



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RICHARD D. WEISS
Acting County Counsel

August 19, 2014

TELEPHONE
(213) 974-1930
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 8
06/24/14

#12 of AUGUST 19, 2014

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

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Re: **PROJECT NUMBER TR071735-(3)**
VESTING TENTATIVE TRACT MAP NUMBER TR071735-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced subdivision related to the development of a sports-oriented educational retreat and meeting facility and the remodel of an 18-hole golf course on an approximate 650-acre site located at 901 Encinal Canyon Road within the Malibu Zoned District, applied for by Malibu Institute, LLC. At the completion of the hearing you indicated an intent to approve the subdivision. Enclosed are findings and conditions for your consideration.

Very truly yours,

RICHARD D. WEISS
Acting County Counsel

By

Elaine M. Lemke
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Thomas J. Faughnan
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:vn
Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071735-(3)
VESTING TENTATIVE TRACT MAP NUMBER TR071735-(3)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. TR071735-(3) ("Vesting Map") on June 24, 2013. The Vesting Map was heard concurrently with Conditional Use Permit No. 2011-00122-(3) ("CUP"), and Parking Permit No. 2011-00005-(3) ("Parking Permit"), collectively the "Project Permits." The County Regional Planning Commission ("Commission") previously held a duly-noticed public hearing on the Vesting Map and Project Permits (collectively, the "Project") on April 30, 2013.
2. The subdivider, Malibu Institute, LLC ("subdivider"), requests the Vesting Map and Project Permits to authorize development of a sports-oriented education retreat and meeting facility in conjunction with remodeling an 18-hole golf course on an approximate 650-acre property in the unincorporated Santa Monica Mountains in Los Angeles County ("Project site"). Currently operated at the site is the Malibu Golf Club. In addition to remodeling the golf course, the Project will include the development of a 48,164-square-foot building ("Conference Center") consisting of educational and meeting facilities. Visitor-serving overnight accommodations will also be built to facilitate multi-day programs that may be held on-site. The overnight accommodations will consist of 40 bungalow units in 37 individual structures, with four bedrooms per unit, for a total of 160 bedrooms. Thirty-three of the structures will be two stories, and four of the structures will be a single story. Floor areas in these units will range from 2,610 square feet to 5,310 square feet. Other facilities that will be developed include a 30,147-square-foot clubhouse with dining and lounge facilities, a fitness and wellness center, and an outdoor swimming pool with a poolside shower and changing room. The Project will also provide a 12,104-square-foot building containing a golf pro-shop, eight indoor computerized driving range bays, and a grill/snack shop. Support facilities necessary for maintenance of the Project will be developed, 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. The site's existing 875-square-foot caretaker's residence will be retained on-site. Four hundred-and-fifty of the Project site's 650 acres will be dedicated as open space and the caretaker's residence will be relocated to this open space.
3. The Vesting Map is a proposal to create seven lots on the site's approximate 650 acres by consolidating 29 existing lots. Two lots will accommodate the remodeled golf course and the structures and development associated with the Project. Five lots will consist of open space with more than 450 acres and the existing caretaker's residence. No development will be allowed on the open space lots.

