Report Date: 02/10/2014
Park Planning Area # 27A	MALIBU		Map Type: TENTATIVE

Total Units [0] = Proposed Units [0] + 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:	0.00
IN-LIEU FEES:	$0

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

The proposed project is The Malibu Institute, an educational retreat on a 650-acre property currently operated as the Malibu Golf Club.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____
James Barber, Land Acquisition & Development Section

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February 10, 2014 17:28:39
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 71735	DRP Map Date: 01/15/2014	SMC Date: 02/20/2014	Report Date: 02/10/2014
Park Planning Area # 27A	MALIBU		Map Type: TENTATIVE

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

(P)eople x (0.003) Ratio 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.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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 0 = Proposed Units 0 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.75	0.0030	0	0.00
M.F. < 5 Units	1.71	0.0030	0	0.00
M.F. >= 5 Units	2.13	0.0030	0	0.00
Mobile Units	1.99	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.00

Park Planning Area = 27A MALIBU

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$310,012	$0

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
0.00	0.00	0.00	0.00	$310,012	$0

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Third District

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Michael D. Antonovich
Fifth District

Tract Map No.071735

Vicinity: Malibu

Final Tract Map Date: January 15, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has no objection in approving Final **Tract Map 071735. The following shall be submitted to the Department prior to recordation:**

1. **An approval letter from the Regional Water Quality Control Board on the use of a Treatment Facility.**
2. **A "Will Serve" letter from the Las Virgenes Municipal Water District.**

Prepared by: Vicente Banada V.B. Phone: (626) 430-5381 Date: February 20, 2014

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR071735-(3)
CONDITIONAL USE PERMIT NO. 201100122
PARKING PERMIT NO. 201100005

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on April 30, 2014 in the matter of Project No. TR071735, consisting of Conditional Use Permit No. 201100122, Parking Permit No. 201100005, and Environmental Assessment No. 201100192. The CUP and Parking Permit are referred to collectively as "Project Permits." The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 071735.

2. **PROJECT DESCRIPTION.** The permittee, Malibu Institute, LLC ("permittee"), proposes a Vesting Tentative Tract Map to create seven (7) lots by consolidating 29 existing lots, including two (2) development lots accommodating a remodeled golf course and 224,760 square feet of structures associated with the Malibu Institute educational retreat facility and five (5) permanently dedicated open space lots (over 450 acres) with a caretaker's residence on approximately 650 acres. Project would create a sports-oriented educational retreat facility affiliated with the University of Southern California (USC) to complement a remodeled 18-hole golf course on a 650-acre property currently operated at the Malibu Golf Club in the unincorporated Santa Monica Mountains in Los Angeles County. In addition to the remodeled golf course, the Project would also develop a 48,164-square-foot Malibu Institute building consisting of educational and meeting facilities. The Project would also develop visitor-serving overnight accommodations to facilitate multi-day programs that may be held on-site. The overnight accommodations would consist of 40 bungalow units in 37 individual structures with four bedrooms per unit, for a total of 160 bedrooms. The structures would be two-stories (four would be single-story) with floor areas ranging from 2,610 square feet to 2,885 square feet for the single bungalow units, and 5,310 square feet for structures with two bungalow units. Other facilities that would be provided by the Project include a 30,147-square-foot clubhouse with dining and lounge facilities as well as a fitness and wellness center, and an outdoor swimming pool with a poolside shower and changing room. The Project would also construct a 12,104-square-foot building containing a golf pro-shop that would provide retail space for golf-related merchandise, eight indoor computerized driving range bays, and grill/snack shop. The Project also would develop support facilities necessary for the upkeep of the Project, including a 10,500-square-foot maintenance building, a 9,162-square-foot golf cart storage barn, a 4,623-square-foot warehouse, and a 120-square-foot security/information building.

3. **LOCATION.** The subject property is located at 901 Encinal Canyon Road, Malibu CA 90265. The Project site is located within the Coastal Zone portion of the unincorporated Santa Monica Mountains north of the City of Malibu and south of the Cities of Agoura Hills, Calabasas, Thousand Oaks, and Westlake Village and is

bound by Encinal Canyon Road on the south and the intersection of Mulholland Highway and Westlake Boulevard on the north.

4. **ENTITLEMENT REQUESTED.** The conditional use permit is requested for (1) development of the Malibu Institute project and operation of a sports-oriented educational retreat facility on a 650-acre Project site containing a remodeled 18-hole golf course and 224,760 square feet of structures related to golf, educational, meeting facilities with a cafeteria and lounge, 40 bungalows constructed in 37 individual, a clubhouse with a restaurant/lounge, fitness/wellness center, an outdoor pool with associated shower/changing room, warehouse, a cart storage building, a pro shop, computerized driving range, a maintenance building, a security/information building; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site accessory live entertainment in the clubhouse and conference facility; (4) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill material, which would be balanced on-site with no import or export of fill material; (5) the relocation of an existing helipad in the R-R zone for emergency use by LACFD; and (6) the continued use of a caretaker's residence in the R-R zone. The requested CUP would amend and replace CUP No. 98-059-(3).

5. **ENTITLEMENT REQUESTED.** The parking permit is requested to authorize the sharing of code-required parking over two lots.

6. **PROJECT SITE AND CURRENT LAND USES.** The Project Site is an irregularly-shaped assemblage of 29 legal parcels totaling approximately 650 acres in size. The topography of the Project site is varied, containing steep slopes, valleys, and ridgelines. The subject property is developed with the Malibu Golf Club, including an 18-hole golf course, a clubhouse, a maintenance building, a storage building, an unpaved and graded helipad, and a water-storage tank. The subject property is also developed with a caretaker's residence and an abandoned residence in the northern portions of the Project site.

7. **EXISTING ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned A-1-1 (Light Agriculture, 1-acre minimum lot size), RPD-5-0.2U-DP (Residential Planned Development, 5-acre minimum lot size, 0.2 dwelling units per acre), R-R-1 (Resort and Recreation, 1-acre minimum lot size), and A-1-20 (Light Agriculture, 20-acre minimum lot size). Surrounding zoning includes O-S (Open Space), A-1-1 (Light Agriculture, 1-acre minimum lot size), A-1-5 (Light Agriculture, 5-acre minimum lot size), RPD-1-1U-DP (Residential Planned Development, 1-acre minimum lot size, 1 dwelling unit per acre), A-1-10 (Light Agriculture, 10-acre minimum lot size), and A-1-20 (Light Agriculture, 20-acre minimum lot size)..

8. **EXISTING LAND USE CATEGORIES.** The Project Site is located within the M2 (Mountain Land – 1 du / 20 acres), 3 (Rural Land – 1 du / 10 acres), 4 (Rural Land – 1 du / 5 acres), 5 (Rural Land – 1 du / 2 acres), N5 (Mountain Lands 5 – 1 du / 5 acres), and N20 (Mountain Lands 20 – 1 du / 20 acres) land use categories of the Malibu Land Use Plan and Santa Monica Mountains North Area Plan.

9. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes: O-S (Open Space), A-1-1 (Light Agriculture, 1-acre minimum lot size), A-1-5 (Light Agriculture, 5-acre minimum lot size), RPD-1-1U-DP (Residential Planned Development, 1-acre minimum lot size, 1 dwelling unit per acre), A-1-10 (Light Agriculture, 10-acre minimum lot size), and A-1-20 (Light Agriculture, 20-acre minimum lot size).

10. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include public and private vacant property, recreational trails, scattered single-family homes with some homes including equestrian facilities, Fire Camp 13, a facility operated by the Los Angeles County Fire Department in conjunction with the California Department of Corrections and Rehabilitation, located approximately one-half mile to the southwest of the Project site, and Camps Miller and Kilpatrick, two Los Angeles County Department of Probation juvenile detention facilities located approximately one mile to the east of the Project site.

11. **PREVIOUS CASES/ZONING HISTORY.** The Malibu Country Club was developed on the Project site as an appurtenant use to a residential development in 1977. The residential development was never constructed due to subsequent litigation that set aside Zoning Cases 5844 and 5867 and changed density and zoning in the area to A-1-1 and R-R-1. In 1982, the County issued CUP No. 1453 to authorize the use of a private golf course on the Project site. This CUP expired on November 11, 1999. In 1999, the County approved CUP No. 98-059 (attachment) to authorize the continued use of the Project site for the operation of an 18-hole golf course, clubhouse, and appurtenant facilities, including three caretaker's residences for a period of 20 years, expiring on November 14, 2019. The existing configuration of the 29 legal lots is the result of three Lot Line Adjustments approved by the County.

12. **EXHIBIT MAP DESCRIPTION.** Exhibit map dated 1-15-14 depicts an approximately 650-acre Project site with seven (7) lots. The map depicts 224,760 square feet of development including the footprints of the proposed 12,104-square foot golf pro shop and grille, 10,500-square foot maintenance building, 30,147-square foot clubhouse building, relocated helipad, recreation area with a pool and an 800-square foot changing room, an existing water tank, 9,162-square foot cart storage building, 4,623-square foot warehouse, 48,164-square foot Malibu Institute building, on-site wastewater treatment system, 120-square foot information building, and one expanded surface parking lot on the western side of the development area and one resurfaced and screened surface parking lot on the southern side of the development area containing a total of 387 parking spaces, including eight handicap spaces. The map also depicts 37 bungalow structures (comprised of 34 single bungalow structures and three double bungalow structures for a total of 40 bungalows). The bungalow structures range in size from 2,610 square feet to 5,310 square feet. The map also depicts a landscape plan detailing 40 acres of landscaping including fuel modified native hillside paving, enhanced drought-tolerant planting, turf (non-golf) areas, and golf, native hillside, and native

revegetation areas. The map also depicts a plan for the removal of 1,590 non-native on-site trees.

13. **SITE ACCESS.** The Project Site is accessible via Encinal Canyon Road on the south and Mulholland Highway on the north and west. Primary access to the Project Site will be via an entrance/exit on Encinal Canyon Road. The caretaker's unit would continue to take access from Mulholland Highway.

14. **PARKING.** The Project will provide a total of 387 parking spaces which will be made available for guests, visitors, and employees associated with proposed development. Parking would be allocated as follows: two (2) spaces for the information building, 73 spaces for the Malibu Institute, one (1) space for the cart storage, five (5) spaces for the warehouse, 40 spaces for the clubhouse, 180 spaces for the pro shop/grille, six (6) spaces for the maintenance building, and 80 spaces for the bungalows. Most of the parking spaces would be located in one surface parking lot along the western side of the development area. The remainder of the parking spaces would be contained in an existing surface parking lot on the southern end of the development area and along the main driveway through the development area.

15. **HEARING EXAMINER PUBLIC HEARING.** A Hearing Examiner Public Hearing was held at the Malibu Golf Club on January 16, 2014 to take public testimony on the DEIR. Including staff, approximately 25 people attended the hearing but not all attendees testified. Testimony, as recorded in the attached transcript was received from the applicant and two (2) members of the public. Both individuals expressed their support for the Project noting that the Project is environmentally excellent, has taken into account community outreach, and supports the improvements to Trancas Creek and the greater watershed that come with this Project.

16. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** County Department comments and conditions were received from the Departments of Parks and Recreation, Public Works, Fire, and Public Health (attachment).

    The Department of Parks and Recreation, in its letter dated February 10, 2014, recommends approval of the Project and requires no conditions.

    The Department of Public Works, in its letter dated February 10, 2014, recommends approval of the Project and requires conditions regarding Project design, easements, activities required prior to final map recordation, hydrology, geological hazards and grading, drainage, right-of-ways, wastewater, and water.

    The Fire Department, in its letter dated February 27, 2014, recommends approval of the Project and requires conditions of approval related to access, final map markup, fuel modification, identification signage, the on-site water system, hydrants, the on-site helipad, the proposed solar shade structures, proposed vegetated roofs, phasing, and special events.

The Department of Public Health, in its letter dated February 20, 2014, recommends approval of the Project and requires conditions regarding the on-site wastewater treatment system and verification of adequate water supplies to serve the proposed Project.

17. **ENVIRONMENTAL DETERMINATION.** The Department of Regional Planning ("DRP") determined by way of an Initial Study and identified in the Notice of Preparation ("NOP") sent to agencies, that an Environmental Impact Report ("EIR") was necessary for the Project. The areas of potential environmental impact addressed in the EIR include the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
    - Fire
    - Sheriff Services
- Recreation
- Transportation/Traffic
- Utilities/Services
    - Water Supply
    - Wastewater Treatment
    - Solid Waste Disposal
    - Energy Supply

The DRP determined by way of an Initial Study that there was no evidence the Project would cause significant environmental effects in the following areas and no further environmental review was needed:

- Agriculture/Forest Resources
- Mineral Resources
- Population/Housing
- Public Services
    - Schools
    - Libraries
    - Other Public Services

A Draft EIR ("DEIR") was circulated for a 60-day public review and comment period from December 9, 2013 to February 7, 2014 and copies were delivered to the Regional Planning Commission. Oral comments were also received from members of the public at a Hearing Examiner public hearing held on January 16, 2014 at the Malibu Golf Club. A copy of the Hearing Examiner staff report and transcript of the proceeding have been provided to the Commission. As identified in the DEIR, after implementation of the required mitigation measures, the Project would result in no significant and unavoidable impacts to the environment.

18. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

19. **PUBLIC COMMENTS.** By the close of the public comment period on the DEIR, 46 written comments regarding the Project had been submitted. Comments were received from local governments and agencies as well as individuals. Written testimony in favor of the Project emphasized the benefits to both the community and the environment, including the provision of overnight accommodations and the remodeling and maintenance of a public-use golf course in the National Recreation Area and the improvements to the environment like eradication of on-site invasive species, a significant reduction in on-site water consumption, and the dedication of over 450 acres of undeveloped land as permanent open space. Other environmental benefits cited include constructing LEED Platinum (or equivalent) buildings and the overall sustainability of the Project. Only one written letter expressed concern with the Project. Concerns were related to the overall built footprint of the Project and what was being done with the portions of Trancas Creek that had been previously altered and culverted through the Project site.

    Prior to the public hearing, staff received eight additional letters from member of the public, institutions, and the applicant. Four (4) of these letters expressed concern with the project, two (2) letters expressed support, and two (2) letters were from the applicant addressing the concerns raised about the project.

20. **PUBLIC HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing on the Project Permits and Vesting Tentative Tract Map on April 30, 2014. Four of the Commissioners were present with Commissioner Valadez absent. The Commission heard a presentation from Regional Planning Staff, which included suggested modifications to some of the draft Conditions of Approval. The Commission asked staff to summarize the changes to the conditions recommended by staff and asked if the applicant had identified an agency to accept the open space dedication. Staff responded to the request and noted that the National Park Service has confirmed their willingness to accept the dedication writing.

    The Commission heard testimony from the permittee and members of the public. Testimony was heard from 25 persons and representatives from various groups,

organizations, and institutions including the applicant. All but one of the speakers spoke in favor of the project. The opposition while expressed concern that the Project is not consistent with the Coastal Act. At the conclusion of the public testimony, the Commission gave the applicant an opportunity to respond to the concerns raised. The Applicant noted that he had made numerous attempts with the opposition in order to address the concerns but the individual had canceled all of the scheduled meetings. Furthermore, the Applicant stated that the Project is consistent with all applicable policies of the LUP.

Following the comment period, the Commissioners discussed the Project, made modifications to staff's suggested conditions, and introduced a new condition limiting the number of evening events held on-site. The applicant agreed to the modifications and the new condition.

Subsequently, the Commission closed the public hearing, certified the Final EIR and adopted the MMRP, and approved the Vesting Tentative Tract Map and project permits, subject to the Conditions of Approval as recommended by staff and further modified by the Commission.

21. The Commission finds that the proposed uses are consistent with the goals and policies of the adopted 1986 Malibu Land Use Plan. The Project would provide an educational retreat facility and a remodeled public-play golf course in an already disturbed area within the Coastal Zone of the unincorporated Santa Monica Mountains and would dedicate over 450 acres as permanent open space.

22. The Commission finds that the Project is consistent with the surrounding area in the unincorporated Santa Monica Mountains. The exterior appearance of the development would be designed to blend with the surrounding environment and topography, with structures developed with consistent design, vegetated roofs, and natural materials. Additionally, the Project would comply with "Dark Skies" principles to minimize the amount of nighttime lighting occurring on-site and avoiding impacts to the surrounding area.

23. The Commission finds that a conditional use permit is required to address the establishment and implementation of the proposed Project.

24. The Commission finds that the Project's hours of operation are appropriately restricted to minimize any potential impacts to the surrounding area. Events occurring at the Malibu Institute facility would be permitted to occur between 10:00 a.m. and 12:00 a.m. seven days a week and until 2:00 a.m. for special events; the golf course would be permitted to operate between 6:00 a.m. and dusk seven days a week; outdoor events would be permitted to operate between 10:00 a.m. and 10:00 p.m. seven days a week, and all amplified and live music shall cease by sunset; the clubhouse and associated dining and banquet facilities would be permitted to operate between 6:00 a.m. and 10:00 p.m. seven days a week for outdoor events and service and to 12:00 a.m. for indoor events and service and

until 2:00 a.m. for special events; and the on-site swimming pool would be permitted to operate from 6:00 a.m. to 10:00 p.m. seven days a week.

25. The Commission finds that the Project is appropriately conditioned to provide controls for the maximum number of people allowed at simultaneous on-site scheduled events.

26. The Commission finds that the Project is appropriately conditioned to provide controls on the number of times an event with over 200 attendees can occur on-site per year and the number of times outdoor events with over 320 attendees can occur per year.

27. The Commission finds that the project is appropriately conditioned to limit the number of times an event beginning after 6:00 p.m. can occur on-site per year.

28. The Commission finds that the project is conditioned to provide for the development of an event management plan to accommodate the needs of events with attendees exceeding 320.

29. The Commission finds that the Project is appropriately conditioned to ensure that the proposed bungalows are rented as a single unit, shall not become long-term or residential property, and that the permittee shall maintain a log of guests in the bungalows.

30. The Commission finds that the Project is appropriately conditioned to ensure continued affiliation with an institute for higher learning.

31. The Commission finds that the Project is appropriately conditioned to ensure golf course remains accessible to the public, that the operator shall prepare a golf course maintenance plan, that tournaments shall be limited to those sponsored by charitable organizations, educational institutions, and corporations (or similar organizations), and shall not provide seating, viewing galleries, or other structures for such purpose within the golf course.

32. The Commission finds that the Project is appropriately conditioned to ensure that water use for purposes of irrigating the golf course is minimized to the extent practical.

33. The Commission finds that the Project is appropriately conditioned to ensure that the relocated helipad would be available only for emergency use.

34. The Commission finds that as much as possible, the Project shall improve the hydrological connection through the golf course between the headwaters of Trancas Creek and the portion of Trancas Creek at the southern end of the subject property by daylighting currently culverted segments.

35. The Commission finds that the Project is appropriately conditioned to ensure that approval for the on-site wastewater treatment plant is granted by the Regional Water Quality Control Board prior to issuance of any grading permit.

36. The Commission finds that the proposed uses are consistent with the development standards of the R-R-1 and A-1-1 zones, as set forth in sections 22.40.180 et. Seq. and 22.24.070 et. Seq. of the County Code.

37. The Commission finds that the proposed uses are consistent with the land use goals and policies of the adopted 1986 Malibu Land Use Plan as follows. The Project site is subject to the land use provisions within the 1986 Malibu Land Use Plan (LUP). This plan designates the portions of the Project site proposed for development as 3 (Rural Land I), 4 (Rural Land II), and 5 (Rural Land III). These land categories allow for: Residential Rural Land. Generally low-intensity, rural areas characterized by rolling to steep terrain usually outside established rural communities. Principal permitted land uses shall include: large lot residential uses. Low-intensity commercial recreational uses, agriculture activities, the less intensively developed or open space portions of urban and rural developments, and lower cost visitor residential and recreational uses designed for short-term visitor use such as hostels, tent camps, recreational vehicle parks, and similar uses are permitted as a conditional use. The Project would remodel the existing 118-acre golf course and add an educational facility with overnight accommodations in 40 bungalows and would be consistent with these categories.

    The following are key policies of the LUP applicable to the proposed Project:

    - *Policy P1: Provide recreational opportunities to meet the variety of recreation demands*. The Project would improve recreational opportunities within the Santa Monica Mountains National Recreation Area by remodeling an existing golf course and expanding the services and facilities available to include conference space for educational programs, overnight accommodations, and an expanded clubhouse. While the golf course would remain available to the general public, the availability of restaurants, a snack bar, driving range, swimming pool, and other amenities would serve the needs of overnight guests on-site while also providing access to facilities, such as restrooms, restaurant, and a snack bar, for the public, including hikers and bicycle riders using nearby trails or the proposed Class 3 bike lane between Mulholland Highway and Pacific Coast Highway. With its proposed facilities, the Project would be consistent with this Policy.

    - *Policy P74: New development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources.* The Project would remodel the existing golf course and associated facilities within the footprint of the existing golf course, which is accessed from Encinal Canyon Road, a paved public street, and is provided with potable water by existing Las Virgenes Municipal Water District

(LVMWD) infrastructure. On-site wastewater treatment would be provided through installation of a new on-site water treatment facility that would produce recycled water suitable for use in irrigation or subsurface infiltration. The existing septic systems, with the exception of the system for the existing caretaker's residence near Mulholland Highway, would be abandoned pursuant to a permit issued by the County Department of Public Health. By using an already disturbed area of the Project site and improving its water quality features, wastewater facilities, water conservation components, and replacing non-native ornamental landscape with drought tolerant native species, the Project would minimize its effects on sensitive environmental resources onsite and downstream to ensure consistency with this Policy.

- *Policy P271(a)(1): Residential Rural Land. Generally low-intensity, rural areas characterized by rolling to steep terrain usually outside established rural communities. Principal permitted land uses shall include: large lot residential uses. Low-intensity commercial recreational uses, agriculture activities, the less intensively developed or open space portions of urban and rural developments, and lower cost visitor residential and recreational uses designed for short-term visitor use such as hostels, tent camps, recreational vehicle parks, and similar uses are permitted as a conditional use, provided that any residential use for more than short term visitor occupancy shall not exceed the intensity of use of the equivalent residential density. The following maximum residential density shall apply:*

  Rural Land I – one dwelling unit per ten acres average, consistent with other policies of the LCP.

  Rural Land II – one dwelling unit per five acres average, consistent with other policies of the LCP.

  Rural Land III – one dwelling unit per two acres average, consistent with other policies of the LCP.

  The Project is consistent with the LUP. The Project would remodel the existing 118-acre golf course utilizing design features that will provide an environmentally superior golf course and add an educational facility with overnight accommodations in 40 bungalows to increase visitor access to the Coastal Zone on approximately 20 acres of the 650-acre property. The Project development would occur entirely within the area previously disturbed by the existing golf course. Approximately 450 acres of the property, consisting mostly of undeveloped hillsides, would be dedicated to a public agency as permanent open space. Improvements to the remodeled golf course would remove approximately 1,590 non-native trees, include sand-capping of the fairways and other measures to promote infiltration of stormwater and improve water quality, install photovoltaic panels with the goal of generating the majority of the Project's energy needs, and construct a wastewater treatment system

that would generate approximately 40,000 gallons per day to be used to partially irrigate the course. Overall the Project would reduce the use of water on the site by approximately 32% and would retain the last public golf course within the Santa Monica Mountains Coastal Zone. The Project also would restore habitats at the existing golf course ponds, which are hydrologically connected with Trancas Creek. The golf course ponds would be temporarily dewatered to eradicate invasive animals and vegetation and sediment would be removed to improve functional capacity and remove any toxins such as pesticides and herbicides that may have accumulated in bottom sediments. The ponds then would be refilled and replanted with native vegetation.

The Project would consist of less new development than would be allowed under the maximum residential density standards of this policy. According to the land use map of the LUP, the development area and golf course at the Project site are designated as Rural Lands II and III (RL-II, RL-III). The areas located around the development area, comprising the majority of the 650-acre Project site, are designated Mountain Lands (M2) and Rural Lands (RL-I, RL- II, RL-III). The Rural Land designations allow for the establishment of visitor-serving, resource-based commercial recreation uses characterized by large open space areas, limited building coverage, and minimal modification of the natural environment.

Two of the principal permitted uses of these land use categories are low-intensity commercial recreational uses and lower cost visitor recreational uses. The Project would create a low-intensity project by limiting development to areas of existing disturbance and incorporating LEED Platinum design principles, such as green roofs, moisture sensing irrigation system, solar panels, drought tolerant landscaping, waste recycling, and development of a transportation system utilizing shuttles and electric vehicles.