4. The CUP is a related request to authorize and regulate the sports-oriented retreat/meeting facilities described in Finding Nos. 2 and 3 above. The CUP will also authorize: (a) the continued sale of alcoholic beverages for on-site consumption; (b) on-site accessory live entertainment in the clubhouse and retreat/meeting facility; (c) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill that will be balanced on-site; (d) the relocation of an existing helipad in the R-R zone for emergency use by the Los Angeles County Fire Department ("Fire Department"); and (e) the continued use of the caretaker's residence in the R-R Zone, and the removal of a hunting lodge. The requested CUP will replace CUP No. 98-059-(3).
5. The Parking Permit is a related request to authorize shared parking over two lots to provide the required number of parking spaces for the Project under the Los Angeles County Code ("County Code").
6. The Project site is located at 901 Encinal Canyon Road within the Malibu Zoned District. The majority of the Project site is located within the Santa Monica Mountains Coastal Zone ("Coastal Zone") and the remainder, north of Mulholland Highway, is located in the Santa Monica Mountains North Area. The Project site is generally located north of the City of Malibu and south of the cities of Agoura Hills, Calabasas, Thousand Oaks, and Westlake Village. The Project site is bound by Encinal Canyon Road on the south. Mulholland Highway runs along and through the site's southwestern border, crosses the northern portion of the property, and then borders an eastern portion of the property. Westlake Boulevard is at the northern most point of the Project site and runs along the northwest border where it meets Mulholland Highway. The portion of the Project site that will be developed is located within the Coastal Zone and the Project will require a Coastal Development Permit prior to any development of the site.
7. The Vesting Map and exhibit for the Project, both dated January 15, 2014, depict an approximate 650-acre Project site with seven lots. Lot Nos. 1, 2, 3, 4, and 7 will be dedicated as open space. Lot No. 3 will retain the existing caretaker's unit. Lot No. 6 will be developed with the remodeled golf course. Lot No. 5 will have 224,760 square feet of development containing the Conference Center, the overnight bungalows, the clubhouse, pool, pro shop/driving range bays and grill, an existing water tank, a maintenance building, a golf cart storage barn, a warehouse and a security/information building. Parking is depicted on the Vesting Map as located on one expanded surface parking lot on the western side of the Project, and one resurfaced and screened surface parking lot on the southern side of the Project, containing a total of 387 parking spaces, including eight spaces for disabled persons. The Vesting Map also depicts several existing structures to be removed from 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, including restrooms and maintenance and clubhouse facilities.

8. Forty acres of the Project site will be governed by a landscape plan, which will incorporate fuel-modified native hillside paving, enhanced drought-tolerant plantings, turf (non-golf) areas and golf, native hillside and native revegetation areas. The landscape plan includes the removal of 1,590 non-native on-site trees.
9. Access to Lot Nos. 1 through 4 will be from Mulholland Highway; and access to Lot Nos. 5 and 7 will be from Encinal Canyon Road. There is no direct access to Lot No. 6 and, as a result, the subdivider proposes to grant reciprocal access rights between Lot Nos. 5 and 6 and requests that the County waive the frontage on Lot No. 6.
10. The Project site is an irregularly shaped assemblage of 29 existing parcels. Outside of the existing disturbed area, the topography of the site is varied, depicting valleys, steep slopes, and ridgelines.
11. The Project site includes various zones, including A-1-1 (Light Agriculture-One-Acre Minimum Lot Size), RPD-5-0.2U-DP (Residential Planned Development-Five Acre Minimum Lot Size-0.2 Dwelling Units Per Acre), R-R-1 (Resort and Recreation-One-Acre Minimum Lot Size), and A-1-20 (Light Agriculture-20-Acre Minimum Lot Size).
12. The surrounding properties are zoned as follows:
 - North: A-1-5 (Light Agriculture-Five-Acre Minimum Lot Size), A-1-10 (Light Agriculture-10-Acre Minimum Lot Size), and A-1-20;
 - South: A-1-1;
 - East: A-1-1, A-1-5, RPD-1-1UDP (Residential Planned Development-One-Acre Minimum Lot Size-One Dwelling Unit Per Acre – Development Program), and O-S (Open Space); and
 - West: A-1-1, A-1-10, and A-1-20.
13. The Project site is currently developed with the Malibu Golf Club, which includes an 18-hole golf course, a clubhouse, a maintenance building, a storage building, an unpaved and graded helipad, and a water-storage tank. It also includes a caretaker's residence and an abandoned hunting lodge in the northern portion of the Project site.
14. The surrounding land uses include:
 - North: Vacant land and scattered single-family residences, some with equestrian facilities;
 - South: Vacant land and recreation trails;
 - East: Vacant land, scattered single-family residences, including some with equestrian facilities; and two County Department of Probation juvenile detention facilities; and

West: Vacant land, recreation trails, scattered single-family residences, including some with equestrian facilities, and Fire Camp 13, a facility operated by the Fire Department in conjunction with the California Department of Corrections and Rehabilitation.