Furthermore, the zoning for most of the development area, Resort-Recreation (R-R), is consistent with the LUP designation. The R-R zone allows for golf courses with clubhouse facilities by right, and hotels, colleges/universities with appurtenant facilities, guest ranches, restaurants and grading projects with a conditional use permit. Accordingly, these uses are consistent within the designated Rural Land portion of the property.

Permitting development of 224,760 square feet on 20 acres within the larger 650-acre Project site (approximately 0.3% of the total property) balances the need for visitor-serving recreational facilities in the Santa Monica Mountains with the protection of sensitive natural resources. It would allow clustered development in the existing disturbed areas in the southern portion of the Project site, adjacent to Encinal Canyon Road, while maintaining the rural nature of the remaining portions of the Project site consistent with the Land Use Element policies to "enhance recreational opportunities" and "protect the integrity of existing rural communities." The Project would protect the integrity of existing rural community by providing buildings simple in form, function and

architectural character to complement the mountainous character of the surrounding property. Landscaping, including mature oaks trees and other native trees, would screen buildings from Encinal Canyon Road and Mulholland Highway.

The majority of the remaining areas of the property designated as M2 (Mountain Lands) and RL-I, II, and III, approximately 450 acres, could potentially be developed with single-family residences and recreational uses. Residential development on these parcels would disturb ESHA and SERA and require large fuel modification buffers. Clustering development on 20 previously disturbed acres, approximately three percent of the 650-acre property, in the southern portion of the property would allow the Project to provide over 450 acres of this undisturbed native habitat as permanently dedicated open space, consistent with the goal of the LUP to "preserve the unique natural resources and fragile environment of the Malibu/Santa Monica Mountains Coastal Zone for the enjoyment of millions of Los Angeles area residents and visitors." The low-intensity educational retreat therefore would be consistent with the Rural Land I, Rural Land II and Rural Land III designations.

38. The Commission finds that the applicant has met the Conditional Use Permit Burden of Proof. The Project site is located at 901 Encinal Canyon Road. Encinal Canyon Road, which is an improved highway that provides east-west access to the area. Regional access to the property is available from Encinal Canyon Road via Mulholland Highway off the 101 Freeway or via Encinal Canyon Road, Decker Canyon Road, or Kanan Dume Road off of Pacific Coast Highway. The Project would be a natural extension of the existing outdoor golf course uses that have occurred on the property since the 1970s, and would allow the golf course to continue to be open to the public. The 18-hole golf course and its appurtenant facilities, including the clubhouse and the restaurant, are currently permitted by Conditional Use Permit No. 98-059-(3). The Project would create an educational retreat, with educational and meeting facilities associated with USC, overnight accommodations in 40 bungalows, a new clubhouse with a spa and pool, and a re-configured 18-hole public golf course at the property.

The Project and appurtenant amenities would be clustered on 20 acres in the southern portion of the 650-acre property in a 145-acre area subject to significant previous disturbance for development and operation of the existing 18-hole golf course. The remodeled 18-hole golf course would cover 107 acres of the existing 118-acre golf course. By clustering development on the southern portion of the property, the Project would provide over 450 acres of mostly undisturbed native habitat, nearly all of it Environmental Sensitive Habitat Area (ESHA), as permanently dedicated open space.

Allowing building development of 224,760 square feet on 20 acres within the larger 650-acre property (approximately 0.3% of the total property) would balance the need for conference and educational retreat facilities and economic sustainability and growth in the County with protection of the surrounding rural environment. It

would allow clustered development in the southern portion of the property, areas which are highly disturbed from their natural state and adjacent to the Encinal Canyon Road, while maintaining the rural nature of the remaining portions of the property.

The entire 650-acre property contains 29 legal parcels. Rather than proposing residential estate development on each of these parcels, which would require removal of ESHA for not only the development of the separate, individual residential estates, but also larger fuel modification buffers and overall infrastructure development, the Project would develop a retreat, with buildings clustered on just 20 previously disturbed acres or three percent of the property. The Project's clustered development on the southern portion of the property would leave over 450 acres of permanently dedicated open space, an outcome not achievable with a residential estate development based on the existing property configuration and regulatory requirements.

The Malibu Institute and appurtenant amenities would be separated from other developments on the north, south, east and west by rugged terrain and steep hillsides. Some residential estates are located near the property's western border; however, these estates are separated from activities on the property by rugged terrain and often steep sloping hillsides, and are approximately one half mile from the development area. As the development area is within the low-lying areas of the property, the proposed buildings would not affect views from nearby residences.

The Project would be located so as to not significantly impact views and significant natural terrain features associated with Encinal Canyon Road and Mulholland Highway. The Project would be designed in a manner to be compatible with the natural environment and blend with the existing natural contours and topography of the surrounding area. The buildings would be designed to reflect the existing mountainous and rustic character of the property. The Project design would be simple in form, function, and architectural character, with the intent of complementing the surrounding rural setting. Buildings would be screened from Encinal Canyon Road and Mulholland Highway with landscaping, including mature oaks trees and other native trees.

Central to the development concept for the Project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions. The Institute building would use the building footprint of the existing clubhouse and cart barn. The remodeled 18-hole golf course would use a "smart" irrigation system and drought-tolerant grasses and native vegetation, which would use 32% less water than the existing golf course. As part of the golf course remodel, the Project would remove 1,590 non-native trees, including palm trees, and plant only native, drought-tolerant trees within the remodeled areas around the golf course. The Project would replace over 185,000 square feet of existing non-pervious parking lots and cart paths with pervious material to allow infiltration of storm water and improve water quality. Design features also would include green roofs on many of the Project buildings, the use

of color and shade structures to reduce the heat island effect, the use of highly efficient geothermal HVAC equipment, and the use of native, drought-tolerant landscaping. Water conservation and design features would include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings would be constructed with the goal to achieve LEED™ Platinum Certification (or equivalent). Pervious pedestrian, bicycle, and electric cart pathways would be provided throughout the development area to enhance non-motorized circulation, and get guests out of their cars as soon as they arrive at the Malibu Institute. All required parking would be provided on-site at pervious surface parking lots and covered with photovoltaic panels over shade structures in the parking area to generate most of the energy needs for the Project. The Project would replace existing outdoor overhead parking lot lighting, which currently can be seen from off-site, with lighting complying with Dark Skies initiatives and the County's Rural Lighting Outdoor Lighting District Ordinance. Finally, the Project would remove multiple septic tanks throughout the property and install an on-site wastewater treatment system with effluent meeting Title 22 standards for reuse as irrigation for the remodeled golf course.

Utility, water, and public safety services would be available to the Project without imposing any additional costs to the community or the County. Existing utility and water providers and public safety agencies would have the capacity to serve the Project without any significant burden on the utilities and without creating deficiencies in service to adjacent residential areas. The Project would include the construction and use of a new water tank and associated water line to replace the existing 100,000 gallon water tank to service the water needs for domestic use and fire-fighting purposes for the Project and the surrounding area.

Central to the development concept for the Project are sustainability features that would minimize the consumption of natural gas and other carbon-based fuels and their associated greenhouse gas emissions. These features will substantially reduce the Project's reliance on public utilities such as water and electricity.

The Project would balance all grading on-site, thereby minimizing adverse impacts to the surrounding area traffic and circulation system. The Project would incorporate mitigation measures to ensure that all potential air quality and noise impacts caused by the Project, both short-term and long-term, would be minimized.

The Project site has used a helipad for many years without complaint from neighboring property owners or public authorities. The proposed new helipad location is preferred by the Los Angeles County Fire Department and would improve firefighting efforts for the Project and the surrounding area.

The proposed grading and engineering for the Project would ensure public safety

in the Project's construction and operation. The proposed structures would not be located in areas characterized by unstable geologic conditions. The Project site is not located within any Alquist-Priolo Special Studies Zone. According to the General Plan, the property is within a landslide area; however, implementation of the recommendations contained in the Project's geotechnical report and compliance with the Los Angeles County Building Code would reduce slope stability impacts to a less than significant level. The Project would employ contour grading techniques to smoothly transition manufactured slopes back into the natural contours of adjacent undisturbed areas. The Project would incorporate mitigation measures to minimize all potential air quality and noise impacts caused by the Project, both short-term and long-term.

The Project would implement water quality and flood control measures, including on-site storm drains and bio-swales, to contain and convey storm runoff from the developed areas of the Project. During construction, the Project would implement Best Management Practices (BMPs), including erosion control and sediment control devices, to reduce runoff and erosion. Further, the Project would transform mostly disturbed portions of the property with enhanced native, drought-tolerant landscaping that would blend with the surrounding environment. The property is not located within the 100-year flood plain established by the Federal Emergency Management Agency or the County's 50-year capital flood zone.

The Project would maximize fire safety. It would implement a fuel modification plan to minimize the risks of wildfires. The plan would establish buffer zones around the proposed structures and would dictate the types of vegetation allowed within the buffer zones. The plan also would include additional requirements regarding the removal of brush and dead plant materials, removal of non-native plant species, and periodic maintenance of the buffer zones. All structures within the Project would be located along paved, all-weather and accessible roads. Finally, the existing helipad would be relocated to an area preferred by the Los Angeles County Fire Department to improve firefighting capabilities for the Project and the surrounding properties.

Pervious pedestrian, bicycle, and electric cart pathways would be provided throughout the development area to enhance non-motorized circulation. All required parking would be provided on-site at pervious surface parking lots near the entrance to the property.

The Project would comply with County development standards. It would comply with the requirements of the Zoning Ordinance related to yards, walls, fences, parking and loading facilities, landscaping, and other development features. All fences would conform to County requirements and the Project's landscaping would comply with the requirements of the County's Drought Tolerant Landscaping Ordinance.

All structures would be located along paved, all-weather, and accessible roads. The Project would provide fire lane access of at least twenty feet throughout the development area.

The low-intensity design plan would preserve the surrounding environment and minimize traffic impacts by providing overnight accommodations to guests of the Malibu Institute and golf course events within the Project site.

Service of alcoholic beverages on-site has been allowed on the property for over twenty years and has not triggered complaints from the neighbors or public authorities. Consumption of alcoholic beverages only would be permitted on-site to guests of the Malibu Institute and members of the public enjoying the golf course or ancillary facilities of the Malibu Institute. Further, no schools, places of religious worship, or playgrounds are located within 600 feet of the property. The Malibu Institute and appurtenant amenities are separated from other developments and uses on the north, south, east and west by rugged terrain and steep hillsides thereby limiting any off-site effect of consumption of alcoholic beverages on-site.

As the use of the property is within the low-lying areas of the property, no view of alcoholic beverage consumption at the site from nearby residential areas would exist. The landscaping for the project would provide a buffer between the property and Encinal Canyon Road.

The requested use at the proposed location will not result in an undue concentration of similar premises as there are no other premises within 2,500 feet of the property that serve alcoholic beverages to the public. The closest similar premises are located more than a mile away from the subject location.

No similar uses surrounding the property serve alcoholic beverages to the public, limiting any possible adverse economic effect to the surrounding community.

39. The Commission finds that the applicant has met the Parking Permit Burden of Proof. The Project would provide parking as required by County Code; however, the demand for parking would be less than Code requirements due to the nature of the proposed uses at the Malibu Institute. The strict interpretation of the County Code would require a certain number of parking spaces for each use on a lot at the property, even though the same people would be engaging in the those uses on the property. For example, the people using the Malibu Institute conference center would be the same people residing in the guest bungalows. All parking would be located on-site pervious surface parking lots containing a total of 387 parking spaces within the property, in excess of the 377 required by the County Code will be adequate to serve the uses at the property. Pervious pedestrian, bicycle, and electric cart pathways would be provided throughout the development area to enhance non-motorized circulation, and get guests out of their cars as soon as they arrive at the Malibu Institute. Parking areas would use photovoltaic panels over shade structures to generate most of the energy needs for the Project.

Accordingly, the proposed parking would have no effect on circulation or parking in the surrounding area.

Shared parking would be used to provide parking for all uses proposed at the property. When there are major events at the Malibu Institute, the Project proposes the use of valet services, if necessary, to handle overflow parking for these events. The valet parking attendants would supervise any shared parking when in use to ensure easy ingress and egress of employees, independent contractors and visitors from those spaces. No tandem or compact parking spaces would be required for the Project.

All required operational and standard event parking shall be provided on-site. Major events exceeding 5,000 attendees may include off-site park and ride agreements as part of a Major Event TDM and Parking Management Plan. In addition, both development lots (Lots 5 and 6) are anticipated to be owned by the applicant and a CC&R are required to be recorded to ensure reciprocal access in the future.

The site is of sufficient size to accommodate the Project. The Project's structures would be located on 20 acres of the larger 650-acre property, which is more than adequate to accommodate the Project and any yards, walls, fences, parking and loading facilities, landscaping and other development features. The clustering of developed structures on 20 acres and the remodeled golf course on 107 acres in the southern and central portions of the property would allow the dedication of over 450 acres of the Project site as permanent open space.

40. The Commission finds that the Project would adequately address traffic concerns in the area by implementing a shuttle system to provide access to the project site from nearby airports and educational institutes. The Project would also provide any necessary amenities on-site to ensure that attendees do not need to leave the project site and cause additional traffic on surrounding roads.

41. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses and the general safety of patrons to the subject property and residents of the project vicinity, it is necessary to limit the Conditional Use Permit as it pertains to alcohol sale to 20 years.

42. The Commission finds that the Project would be adequately conditioned to ensure that all information is made available on-site to allow patrons to file complaints regarding Project operation with the Department of Regional Planning and Los Angeles County Sheriff.

43. The Commission finds that the Project would be adequately conditioned to ensure that the all employees involved in the sale of alcoholic beverages participate in an alcohol and drugs education program.

44. The Commission finds that the Project would be adequately conditioned to ensure that hours for the sale of alcohol are appropriately restricted to between 6:00 a.m. and 12:00 a.m.

45. The Commission finds that the Project would be adequately conditioned to ensure the safety of patrons to the Project site by requiring the development and implementation of a designated driver program.

46. The Commission finds that a Parking Permit is required to allow for the sharing of code-required parking across two lots. With the granting of the requested Parking Permit, the Project is in compliance with Part 7 of Chapter 22.56 of the County Code. The Project would provide 387 spaces, including eight handicap spaces, which is in excess of the 377 spaces required by the County Code.

47. The Commission finds that the Project is adequately conditioned to ensure continuous access to the proposed shared parking.

48. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Malibu community. On March 26, 2014, a total of 112 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

49. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

50. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, and Findings of Fact and finds that they reflect the independent judgment of the Commission. The Findings of Fact are incorporated herein by this reference, as set forth in full.

51. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

52. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

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

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

Regarding the Conditional Use Permit and Parking Permit:

A. The proposed uses with the attached conditions will be consistent with the adopted Malibu Land Use Plan.

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

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR and that the EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; and finds that on the basis of the whole record that the significant adverse effects of the Project, as described in the EIR, have been reduced to an acceptable level as stated in the attached Findings for the Project;

2. Approves Conditional Use Permit No. 201100122 and Parking Permit No. 201100005, subject to the attached conditions.

ACTION DATE: April 30, 2014

VOTE: 4-0-0

Concurring: Shell, Louie, Pederson, Modugno

Dissenting: None

Abstaining: None

Absent: Valadez

SZD:KAF
5/1/14

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR071735-(3)
CONDITIONAL USE PERMIT NO. 201100122
PARKING PERMIT NO. 201100005

PROJECT DESCRIPTION

To authorize the construction of The Malibu Institute (Project) within the Santa Monica Mountains Coastal Zone. The Project is seeking a vesting tentative tract map to consolidate 29 existing lots into seven lots; a conditional use permit for (1) development of the Malibu Institute project and operation of a sports-oriented educational retreat facility on a 650-acre Project site containing a remodeled 18-hole golf course and 224,760 square feet of structures related to golf, educational meeting facilities with a cafeteria and lounge, 40 bungalows constructed in 37 individual structures, a clubhouse with a restaurant/lounge, a fitness/wellness center, an outdoor pool with associated shower/changing room, a warehouse, a cart storage building, a pro shop with a computerized driving range, a maintenance building, and a security/information building; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site accessory live entertainment in the clubhouse and conference facility; (4) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill material, which would be balanced on-site with no import or export of fill material; (5) the relocation of an existing helipad in the R-R zone for emergency use by the Los Angeles County Fire Department (LACFD); and (6) the continued use of a caretaker's residence in the R-R zone; and a parking permit to allow the sharing of code-required parking over two lots. This conditional use permit would amend and replace CUP No. 98-059-(3) upon use of this grant. The Project also proposes to remove a 4,160 square-foot abandoned residence in the northern portion of the Project site and conserve over 450 acres of land, which would be left undisturbed and would become permanently dedicated open space, subject to the following conditions of approval:

GENERAL CONDITIONS

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

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") an affidavit stating the permittee and/or owner is aware of and agrees to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. This grant shall expire at the time that the vesting tentative map expires without recordation of a final map. Entitlement to the use of the subject property under this

grant after the vesting tentative map expires without recordation shall be subject to the regulations in effect at the time of such use is proposed. Recordation of a final map shall be considered use of this grant.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$4,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **20 annual** inspections. Inspections shall be unannounced.

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

10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,256.25** ($2,181.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,104.75** ($3,029.75 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project,

in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

13. The permittee shall deposit an initial sum of **$6,000.00** with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

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

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

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

18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

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

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by prior to the recordation of the final map for Tract Map No. 071735. The existing caretaker's residence shall be depicted on a separate open space lot to be created on the final map to the satisfaction of the Department of Regional Planning.

21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

22. Within 90 days of the County's approval of the Malibu Institute project, the permittee shall file an application with the Local Agency Formation Commission for the County of Los Angeles ("LA LAFCO") for an out-of-agency service extension, consistent with the requirements set forth in Government Code Section 56133.

23. This grant shall not be effective for any purpose unless and until the permittee obtains a coastal development permit from the County or the California Coastal Commission authorizing development of the Project and records a final map for Tentative Tract Map No. TR071735.

24. Prior to the issuance of a building permit for any habitable structure, the permittee shall provide evidence to the satisfaction of the Director of the Department of Regional Planning that the ownership of not less than 450 acres of open space has been offered to be conveyed to the National Park Service or a conservation group or other acceptable agency/entity.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

25. The permittee and/or owner of the subject facility shall maintain an official affiliation with an accredited educational institute of higher learning, such as but not limited to the University of Southern California, the University of California Los Angeles, and/or Pepperdine University. The permittee and/or owner of the subject facility shall submit an annual report to the Department of Regional Planning regarding the educational events and programs associated with the subject facility to the satisfaction of the Director of Regional Planning.

26. With the exception of the Project's non-habitable accessory structures, all other structures shall incorporate sustainable and green design features with the aim of

achieving LEED Platinum Certification (or equivalent) to the satisfaction of the Director of Planning.

27. No night lighting is permitted except that the parking lot and pathways and entrances to buildings around the Malibu Institute buildings and the bungalows shall be illuminated for public safety during evening hours. Lighting shall be designed and installed consistent with dark skies principles. Lighting shall have a maximum of 0.2 foot-candles on pavement (minimum light intensity for safety in general parking areas). All light fixtures installed on paths of travel (walkways, stairs, pathways, etc.) shall be a maximum height of 18 inches from the finish ground. All lighting shall be shielded and/or directed downward in order to minimize excessive on-site illumination and to avoid illumination of the surrounding properties.

28. Excluding outdoor events, all conferences and events that include accessory live entertainment occurring at the Malibu Institute facility and clubhouse shall be allowed to occur from 10:00 a.m. to 12:00 a.m. seven days a week.

29. Notwithstanding the provisions of condition 27 above, all outdoor events including accessory live entertainment occurring at the Malibu Institute facility shall be allowed to occur seven days a week from 10:00 a.m. to 10:00 p.m. Additionally, all lighting shall comply with Condition 26, and all amplified and live music shall cease by sunset.

30. Hours of operation for the clubhouse and associated dining and banquet facilities shall be from 6:00 a.m. until 10:00 p.m. for outdoor events and 12:00 a.m. for indoor events and service seven days a week. The Malibu Institute may extend the closing time of the clubhouse and/or institute building and associated dining and banquet facilities to 2:00 a.m. for special events, such as New Year's Eve. Service from the dining facilities shall be allowed 24 hours per day for purposes of room service to the on-site visitor-serving overnight accommodations.

31. Scheduled events that occur simultaneously at the golf course clubhouse and the Malibu Institute conference facility with an aggregate total over 500 attendees shall be required to obtain a Temporary Use Permit pursuant to Title 22 and shall comply with all applicable provisions therein. In no event shall the aggregate total number of attendees at scheduled events occurring simultaneously exceed 600 persons. In addition, scheduled individual events excluding tournaments taking place on the golf course with over 200 expected attendees, which do not include on-site lodging as part of the registration, shall be limited to 12 per year. The permittee shall keep a log indicating the date and time of such event(s) and noting the number of expected attendees. Said log shall be made available upon request for inspection by the staff of the Department of Regional Planning. The permittee shall provide adequate on-site parking for such events at the subject property, either on-site or on adjoining property owned by the permittee.

32. Excluding tournaments taking place on the golf course, scheduled events held exclusively outdoors such as, but not limited to, banquets and weddings, with over 320 attendees shall be limited to 12 per year and 4 per month on the subject property. The permittee shall keep a log indicating the date and time of such event(s) and noting the number of expected attendees. Said log shall be made available upon request for inspection by the staff of the Department of Regional Planning.

33. All scheduled evening events occurring after 6:00 p.m. shall be limited to no more than 52 per year. The permittee shall keep a log indicating the date and time of such event(s). Said log shall be made available upon request for inspection by the staff of the Department of Regional Planning. The permittee shall provide adequate on-site parking for such events at the subject property, either on-site or on adjoining property owned by the permittee.

34. Prior to the issuance of the certificate of occupancy for the Malibu Institute building, the permittee shall prepare and submit an event management plan detailing how the applicant will manage emergency evacuation, traffic, and parking for any event(s) occurring on-site where expected attendance would exceed 320 persons to the satisfaction of the Director of the Department of Regional Planning in consultation with the Departments of Public Works, Fire, and Sheriffs, as needed. The applicant shall be allowed to submit to the Director of the Department of Regional Planning revisions to the event management plan as the need arises.

35. All visitor-serving overnight accommodations shall be maintained available for public use if they are not previously occupied by attendees of events occurring at the Malibu Institute or patrons of the golf course and associated facilities.

36. The permittee shall be required to comply with the following bungalow-specific conditions:

    a. The permittee shall be required to rent out each bungalow as a single unit. None of the individual rooms within a bungalow may be rented separately but the guest(s) may pay individually. Further, none of the rooms within the bungalow structures shall be allowed to be keyed independently of the main access door to each of the bungalows; however, each room may have a one-sided internal locking device.
    b. The on-site manager shall have duplicate keys to the bungalows and all one-sided internal locking devices available at all times for emergency service personnel.
    c. The bungalows shall not be rented for more than the number of persons designated by the facility management based upon the number of occupants indicated on the registry card.
    d. The bungalows shall not be rented for a lesser period than the equivalent of one night's stay and the maximum length of stay shall be 29 consecutive days. The permittee shall keep a log indicating the name of the guests and their

length of stay. Said log shall be made available upon request for inspection by the staff of the Department of Regional Planning.

e. The bungalows shall be operated in manner such that the units will be occupied and rented on a temporary basis and no rental units shall be permitted consistent with Section 8.52.020 of the County Code.
f. At the time of registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of a hotel.
g. The permittee shall maintain current registration or license with the Los Angeles County Treasure and Tax Collector.
h. The permittee shall install a video camera(s) at the registration desk. The footage shall be kept for at least a two-week period and shall be made available to the sheriff if requested.
i. A copy of these conditions shall be kept in the facility management office and shall be made available to all enforcement personnel upon request.