15. The existing Malibu Golf Club was developed as an appurtenant use to a proposed residential development in 1977. The residential development was never constructed due to litigation that ultimately resulted in a change in the site's density and zoning to A-1-1 and R-R-1. In 1982, the County issued CUP No. 1453 to authorize the use of the golf course on the Project site. The CUP expired on November 11, 1999, and in 1999, the County approved CUP No. 98-059 to authorize the continued operation of the golf course, including the clubhouse, and appurtenant facilities, and three caretaker's residences for a period of 20 years. CUP No. 98-059 expires on November 14, 2019. The existing configuration of the 29 legal lots is the result of three lot line adjustments approved by the County.
16. The Project is subject to the 1986 Malibu Land Use Plan ("1986 LUP"), and was analyzed for consistency with the 1986 LUP. Seventy-five policies in the 1986 LUP were considered for consistency analysis. The County Department of Regional Planning ("Regional Planning") found the Project to be consistent and supportive of these policies.
17. The project was analyzed for consistency with the 1986 LUP's allowable land uses. Under the 1986 LUP, the portions of the Project site proposed for development are designated as Rural Land I, Rural Land II, and Rural Land III. These Residential Rural Lands designations are generally low-intensity, rural areas characterized by rolling to steep terrain usually outside established rural communities. Under Policy 271(a)(1) in the 1986 LUP, the principal permitted land use in such areas is large lot residential uses. Subject to a conditional use permit, low-intensity commercial recreational uses, agriculture activities, and lower-cost visitor residential and recreational uses designed for short-term visitor use are also allowed under these land use designations. Short-term visitor uses include hotels, tent camps, recreational vehicle parks, and similar uses. The Project proposes only short-term visitor facilities.
18. The maximum residential densities for the above land use designations are, on average, one dwelling unit per 10 acres in Rural Land I, one dwelling unit per five acres in Rural Land II, and one dwelling unit per two acres in Rural Land III.
19. The part of the Project site that will be dedicated as permanent open space also includes the Mountain Land (M2) land use designation in the 1986 LUP, which designation allows one dwelling unit per 20 acres, on average. The Project will contain less new development than would otherwise be allowed under the maximum residential densities of the 1986 LUP.

20. If residential development were allowed on the lots that will be dedicated as open space, such development would have required large fuel modification buffers and would have significantly impacted sensitive habitat areas and significant ecological resource areas. Clustering new development on 20 previously disturbed acres, approximately three percent of the 650-acre site in the southern portion of the property will allow the Project to provide more than 450 acres of undisturbed native habitat as permanently dedicated open space. Providing such open space is consistent with the goal of the 1986 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."
21. The Project's low-intensity nature will be consistent with the Rural Land I, Rural Land II, and Rural Land III designations in the 1986 LUP. Numerous other policies of the 1986 LUP that encourage protection of natural resources and ensure that development is compatible with environmental resources are also supported by the Project's clustering of development and dedication of open space.
22. Other 1986 LUP policies also support the Project. Policy P1 of the 1986 LUP is to "provide recreational opportunities to meet the variety of recreation demands." The Project will remodel an existing golf course that will remain open to the public, and expand the Project site's services and facilities available for conference space for educational programs, overnight accommodations, and an expanded clubhouse. The site's restaurants, snack bar, driving range, swimming pool, and other amenities will serve the needs of overnight guests on-site, and the public, including hikers and bicycle riders using nearby trails or the proposed Class 3 bicycle lane between Mulholland Highway and Pacific Coast Highway. Accordingly, the Project's proposed facilities will improve recreational opportunities within the Santa Monica Mountains Recreation Area consistent with Policy P1.
23. Policy P74 of the 1986 LUP states: "new development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources." Remodeling the existing golf course and developing associated facilities will be undertaken within the footprint of the existing golf course, which is accessed from Encinal Canyon Road, a paved public street. The Project site will be provided with potable water from the Las Virgenes Municipal Water District ("LVMWD"). On-site wastewater treatment will be provided through the installation of a new on-site wastewater treatment facility that can produce recycled water suitable for use in irrigation or subsurface infiltration if such use is authorized by the Los Angeles Regional Water Quality Control Board ("Water Board"). The existing septic systems, with the exception of the system for the existing caretaker's residence near Mulholland Highway, will be closed and abandoned pursuant to a permit issued by the County Department

of Public Health ("Public Health"). These Project components will improve water quality in Trancas Creek as well as in downstream sources. The Project proposes to replace non-native ornamental landscaping with drought-tolerant native species, and to restore native habitat at ponds on the golf course. The Project also proposes to incorporate LEED Platinum design principles, such as green roofs, a moisture sensing irrigation system, solar panels, drought-tolerant landscaping, and waste recycling, and to develop a transportation system utilizing shuttles and electric vehicles.

24. The Project will restore habitats at the existing golf course ponds, which are hydrologically connected with Trancas Creek. The golf course ponds will be temporarily dewatered to eradicate invasive animals and vegetation. Sediment will be removed to improve functional capacity and remove any toxins such as pesticides and herbicides that may have accumulated in bottom sediments. The ponds will then be refilled and replanted with native vegetation.
25. Permitting development of 224,760 square feet on 20 acres within the larger 650-acre site balances the need for visitor-serving recreational facilities in the Santa Monica Mountains with the need to protect sensitive natural resources. It also allows clustered development in 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 site. These features are consistent with the Land Use Element policies in the 1986 LUP to "enhance recreational opportunities" and "protect the integrity of existing rural communities." The Project will protect the integrity of the 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, will screen buildings from Encinal Canyon Road and Mulholland Highway.
26. The Resort-Recreation (R-R) zoning for most of the Project's development area is consistent with the 1986 LUP designation. The R-R zone allows 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 R-R zoning for the property.
27. As Finding Nos. 17 through 25 show, the Project is consistent with the 1986 LUP. More than 450 acres of the site will be dedicated as permanent open space. The Project will remodel the existing golf course and utilize design features that will provide an environmentally superior golf course. It will also add an educational facility with overnight accommodations to increase visitor access to the Coastal Zone. Development will occur entirely within the area previously disturbed by the existing golf course. Improvements to the remodeled golf course will include: removal of approximately 1,590 non-native trees; sand-capping of the fairways

and other measures to promote infiltration of stormwater and improve water quality; installation of photovoltaic panels to generate the majority of the Project's energy needs; and construction of a wastewater treatment system that could generate approximately 40,000 gallons per day for potential use to partially irrigate the golf course. The Project is anticipated to reduce water use on-site by approximately 32 percent and will retain the last public golf course within the Coastal Zone.

28. The portion of the Project to be developed and/or remodeled is located in the R-R-1 and A-1-1 zones. The Project complies with development standards of these zones. The remodeled golf course is a permitted use in the R-R-1 zone, and is allowed in the A-1-1-zone with a conditional use permit. The R-R-1 zone also allows, with a conditional use permit, the Conference Center, the bungalow units, caretaker's residence, restaurant, bar and lounge with the sale of alcohol, accessory live entertainment, the retention of the water tank, and the relocation of the helipad. Also permitted with a conditional use permit in the R-R and A-1 zones are the administration/security building and the caretaker's residence. The maintenance and warehouse buildings, the golf pro shop and golf cart barn are permitted in the R-R-1 zone as appurtenant to the golf course. The subdivider is requesting the CUP for all of the conditional uses allowed in these zones.
29. The proposed golf course and retreat/meeting facilities are set within a valley in the center of the Project site and will not be adjacent to any surrounding uses. The Project is designed to blend with the surrounding environment and topography, with consistent design, vegetated roofs, and natural materials. The Project will provide sufficient parking and access to the Project site.
30. The County Subdivision Committee ("Subdivision Committee"), consisting of Regional Planning, the Fire Department, and the County Departments of Public Works ("Public Works"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health") reviewed the Project, including the maps dated January 15, 2014. Parks and Recreation, in its letter dated February 10, 2014, recommended approval of the Project with no required conditions. Public Works, in its letter dated February 10, 2014, recommended approval of the Project with required conditions regarding Project design, easements, hydrology, geological hazards, grading, drainage, right-of-ways, wastewater, and water. The Fire Department, in its letter dated February 27, 2014, recommended approval of the Project with required conditions 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. Public Health, in its letter dated February 20, 2014, recommended approval of the Project with required conditions regarding the on-site wastewater treatment system and verification of adequate water supplies to serve the Project.