37. Hours of operation for the on-site swimming pool shall be between 6:00 a.m. and 10:00 p.m.

38. This grant allows for the continued operation and maintenance of the existing golf course and appurtenant uses and structures subject to the following:

a. The golf course hours of operation shall be from 6:00 a.m. to dusk seven days a week.
b. The golf course shall be maintained available for public use. The golf course shall not be operated as a private golf club and restricted to attendees of events occurring at the Malibu Institute.
c. The permittee shall irrigate the golf course utilizing all practical water conservation measures including the use of reclaimed water from the proposed on-site wastewater treatment plant as permitted by the Regional Water Quality Control Board.
d. The operator of the golf course shall prepare a Golf Course Maintenance Plan in order to minimize impacts to biological resources within the golf course property as a result of golf course maintenance practices such as irrigation, fertilizer, pesticide and herbicide use, and storm water drainage. This Plan shall be prepared in coordination with the County biologist.
e. Golf tournaments shall be limited to those sponsored by charitable organizations, educational institutions, and corporations (or similar organizations) and shall not provide seating facilities or viewing galleries or other structures for such purpose within the golf course for spectators.
f. This permit prohibits the playing of golf after dusk and requires daily closure of the golf course within one hour after dusk.
g. There shall be no self-illuminating advertising signage or any of the type of advertisements located in the parking lot, clubhouse or any of the walls or fences enclosing the subject property.
h. The permittee shall maintain free of litter all areas of the premises under which the applicant has control.

39. The permittee shall plant only native, drought-tolerant species on the project site as part of its landscaping plans.

40. The permittee shall continue to take appropriate actions to reduce the amount and rate of water runoff and protect downstream water quality to protect sensitive resources and riparian areas consistent with the requirements of the permits issued by the Los Angeles Regional Water Quality Control Board (LARWQCB).

41. The permittee shall comply with all requirements of the MS4 Permit issued by the LARWQCB to the County of Los Angeles.

42. Prior to the issuance of any grading permit, an approval letter from the Regional Water Quality Control Board on the use of an on-site wastewater treatment plant must be granted. In addition, the permittee shall provide evidence to the satisfaction of the Director of Regional Planning of the following: 1) that a consultant approved by the Department of Public Works, Division of Building and Safety and Department of Health Services has been retained to review the construction plans, ensure that the on-site wastewater treatment plant is sized to accommodate the needs of the Project authorized by the grant only, ensure that it will not be used for any purposes unrelated to the Project or for any off-site property owners, and perform inspection of the installation of the waste water treatment facility; and 2) an executed maintenance agreement or contract with a service company approved by the Department of Public Works, Division of Building and Safety and the Department of Health Services for the continued maintenance of the waste water treatment facility. Such agreement or contract shall be in effect at all times. In the event the agreement or contract lapses, the operation of the uses on the property shall cease until a contract or agreement with a new maintenance entity acceptable to the Department of Public Works and Department of Health Services is executed.

43. If the waste water treatment facility and disposal/irrigation system fails to meet the standards of the Regional Water Quality Control Board (RWQCB) discharge permit at any time, the permittee shall immediately close and cease operation (including all current and scheduled events and lodging) of the conference building, the bungalows, the golf course and all support facilities such as, but not limited to, the pro shop, clubhouse, kitchen, cafeteria, lounge, bathrooms, and shower buildings. The closure shall remain in place until it is confirmed to the satisfaction of Department of Public Works and Department of Health Services that said system can again meet RWQCB water quality/discharge requirements.

44. The permittee shall continue to manage the golf course property with sensitivity toward important natural resources and hazards such as flood, fire, and erosion in accordance with the approved Exhibit "A.".

45. Green waste shall be appropriately recycled on the property to the extent feasible.

46. The relocated on-site helipad shall be reserved only for emergency use by public agencies such as, but not limited to, the Los Angeles County Fire Department.

47. All project-related grading shall be balanced on-site with no export or import of materials.

48. As much as possible, the permittee shall improve the hydrological connection through the golf course between the headwaters of Trancas Creek and the portion of Trancas Creek at the southern end of the subject property by daylighting currently culverted segments as depicted on the approved Exhibit "A." The daylighted segments shall become part of the golf course and shall not require setbacks from the golf course.

49. Where compatible with golf course management, the permittee shall use native grasses such as white yarrow, salt grass, and clustered field sedge as part of the landscape component of the fairway and roughs for the golf course in accordance with an approved landscape plan.

50. The permittee shall annually monitor for the reintroduction of invasive plant and animal species and remove them in accordance with the Pest and Invasive Species Management Plan detailed in Mitigation Measure 5.3-11 in the MMRP.

51. The permittee shall perform pre-construction surveys for sensitive species such as lichens, bryophytes, vascular plant floras, and invertebrate insects and mollusks.

52. During renovation of the golf course and construction of the Malibu Institute, the permittee shall hold, when possible, sensitive native animal species for later replacement to and throughout the restored and undeveloped part of the Project site. Mitigation lands or credits may need to be purchased for sensitive species that are found and cannot be held or for some relocations and/or sensitive species assumed to be present and for cumulative loss of habitat.

53. The permittee shall work with surrounding property owners to remove all storage materials located at the southeast of the Project site.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT, ALCOHOL

54. **The portion this grant allowing continued sale of alcoholic beverages for on-site consumption shall terminate on April 30, 2034 or 20 years after recordation of the final map, whichever occurs later.** Entitlement to sell alcoholic beverages for on-site consumption shall be subject to the regulations then in effect. If the permittee intends to continue to sell alcoholic beverages for on-site consumption after such date, whether or not the permittee proposes any modifications to such sale at that time, the permittee shall file a new Conditional Use Permit application for sale of alcoholic beverages for on-site consumption with the Department of Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months

prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the sale of alcoholic beverages for on-site consumption, notice is hereby given that such sale may require additional or different permits and would be subject to the then-applicable regulations.

55. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and any employee involved in the sale or service of alcohol shall be knowledgeable of the conditions herein.

56. The permittee shall post a sign at the entrance to the on-site restaurant and bar in English and the predominant second language displaying contact telephone numbers for the site's manager, the Department of Regional Planning Zoning Enforcement Section and the closest sheriff station for reporting any problems which may occur related to the operation of said establishment and shall implement a program to address and promptly resolve such problems should they occur.

57. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

58. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.

59. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

60. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

61. This grant authorizes the sale of alcoholic beverages seven days a week from 6:00 a.m. to 12:00 a.m.

62. The sale of alcoholic beverages for consumption off the subject property is prohibited.

63. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Regional Planning for approval prior to issuance of the Certificate of Occupancy. A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.

64. All servers of alcoholic beverages must be at least 18 years of age.

65. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

66. The permittee shall not reduce the number of parking spaces provided on-site below the number as shown on the approved Exhibit "A."

67. The permittee shall maintain reciprocal access between the Malibu Institute and golf course lots to allow for continued use of the shared parking facility in accordance with the recorded CC&Rs or access easement.

68. In the event that the permittee or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the Director.

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Report

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1-1	Aesthetics	Building materials compatible in color tone and/or texture with the surrounding natural terrain shall be employed on the exteriors of all structures and retaining walls, with the exception of solar panels to be installed above the parking lot shade structures.	Submit building material color and/or texture for review and approval	Prior to issuance of applicable building permit(s)	Architect, Landscape Architect	County of Los Angeles Department of Regional Planning
5.1-2	Aesthetics	Aesthetically compatible native landscaping shall be provided along the Project entrance (Clubhouse Drive) to screen vehicle lights within onsite parking and driveway areas from Encinal Canyon Road.	Prepare and submit Landscaping Plan for review and approval	Prior to issuance of building permit	Applicant, Landscape Architect	County of Los Angeles Department of Regional Planning
5.1-3	Aesthetics	The applicant's detailed landscape plan shall be designed to provide aesthetically compatible accenting to and/or visual screening of the Project's hardscape features and walls, as viewed from the identified public viewpoints. With the exception of the golf course greens and turf, the majority of the landscaping shall use native species of plants, shrubs and grasses. Prior to the issuance of building permits, the landscaping plan shall be reviewed and approved by the County of Los Angeles Department of Regional Planning and Fire Department, and shall address the following: • Landscaping shall be provided in a manner consistent with fire safety needs, to help conceal	Prepare and submit Landscaping Plan for review and approval	Prior to issuance of building permit	Applicant, Landscape Architect	County of Los Angeles Department of Regional Planning Los Angeles County Fire Department – Fuel Modification Unit.

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		visible linear elements and hard edge surface effects resulting from site grading, the use of retaining walls, and the construction of new buildings. • Street trees and median trees, compatible with the adjacent undeveloped areas, shall be planted along Clubhouse Drive, and at the main entrance adjacent to Encinal Canyon Road. • Appropriate landscaping, including trees and vegetated walls, shall be planted to minimize views of retaining walls. • Project landscaping shall consist of native fire retardant species included on the Los Angeles County Fire Department Fuel Modification Plan Guidelines, located to partially screen views of the structural components of the Project from public viewpoint areas as identified above under the subheading Existing Views from Scenic Highways and Trails. Landscaping shall be compatible with the character of the surroundings and architectural style of the structures.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-1	Air Quality	The applicant shall prepare a Construction Management Plan to comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust emissions. The Plan shall include the following dust control measures: • The simultaneous mass grading disturbance area shall be limited to 10 acres per day. Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more); • Preparation of a high wind dust control plan, implementation of plan elements, and termination of soil disturbance when winds gusts exceed 25 mph; • Stabilization of previously disturbed areas if subsequent construction is delayed; • Covering all stockpiles with tarps if left unattended for more than 48 hours; • All trucks hauling dirt, sand, soil or other loose materials are to be covered; • Appoint a construction relations officer to act as community	A. Prepare and submit Construction Management Plan for review and approval	Prior to issuance of grading permit	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning SCAQMD
			B. Maintain a log demonstrating compliance	During construction	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning SCAQMD

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		liaison concerning on-site construction activity including resolution of issues related to PM-10 generation. • Portions of the site that are undergoing surface earth moving operations shall be watered. Exposed surfaces and haul roads will be watered three times/day. • Vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. • Construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph. • Grading operations shall be suspended during any first stage ozone episodes.				
5.2-2	Air Quality	Non-particulate construction activity emissions are not predicted to exceed SCAQMD CEQA thresholds. Nonetheless, the following control	A. Maintain a log demonstrating compliance	During construction	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning SCAQMD
			B. Site inspection	During	Applicant,	County of Los

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		measures shall be implemented: • Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. • Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. Tier 3 rated engines shall be used for all equipment during site grading, if available. • Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. Construction operations affecting off-site roadways shall minimize obstruction of through-traffic lanes and shall be limited to off-peak hours, as permitted. Truck deliveries occurring during construction shall be consolidated to the extent feasible.	as needed	construction	Grading Contractor	Angeles Department of Regional Planning SCAQMD

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		• Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. • On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters if feasible. • All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. • Construction equipment operations shall be suspended during any first stage smog alert. • Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.				
5.2-3	Air Quality	Operational emissions are not predicted to exceed SCAQMD CEQA thresholds. Nonetheless, to further reduce potential operational emissions, the applicant shall install gas lines for any hearth applications and prohibit wood burning in Project hearths.	A. Install gas lines for any hearths	Prior to certificate of building occupancy	Applicant, Architect	County of Los Angeles Department of Regional Planning
			B. Prohibit wood burning in hearths and provide notification of this policy to guests. Maintain a log	During operation	Applicant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
			demonstrating compliance.			
5.3-1	Biological Resources	Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the LACDRP and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc) are prepared, and shall make these monitoring reports available to LACDRP and CDFW at their request.	A. Provide proof of retainer of biological monitor	Prior to issuance of grading permit	Applicant	County of Los Angeles Department of Regional Planning
			B. Have the monitoring reports available for review upon request	During construction	Applicant, biological monitor	County of Los Angeles Department of Regional Planning
5.3-2	Biological Resources	To compensate for the loss of the locally sensitive Plummer's mariposa lily,	A. Prepare and submit	Prior to issuance of	Applicant / biological	County of Los Angeles Department

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-2	Biological Resources	Plummer's mariposa lilies shall be replaced at a minimum 2:1 ratio within suitable habitats on the Project site in an area to be preserved as permanent open space. A Plummer's Mariposa Lily Mitigation and Monitoring Plan that provides for the replacement of the Plummer's mariposa lilies impacted by project construction shall be developed by a qualified biologist and approved by LACDRP prior to issuance of the grading permit for the Project. The Plan shall specify the following: • a summary of impacts; • the location of the mitigation site; • methods for harvesting seeds or salvaging and transplantation of individual bulbs to be impacted; • measures for propagating plants or transferring living bulbs from the salvage site to the mitigation site; • site preparation procedures for the mitigation site; • a schedule and action plan to maintain and monitor the mitigation area; • criteria and performance standards by which to measure the success of the mitigation,	Plummer's Mariposa Lily Mitigation and Monitoring Plan	grading permit	consultant	of Regional Planning
			B. Implement Plummer's Mariposa Lily Mitigation and Monitoring Plan	Beginning prior to the initiation of construction activities and continuing for five years subsequent to occupancy	Applicant / biological consultant	County of Los Angeles Department of Regional Planning
			C. Prepare Annual and Final Monitoring Reports	Every March for five years following project occupancy or until all performance standards have been met, whichever period is longer	Applicant / biological consultant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

		including replacement of impacted lilies at a minimum 2:1 ratio;
		• measures to exclude unauthorized entry into the mitigation areas; and
		• contingency measures such as replanting or weeding in the event that mitigation efforts are not successful. The performance standards for the Plummer's Mariposa Lily Mitigation and Monitoring Plan shall be at a minimum the following:
		  • Within five years after introducing the Plummer's mariposa lily to the mitigation site, the number of established, reproductive plants shall be no less than 2x the number of those lost to project construction, and;
		  • Non-native species relative cover shall be no more than 5% through the term of the restoration.
		
		The mitigation project shall be initiated prior to development of the Project, and shall be implemented over a five-year				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		period following occupancy or until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to LACDRP. Five years after the start of the mitigation project, a final report shall be submitted to LACDRP, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established performance standards. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of LACDRP at the end of the five-year period.				
5.3-3	**Biological Resources**	<u>Pre-construction Biological Surveys and Biological Monitoring</u> Prior to commencement of ground or	A. Conduct weekly pre-construction	Prior to issuance of grading permit,	Applicant / biological consultant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-3	Biological Resources	vegetation disturbing activities, including but not limited to grading, pond maintenance, and landscaping activities in native chaparral, coastal sage scrub, riparian, or aquatic habitats, as well as in landscaped areas, a qualified biologist shall conduct weekly pre-construction surveys for special-status wildlife species beginning no less than thirty (30) and ending no more than three (3) days prior to the commencement of disturbance. The pre-disturbance surveys shall incorporate methods to detect the special-status wildlife species that could potentially occur at the site. To the extent feasible, special-status species shall be avoided. If avoidance is not feasible, the species shall be captured and transferred to an appropriate habitat and location where they would not be harmed by project activities. Two-striped garter snakes shall be relocated to permanent aquatic habitats that are downstream and as close as feasible to the Project site.	surveys	ongoing searches thereafter	Applicant / biological consultant	California Department of Fish and Wildlife United States Fish and Wildlife Service
			B. Prepare letter report to LACDRP, CDFW, and USFWS, if applicable, on special-status species avoidance measures	Prior to issuance of grading permit, ongoing searches thereafter	Applicant / biological consultant	County of Los Angeles Department of Regional Planning California Department of Fish and Wildlife United States Fish and Wildlife Service
5.3-4	Biological Resources	<u>Pre-construction Surveys for Shoulderband Snails</u> Prior to construction of the Project, a qualified biologist shall conduct a habitat assessment to locate all suitable chaparral, coastal sage scrub, and coastal scrub habitats within and directly	A. Conduct habitat assessment by qualified biologist	Prior to the issuance of a grading permit. To be repeated at two-year intervals until construction is complete.	Applicant / biological consultant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		adjacent to the limits of disturbance that may potentially support the Trask shoulderband snail (Helminthoglypta traskii traskii). Prior to ground or vegetation disturbing activities, a terrestrial snail specialist shall conduct surveys in suitable habitats for the Trask shoulderband snail. The surveys shall be conducted in the winter to maximize the potential for detecting live snails. The project area shall be subject to a minimum of five (5) visual surveys, preferably spaced one (1) week apart, although surveys spaced more frequently may be acceptable in order to take advantage of wet weather. Surveys may be conducted during periods of rain, dense fogs, or heavy dews, but shall not be conducted during dry weather conditions. Each survey shall involve a general search for key features and likely places for snails followed by more intensive searching of areas with key habitat features. Surveys shall focus on careful examination of soil, leaf litter, downed wood, debris piles, beneath rocks and vegetation, and the undersides of branches and leaves. The U.S. Fish and Wildlife Morro shoulderband snail	B. Conduct survey of suitable habitat by terrestrial snail specialist for Trask shoulderband snail	Prior to the issuance of a grading permit. To be repeated at two-year intervals until construction is complete.	Applicant / biological consultant	County of Los Angeles Department of Regional Planning
			C. Prepare and submit report to LACDRP	Prior to the issuance of a grading permit. To be repeated at two-year intervals until construction is complete.	Applicant / biological consultant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		(Helminthoglypta walkeriana) Protocol Survey Guidelines (June 2003) may be referred to for additional guidance on surveying for Helminthoglypta snails. If Trask shoulderband snails are found, they shall be moved to suitable habitat on the Malibu Institute property, such that the snails would not be subject to direct or indirect harm by the project, and would not migrate back into the project area. Handling time shall be minimized and attractants shall not be used, so as to avoid inadvertently attracting vandals or predators of the snail. The survey shall be valid for two years. Following the two-year period, surveys shall be required prior to new ground or vegetation disturbance in suitable habitat. Prior to the issuance of a grading permit, the surveying biologist shall provide a report to LACDRP covering the survey methods and results, including maps, photographs, and field notes documenting the area surveyed and any Trask shoulderband snails that were identified and relocated.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-5	**Biological Resources**	<u>Capture, Management, and Release of Western Pond Turtles</u> A Western Pond Turtle Mitigation and Monitoring Plan for the avoidance of impacts to the western pond turtle shall be prepared by a qualified biologist and approved by LACDRP and the CDFW prior to issuance of the grading permit for the Project. The Plan shall involve the capture of all western pond turtles at the Project site, the temporary containment and maintenance of the captured turtles at a suitable on-site or off-site location, and the release of the turtles back to the ponds at an appropriate time when the ponds would provide suitable habitat and the turtles would no longer be threatened by Project activities. The Plan shall at a minimum specify the following: • timing and methods of capture and removal of the turtles, and turtle eggs if applicable, from the golf course ponds and elsewhere within the Project limits; • site conditions necessary for the release of the turtles back to the ponds; • methods for release to the ponds; • monitoring program to document the status and condition of the	A. Prepare and submit a Western Pond Turtle Mitigation and Monitoring Plan	Prior to issuance of grading permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			B. Prepare and submit annual and final monitoring reports	Annually, beginning one year subsequent to initiation of construction until five years after construction or until performance standards have been met, whichever period is longer	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		turtle population following the release of the turtles back into the ponds; • a schedule and action plan for monitoring and reporting on the status of the turtle mitigation project; • criteria and performance standards by which to measure success; and, • contingency measures in the event that the mitigation effort is not successful. Alternatively, if feasible, the temporary containment of all or part of the turtle population at the golf course ponds may be avoided if it can be demonstrated that the timing and duration of the period that the ponds would be unsuitable for the species (i.e., lacking water, cover, or food supply) coincides with the seasonal periods that the turtles would move to upland habitats and if the safe dispersal of the turtles between the ponds and the native habitats in the surrounding area could be ensured throughout Project construction. In this case, the Plan shall also specify the timing and duration of the period that the ponds would be unsuitable and methods and monitoring activities to ensure that both direct impacts to individuals and the population				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		of turtles at the Project site would be avoided. Annual reports discussing the implementation, monitoring, and management of the western pond turtle mitigation project shall be submitted to LACDRP and the CDFW. The fifth annual report shall discuss the implementation, monitoring and management of the mitigation project and indicate whether the mitigation project has, in part, or in whole, been successful based on established performance standards. If performance standards have been satisfied, the mitigation shall be considered complete, and no further reporting shall be required. If performance standards have not been met, mitigation efforts shall be extended, with the incorporation of contingency measures, as identified in the Western Pond Turtle MMP.				
5.3-6	Biological Resources	<u>Special-Status Roosting Bats</u> To avoid the direct loss of bats that could result from removal of trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:	A. Conduct bat surveys	Prior to issuance of grading or demolition permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			B. Prepare and Present Letter	Prior to issuance of	Applicant / biological	Los Angeles County Department of

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		• To the extent feasible, tree removal, tree relocation, and demolition of vacant buildings and other suitable man-made structures shall be scheduled between October 1 and February 28, outside of the maternity roosting season. • If trees must be removed during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. • Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to disturbance to the tree or structure to more precisely determine the presence or absence of roosting bats. • If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of	Report to LACDRP and CDFW	grading or demolition permit	consultant	Regional Planning California Department of Fish and Wildlife
			C. Seal vacant buildings if bat surveys determine that bats are absent, install and maintain exclusionary devices	Prior to demolition activities, and maintained during construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			D. Monitor the removal of trees and buildings with significant roosting bat potential	During construction and demolition	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and shall remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building. • Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.				
5.3-7	**Biological Resources**	<u>Bat Relocation</u> If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area, preferably on the Malibu Institute property. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW. In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be	A. Design and locate artificial bat roosts, if needed	Prior to issuance of grading and demolition permits	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			B. Capture and transfer bats, if needed	Prior to issuance of grading and demolition permits	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			C. Prepare and submit annual monitoring reports to LACDRP and CDFW	Annually for five years following relocation or until performance standards are met, whichever	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		subject to approval by LACDRP and CDFW. A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. Annuals reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.		period is longer		
5.3-8	Biological Resources	Nesting Bird Surveys Proposed project activities including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from	A. Conduct weekly preconstruction bird or nest surveys	From 30 – 3 days prior to disturbance to nesting habitat.	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			B. Delay project activities within 300 or 500 ft. of nests or nesting habitat until August 31 or	During construction (February 1 through August 31)	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of construction activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed, including but not limited to site preparation, grading, construction, tree removal, landscaping removal, pond or detention basin maintenance, or building demolition and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the	until nests are vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting.	During construction (February 1 through August 31)	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife
			C. Submit construction monitoring documentation	During construction (February 1 through August 31)	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate a buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide LACDRP the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he / she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LACDRP and, upon request, CDFW. Based on the submitted information, LACDRP (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain outside the demarcated buffer and that the flagging / stakes / fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to LACDRP during the grubbing and clearing of vegetation, and shall notify LACDRP immediately if project activities damage active avian nests.				
5.3-9	**Biological Resources**	The following measures shall be implemented during the construction phase to avoid impacts to ESHAs and other sensitive habitats located adjacent to the Project limits of disturbance, as well as the flora and fauna associated with the ESHAs:	A. Demarcate the Project limits of disturbance	Prior to issuance of grading permit and during construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			B. Install and maintain exclusionary	Prior to issuance of grading permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Prior to all ground disturbing and construction activities, the Applicant shall demarcate the Project limits of disturbance with sturdy exclusionary fencing to prevent encroachment of Project activities into native habitats adjacent to the Project limits of disturbance and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging and signed as a sensitive area. The LACDRP shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of Project construction. a) All construction and maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. b) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable. c) All on-site construction equipment shall have properly operating	fencing	and during construction	Applicant / biological consultant	
			C. Add flagging and signage to fencing	Prior to issuance of grading permit and during construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			D. Monitor ground disturbing and construction activities within 100 feet of sensitive native habitats	During construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			E. Limit activities to designated hours	During construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			F. Direct and shield construction lighting if required	During construction	Applicant / biological consultant	Los Angeles County Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		mufflers. d) All pets shall be on a leash and shall not be allowed to enter native habitats at the Project site. e) All food-related trash shall be disposed of in closed containers.				
5.3-10	Biological Resources	Invasive Plant Species and Landscaping, Bio-detention Basins, and Bio-swales. Prior to the issuance of a grading permit, a Landscaping Plan shall be reviewed and approved by LACDRP to ensure that only non-invasive ornamental plant species or appropriate native plant species are used in landscaping, bio-detention basins, and bio-swales in future development of the project site. The review shall include a comparison of proposed plants with the following lists of invasive plant species: the California Invasive Plant Inventory (California Invasive Plant Council 2006, 2007), the California Invasive Plant Council Watchlist (December 2011), the Federal Noxious Weed List (December 10, 2010), the California Department of Food and Agriculture Pest Ratings of Noxious Weed Species and Noxious Weed Seed (January 2010), the Significant Ecological Area Draft Design Manual list of "L.A. County Non-Native	A. Submit approved Landscaping Plan	Prior to issuance of grading permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			B. Adhere to approved landscaping plan	Life of Project	Applicant	Los Angeles County Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Species to Avoid in Landscaping," (December 2012), and the draft Santa Monica Mountains Local Coastal Program list of "Plants to Avoid in the Santa Monica Mountains." The Landscaping Plan shall include all plant species that would be planted as part of the proposed project, including but not limited to plant species that would be planted within bio-detention basins and bio-swales and the drought-tolerant grasses for the golf course. Species used in bio-detention basins and bio-swales shall be locally-indigenous natives. Drought-tolerant grasses for the golf course shall be non-invasive and shall not be capable of hybridizing with native grasses in the surrounding habitat. LACDRP shall conduct site inspections to ensure the appropriate plant materials have been planted and are maintained through the life of the project.				
5.3-11	Biological Resources	Pest and Invasive Species Management Plan A Pest and Invasive Species Management Plan shall be developed and implemented that emphasizes eradication and control of problem species within the development limits and fuel modification zones, including	A. Prepare and submit Pest and Invasive Species Management Plan	Prior to grading permit, then updated every ten years	Applicant / biological consultant	Los Angeles County Department of Regional Planning
			B. Implement Pest and Invasive Species	Beginning with commencement of ground	Applicant / biological consultant	Los Angeles County Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		pests that interfere with the management goals of the Malibu Institute and invasive plant and animal species that could adversely affect the quality of native habitats at the Project site and in the surrounding area. If invasive species from the Project site spread to natural areas, control of invasive species shall extend to those areas as well. The Plan shall incorporate sustainable methods, avoid or minimize the use of chemical fertilizers, insecticides, herbicides, fungicides, and rodenticides, and ensure that toxic chemicals or excessive nutrient loads do not adversely affect native habitats and wildlife. Success criteria shall be tied to the control and eradication of problem species, and the lack of adverse effects of pest management practices and fertilizer use on sensitive species and habitats both at the Project site and in the surrounding area, including downstream from the Project site. The Plan shall allow for adaptation of management strategies, as necessary, and shall include periodic monitoring, reporting, and evaluation of progress. In broad terms, the Plan shall at a minimum include: • Specific objectives; • Target species and problem	Management Plan	disturbance and continuing for life of project	Applicant / biological consultant	
			C. Prepare monitoring reports	Biannually, beginning one year subsequent to commencement of ground disturbance for life of project	Applicant / biological consultant	Los Angeles County Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		areas; • Prioritization of threats; • Success criteria; • Management strategies that would prevent the establishment of problem species; • Management strategies that would result in eradication and/or control of problem species; • Implementation plan; • Monitoring plan; and, • Contingency measures. The Plan shall incorporate but shall not be limited to the following practices and conditions: • Use of chemical fertilizers, insecticides, herbicides, and fungicides shall be avoided or minimized; • Pesticides and herbicides used within or near aquatic habitats shall be designated for use in aquatic habitats and shall be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. • Biological and organic controls shall be used to the maximum				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		extent feasible; • Water quality shall be monitored and water quality test results evaluated with respect to potential adverse effects on sensitive species and habitats; • Chemical pesticides and fertilizers shall be limited to the immediate vicinity of buildings and exotic landscape plantings; • Bt (*Bacillus thuringiensis kursaki*) or non-native predatory snails (i.e., decollate snails) shall not be used for pest control; • Rodent eradication efforts shall emphasize the use of traps and shall avoid chemical controls, unless otherwise directed by the Department of Health Services (DOHS); • Anticoagulant rodenticides shall not be used, as they are a risk to non-target species and have been identified as a factor in the deaths of large predators in the Santa Monica Mountains; and, • Application of non-anticoagulant rodenticides shall be limited to the vicinity of buildings, facilities, and developed areas and shall not extend to the landscaped areas on the golf course grounds.				

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		The Plan shall be adhered to for the life of the Project and shall be updated every ten years. The Plan shall be prepared by qualified specialists in coordination with personnel responsible for pest and invasive species management at the Malibu Institute, and shall be approved by the Director of Planning prior to issuance of a grading permit for the Project. Implementation of the Plan shall begin with commencement of ground disturbance for the project. Biannual reports shall be prepared by a qualified specialists, which document methods, treatments, and monitoring, and evaluate the implementation of the Plan and whether success criteria have been met. The reports shall be submitted by December 31 to the Los Angeles County Director of Planning for review who will ensure the Plan has been fully implemented and that the success criteria have been met.				
5.3-12	**Biological Resources**	Prior to issuance of the grading permit, the Applicant shall prepare and submit to the USACE for verification a "Preliminary Delineation Report for "waters of the U.S."" and a Streambed Alteration Notification package to the CDFW for alterations to USACE jurisdictional "waters of the U.S." and	A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."	Prior to issuance of grading permit	Applicant	California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-12	Biological Resources	CDFW jurisdictional streambed and habitat. A Clean Water Act Section 404 permit shall be obtained from the USACE, and the Applicant shall comply with the permit conditions. A Streambed Alteration Agreement shall be entered into with the CDFW under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions. A Clean Water Act Section 401 Water Quality Certification shall be obtained from the RWQCB, and the Applicant shall comply with the certification conditions. Mitigation for unavoidable impacts to USACE jurisdictional "waters of the U.S." and CDFW jurisdictional streambed and habitat shall be provided through implementation of the Habitat Mitigation and Monitoring Program, as required by MM5.3-13.	A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."	Prior to issuance of grading permit	Applicant	Quality Control Board
			B. Prepare and submit a Streambed Alteration Notification package to the CDFW	Prior to issuance of grading permit	Applicant	California Department of Fish and Wildlife
			C. Obtain Clean Water Act Section 404 permit from USACOE	Prior to issuance of grading permit	Applicant	United States Army Corps of Engineers
			D. Obtain Section 1602 Streambed Alteration Agreement from CDFW	Prior to grading permit	Applicant	California Department of Fish and Wildlife
			E. Obtain Clean Water Act Section 401 Water Quality Certification from RWQCB	Prior to grading permit	Applicant	Regional Water Quality Control Board

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-13	Biological Resources	The Project shall implement the requirements of the final approved Habitat Mitigation and Monitoring Program, which shall mitigate for permanent impacts to 0.032 acres of CDFW jurisdictional habitat, 0.002 acres of USACE wetland "waters of the United States", and 0.03 acres of USACE non-wetland "waters of the United States" at a 2:1 ratio. Due to the overlap of the jurisdictional areas that would be permanently impacted, a total of 0.032 acres consisting of 0.002 acres of wetland "waters of the United States"/CDFW jurisdictional habitat and 0.03 acres of non-wetland "waters of the United States"/C DFW jurisdictional habitat shall be mitigated. Also as part of the Habitat Mitigation and Monitoring Program, the Project shall mitigate for temporary impacts to 4.42 acres of CDFW jurisdictional habitat, 2.19 acres of USACE wetland "waters of the United States", 1.63 acres of USACE non-wetland "waters of the United States", and 4.10 acres of single-parameter wetlands at a 2:1 ratio. Due to the overlap of jurisdictional areas that would be temporarily impacted, a total of	A. Prepare and Submit Final Habitat Mitigation and Monitoring Program to LACDRP, ACOE, CDFW, and RWQCB	Prior to grading permit	Applicant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control Board
			B. Implement Final Approved Habitat Mitigation and Monitoring Program	To be implemented over a five-year period, and initiated prior to development of the Project if feasible, but shall not interfere with Project development or the planned eradication of invasive animals from aquatic habitats at the site.	Applicant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control Board

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		4.42 acres consisting of 0.32 acres of CDFW jurisdictional habitat, 0.28 acres of CDFW jurisdictional habitat/single-parameter wetlands, 2.19 acres of USACE wetland "waters of the United States"/CDFW jurisdictional habitat/single-parameter wetlands, and 1.63 of non-wetland "waters of the United States"/CDFW jurisdictional habitat/single-parameter wetlands shall be mitigated. The Habitat Mitigation and Monitoring Program shall mitigate for permanent and temporary impacts to jurisdictional areas by the on-site or off-site restoration of degraded in-kind wetland and riparian habitats, or by a contribution to an in-lieu fee program approved by the LACDRP, USACE, and the CDFW. Restoration should be implemented only where suitable conditions exist to support viable wetland and riparian habitat. If the mitigation will be performed off-site, to the extent feasible the restoration should be implemented within the Trancas Canyon Watershed. Also to the extent feasible, in-lieu fees shall be used for the restoration of in-kind wetland and riparian habitat within the Trancas Canyon Watershed.	C. Prepare and submit annual and final monitoring reports	Annual Reports shall be provided for a minimum of five years with the first report due within a year of the HMMP initiation. The fifth annual report shall be the final report, unless success criteria have not been met to the satisfaction of the Director of Regional Planning, USACE, and the CDFW.	Applicant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control Board

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		The final Habitat Mitigation and Monitoring Program shall be developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the LACDRP, USACE, RWQCB, and CDFW, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit for the Project. The Program shall be based on the USACE Final Mitigation Guidelines and Monitoring Requirements (April 19, 2004) and the Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms, this Program shall at a minimum include: • Description of the project/impact and mitigation sites; • Specific objectives; • Success criteria; • Plant palette; • Implementation plan; • Maintenance activities; • Monitoring plan; and • Contingency measures. Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native				

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		species, as well as eradication and control of invasive plant and animal species within the restoration area. The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the mitigation program. To the extent possible, the mitigation project or in-lieu fee contribution shall be initiated prior to development of the Project. If the compensatory mitigation involves the restoration of on-site wetland and riparian habitats that were removed or disturbed by project grading or pond maintenance, the mitigation project shall be initiated as the earliest possible date, but shall not interfere with project development or the planned eradication of invasive animals from aquatic habitats at the site. The mitigation project shall be implemented over a five-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the				

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		program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the LACDRP, USACE, and the CDFW. Five years after project start, a final report shall be submitted to the LACDRP, USACE, and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Director of Regional Planning, USACE, and the CDFW.				
5.4-1	Cultural Resources	A protective fence shall be installed and maintained surrounding site CA-LAN-527 prior to all earth moving activities that occur within 100-feet of the site (within the existing fairway for Hole #18, approximately 100 feet from the green).	Installation of protective fencing	Prior to issuance of grading permit for the golf course area	Applicant	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4-2	Cultural Resources	A qualified archaeologist shall monitor all stripping and other earthmoving activities occurring within 100-feet of site CA-LAN-527 (within the existing fairway for Hole #18, approximately 100 feet from the green).	A. Field monitoring	During stripping and earthmoving activities at this location	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning
			B. Maintain log demonstrating compliance	During stripping and earthmoving activities at this location	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning
5.4-3	Cultural Resources	In the event unknown archaeological resources are discovered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease until a qualified archaeological or paleontological monitor inspects the resources, identifies appropriate treatment, and documents the resource as necessary. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but	A. Field monitoring	During stripping and earthmoving activities.	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning
			B. Maintain log demonstrating compliance	During stripping and earthmoving activities	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning

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		not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities within the boundary of the archaeological site.				
5.4-4	**Cultural Resources**	In the event human remains are encountered during construction activities, all ground-disturbing activities within the area of the human remains shall cease and the County coroner shall be notified. In the event the remains are determined to be of Native American descent, the coroner shall notify the California Native American Heritage Commission within 24 hours. The Native American Heritage Commission	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager/ Qualified Archaeologist	County of Los Angeles Department of Regional Planning
			B. Native American monitoring as applicable	During construction	Applicant/ Construction Manager/ Qualified Archaeologist	County of Los Angeles Department of Regional Planning Native American Heritage Commission
			C. Site inspection	During	Applicant/	County of Los

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		shall identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who shall have 48 hours from notification by the Native American Heritage Commission to inspect the site of the discovery of Native American remains and to recommend to the Applicant or landowner means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance. In the event Native American remains are found, Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the remains.	as needed	construction	Construction Manager/ Qualified Archaeologist	Angeles Department of Regional Planning
5.4-5	**Cultural Resources**	A paleontological monitor, supervised by a qualified paleontologist, shall monitor all excavation activities within previously undisturbed sedimentary soils (Quaternary Alluvium) in the lower lying central-southern portion of the site. If fossils are found, the paleontological monitor shall be authorized to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment in accordance	A.Paleontological monitoring	During excavation in the referenced areas	Applicant/ Construction Manager/ Qualified Paleontologist	County of Los Angeles Department of Regional Planning
			B. Maintain log demonstrating compliance	During excavation in the referenced areas	Applicant/ Construction Manager/ Qualified Paleontologist	County of Los Angeles Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. The paleontologist shall prepare a final report on the monitoring. If fossils are identified, the report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the Applicant, County of Los Angeles Department of Regional Planning, and the Natural History Museum of Los Angeles, and shall accompany any curated fossils.				
5.7-1	**Hazards/Hazardous Materials**	If previously unidentified soil contamination is observed by sight or smell or indicated by testing by a qualified professional using a portable volatile organic compound analyzer during excavation and grading activities associated with removal of pond sediments or in areas used for storage of fuels or pesticides, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in the South	A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation	Applicant/ Construction Manager/ Qualified Professional	County of Los Angeles Fire Department South Coast Air Quality Management District California Department of Toxic Substances Control, as applicable
			B. Evaluation, management,	Before grading and excavation	Applicant/ Construction	County of Los Angeles Fire

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Coast Air Quality Management District's Rule 1166, to make the area suitable for grading activities to resume. In the event contamination is found, the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. The contaminated soil shall be evaluated and excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in accordance with all applicable federal, State, and local laws and regulations.	and disposal, as applicable	can resume in the contaminated areas	Manager/ Qualified Professional	Department South Coast Air Quality Management District California Department of Toxic Substances Control, as applicable
5.7-2	**Hazards/Hazardous Materials**	Prior to the commencement of demolition of the abandoned residence/hunting lodge building, appropriate biological samples shall be collected and analyzed to determine if conditions represent a biological hazard (e.g. hantavirus) due to large amounts of rat feces and urine. Prior to entering the building, appropriate personal protection equipment shall be worn by all personnel.	Collection and analysis of biological samples	Prior to issuance of demolition permit	Applicant	County of Los Angeles Department of Public Health
5.7-3	**Hazards/Hazardous Materials**	All hazardous materials within the Project site shall be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements.	Maintain log demonstrating compliance	During construction and operation	Applicant/ Construction Manager	County of Los Angeles Fire Department

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.7-4	Hazards/Hazardous Materials	Prior to any storage or usage of regulated hazardous materials on-site (including pool maintenance chemicals, fertilizers, herbicides, pesticides, insecticides, lubricants, etc.), the Applicant shall obtain approval from the Los Angeles County Fire Department for a Hazardous Materials Business Plan (HMBP) covering the use and storage of all regulated hazardous chemicals and materials to be used and/or stored onsite. Qualified environmental personnel or safety engineers shall develop and implement a business plan and a health and safety plan in order to ensure that compliance issues regarding the proper containment, usage, disposal and transportation practices are used, if required.	A. Preparation and approval of a Hazardous Materials Business Plan	Prior to issuance of grading permit	Applicant, Safety Engineer	County of Los Angeles Fire Department
			B. Maintain log demonstrating compliance	During construction and operation	Applicant/ Construction Manager	County of Los Angeles Fire Department
5.7-5	Hazards/Hazardous Materials	Prior to occupancy, the payment of a Development Impact Mitigation Fee for the benefit of the Consolidated Fire Protection District would be required, for the purpose of supplementing funds for the acquisition, construction, improvement and equipping of facilities necessary to deliver fire protection services within the County. The fee shall be based on the applicable County of Los Angeles Developer Fee Program, last updated on November 26, 2013, to be effective February 1, 2014. The newly	Calculation and payment of Development Impact Mitigation Fee	Prior to issuance of certificate of occupancy	Applicant, Consolidated Fire Protection District of Los Angeles County	Consolidated Fire Protection District of Los Angeles County

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		adopted current Developer Fee for Area of Benefit 1, which includes the Project site, will provide for the collection of $0.8990 per square foot for new floor area development. Administration and collection of the Developer Fee shall be the responsibility of the Consolidated Fire Protection District of Los Angeles County.				
5.8-1	**Hydrology and Water Quality**	All grading associated with the implementation of the Project shall take place within the previously disturbed areas of the existing Malibu Golf Club, including the fairways, tee boxes, and greens, as indicated in Figure 5.3-7.	Preparation of Grading Plans	Prior to issuance of Grading Permit	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning
5.8-2	**Hydrology and Water Quality**	The Project shall remove all septic tanks throughout the Project site with the exception of the septic tank serving the caretaker's house in the northern portion of the Project site, and shall install an on-site wastewater treatment system with effluent meeting Title 22 standards for reuse as irrigation for the remodeled golf course.	A. Submit final plans that indicate where existing septic tanks are located, and which ones are to be removed	Plan Check	Applicant	County of Los Angeles Department of Sanitation
			B. Install onsite Wastewater Recycling System	Prior to issuance of certificate of occupancy	Applicant	County of Los Angeles Department of Sanitation
5.10-1	**Noise**	All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday	Limit construction and maintenance noise to designated hours, except for	During construction	Applicant, General Contractor	County of Los Angeles Department of Regional Planning

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		through Friday and the hours of 7:00 a.m. to 7:00 p.m. on Saturday. Construction activities shall be prohibited on Sunday and legal holidays except for emergency maintenance or repair.	emergencies and maintain documentation demonstrating compliance			
5.10-2	**Noise**	All on-site construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.	Use properly maintained noise shielded, muffled equipment and maintain documentation demonstrating compliance	During construction	Applicant, General Contractor	County of Los Angeles Department of Regional Planning
5.10-3	**Noise**	All construction staging areas shall be located at least 500 feet from the nearest homes at which point peak noise levels would have diminished by at least 20 dB from their near-source maximum levels	Properly locate construction staging areas	During construction	Applicant, General Contractor	County of Los Angeles Department of Regional Planning
5.10-4	**Noise**	Use of outdoor amplified music, sounds, or public address systems shall cease by 10:00 p.m.	Provide employee education materials that describe this prohibition, provide such material to any vendor contracted to provide outdoor entertainment and maintain a log demonstrating compliance	During operations	Applicant	County of Los Angeles Department of Regional Planning

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5.11.1-1	Public Services - Fire	The Project shall pay the fee required by the Consolidated Fire Protection District's Developer Fee Program for new residential and commercial construction to support fire stations and apparatus located within the City of Malibu that provide fire suppression and emergency services to the Project site, which is within Area of Benefit 1.	Pay fee required by the Consolidated Fire Protection District	Prior to issuance of building permit	Applicant	Consolidated Fire Protection District of Los Angeles County
5.11.1-2	Public Services - Fire	The Project shall comply with the applicable Uniform Fire Code (UFC) and LACFD ordinance requirements for development located in high fire danger areas regarding the following: building construction methods and materials; the ease of site access; the adequacy of water mains to maintain adequate fire-flow pressures and volumes; the location and numbers of fire hydrants; the use of indoor sprinklers and sensors; the re-vegetation of all manufactured slopes with fire retardant (native) landscaping; and brush clearance.	Comply with UFC and LACFD ordinances	Prior to issuance of building permit	Applicant	County of Los Angeles Fire Department
5.11.1-3	Public Services - Fire	The Applicant shall install and test, or bond for all required fire hydrants prior to recordation of the Final Map for the Project.	Install and test or bond for fire hydrants	Prior to issuance of building permit or recordation of Final Map, whichever occurs first	Applicant	County of Los Angeles Fire Department
5.11.1-4	Public Services - Fire	The Applicant shall obtain approval from LACFD of a final "Fuel Modification	Prepare and submit final Fuel	Prior to issuance of	Applicant	County of Los Angeles Fire

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Plan" for the Project prior to commencement of construction.	Modification Plan	building permit		Department - Fuel Modification Unit
5.11.1-5	**Public Services - Fire**	The Applicant shall provide detailed site plan maps and facilities drawings of the completed facilities and areas for the Project to the LACFD, which clearly illustrate access routes, building recognition/identification numbers/names, addresses, building and parking structure floor plans, the locations of emergency exits, and any other pertinent information that would facilitate LACFD response.	Provide detailed site plan map and facilities drawings	Prior to issuance of building permit	Applicant	County of Los Angeles Fire Department
5.11.1-6	**Public Services - Fire**	The Project shall comply with all applicable State Fire Marshall requirements for the installation of fire alarms, firewalls and dampers, and detector devices.	Comply with applicable State Fire Marshall and County of Los Angeles Fire Department requirements	Prior to issuance of building permit	Applicant	California Department of Forestry and Fire Protection (CAL FIRE) County of Los Angeles Fire Department
5.13-1	**Traffic and Access**	The Project shall be required to contribute to the cost of implementing intersection improvements for the U.S. 101 SB ramps/Kanan Road intersection as identified in the Agoura Village Specific Plan EIR as a mitigation measure. The planned improvements would implement widening the northbound approach to provide a third through-lane and restriping the southbound approach to provide an	Contribute the Project's fair share contribution to the cost of implementing intersection improvements for the U.S. 101 SB ramps/Kanan Road intersection as identified in the	Prior to issuance of building permit	Applicant	County of Los Angeles Department of Regional Planning

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		additional left-turn lane. The westbound approach would also be widened to accommodate the dual southbound left-turns. The Project would contribute a total of 51 peak hour trips to this intersection, which would represent four percent of the 1,123 peak hour trips added to this intersection by the related projects. Therefore, the Project's fair share contribution to these intersection improvements would be four percent of the estimated $169,000 cost, which would be $6,760.00.	Agoura Village Specific Plan EIR			
5.14-1-1	Public Utilities - Water Supply	The applicant shall install a detector check valve with its own pressure reducing valve parallel to the existing water meter and Pressure Reducing Valve (PRV) on the Project site approved by the Department of Public Works in accordance with LVMWD standards in order to provide a fire flow on the Project site as required by the County of Los Angeles Fire Department. This development may require fire flows up to 3,000 gallons per minute at 20 pounds per square inch residual pressure for up to a three hour duration. A reduction in the required fire flow for this development can be determined based on the total square footage of the	Install detector check valve as required	Prior to issuance of building permit	Applicant	County of Los Angeles Fire Department
			Submit plans for all required fire protection systems (fire hydrants, fire department connection, standpipes, fire sprinklers, etc) for review and approval	Prior to issuance of building permit	Applicant	County of Los Angeles Fire Department

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		largest building, the type of constructions used, and if the building is equipped with an approved fire sprinkler system. The required fire flow cannot be reduced below 2,000 gallons per minutes at 20 pounds per square inch residual pressure for up to a two hour duration. All required public and private fire hydrants shall comply with the required fire flow. All required fire protection systems (fire hydrants, fire department connection, standpipes, fire sprinklers, etc) shall be reviewed and approved prior to building permit issuance.				
5.14.3-1	Public Utilities - Solid Waste Disposal	The applicant shall implement a recycling program for the operational phase of the Project. The recycling program shall be monitored to ensure that the program advances along with technological advancements in waste management industry-wide. At a minimum the recycling program shall maintain existing levels of waste diversion with improvements in waste diversion over time that exceed existing levels and are in keeping with overall Countywide criteria. Some of the recycling criteria that shall be met or exceeded include: • All green waste generated onsite (e.g. tree trimmings, brush	Implement recycling program and maintain documentation demonstrating compliance	During operations	Applicant	County of Los Angeles Department of Regional Planning

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		clearance, grass, etc.) shall be either chipped and reused for pathways or landscaping (e.g. wood chips), or shall be composted onsite for use within the Project; • Where trash receptacles are placed in common areas of the Project site for use by guests, clearly marked recyclable bins shall also be provided for beverage containers such as bottles and cans; • Food waste shall be separated from other refuse and recyclable materials and composted onsite utilizing a worm bin to convert non-fatty food wastes into potting soil (called ermicompost) for onsite landscape maintenance use; • Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, and cell phones shall be recycled; • Offices shall promote recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified; • A Central Recycling Center (CRC) shall be located on-site in an area where all of recycled materials are to be stored until				

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		transported to the processor, and will include roll-off containers for separation of various recycling commodities; • The Project shall provide an on-site baler for all cardboard and newspaper, equipment to crush glass items and cans, and compactors for all other waste to minimize volumes; • The Project shall provide bulk dispensing systems throughout the property for toiletry items such as soaps and shampoos to minimize packaging; and • The Project shall provide cloth towel rolls or hand dryers in common area restrooms instead of paper towels.				