31. The conditions of the Subdivision Committee are included in the Vesting Map's conditions of approval attached thereto.
32. Because the Project is proposing to construct an on-site wastewater treatment system, the Water Board requires that the Project comply with an MS4 permit, issued by the Water Board to the County, which is a requirement of the Vesting Map.
33. The subdivider is required to obtain a letter from the National Park Service ("Park Service") indicating its willingness to accept the dedication of more than 450 acres of open space prior to any grading for the Project, except minor grading or demolition required by the Park Service as a condition for the Park Service's acceptance of the open space.
34. Pursuant to the California Environmental Quality Act ("CEQA"), Regional Planning, on behalf of the County as lead agency for the Project, conducted an Initial Study for the proposed Project and determined that an environmental impact report ("EIR") was necessary. Regional Planning sent the involved agencies and interested persons a Notice of Preparation and Scoping meeting for the EIR, and conducted a scoping meeting on December 12, 2012, at the Malibu Golf Club to receive input from the public and responsible agencies on potential environmental impacts related to the Project. Written comments regarding the scope of the EIR were accepted through January 21, 2013. During the scoping process, concerns were raised related to the Project regarding geotechnical hazards, water quality, land use, traffic/access issues, water supply, sewage disposal, cultural resources, biological resources, noise, air quality, public services, and the size and use of the Project's facilities.
35. A draft EIR ("DEIR") was prepared and circulated for a 60-day public comment period from December 9, 2013 to February 7, 2014. On January 16, 2014, a hearing examiner hearing was held during the comment period to solicit comments on the DEIR at the Malibu Golf Club. The hearing examiner report and hearing transcript were provided to the Commission prior to its hearing.
36. By the close of the public comment period, 46 written comments regarding the DEIR were submitted from individuals, local governments and agencies. Only one of these written comments expressed concern over the Project, which related to the Project's overall footprint and how it would change the portions of Trancas Creek that had been previously altered and channeled into culverts. Written comments in favor of the Project emphasized its benefits to the community and the environment, including providing overnight accommodations, remodeling a public use golf course in the Santa Monica Mountains National Recreation Area, eradication of on-site invasive animal and plant species, reducing on-site water consumption, and dedicating more than 450 acres of undeveloped land as permanent open space. Other environmental benefits cited

in the written comments included the Project's development of LEED Platinum (or equivalent) buildings and the Project's overall sustainability.

37. Prior to the hearing by the Commission on the Project, staff received eight additional letters from members of the public, institutions, and the subdivider. Four of those letters expressed concerns over the Project, two expressed support for the Project, and two letters were from the subdivider addressing the concerns raised by the public regarding the Project.
38. A final EIR ("FEIR") including the DEIR and a Mitigation Monitoring and Reporting Program ("MMRP") were prepared for the Project pursuant to CEQA (California Public Resources Code section 21000, et seq.). The FEIR found that all potentially significant environmental impacts caused by the Project could be mitigated to a level of less than significant with incorporation of proposed mitigation measures in the MMRP. As a result, no statement of overriding consideration was necessary for approval of the Project.
39. The Commission held its duly-noticed public hearing on the Project on April 30, 2014. Regional Planning staff made a presentation to the Commission regarding the Project, which was followed by public testimony. In response to a question from the Commission, Regional Planning staff advised that the Park Service confirmed in writing its willingness to accept the open space dedication.
40. The Commission heard testimony from 25 individuals, including the subdivider. All but one speaker, who represented Local 11 of the Hotel and Food Service Worker's ("Local 11"), testified in favor of the Project.
41. After public testimony, the Commission requested modification to several proposed conditions, and added one condition limiting the number of evening events on-site. The subdivider agreed to those modifications, and the modified conditions, and the new condition, and are included in the conditions of approval for the Project. The Commission then closed the public hearing, certified the FEIR, adopted the MMRP, and approved the Vesting Map and Project Permits, subject to the conditions of approval as recommended by staff and modified by the Commission.
42. Pursuant to County Code section 22.60.230, Local 11 appealed the Vesting Map and Project Permits to the Board.
43. The Board held its duly-noticed hearing on the appeal of the Project approvals on June 24, 2014. At the hearing, Regional Planning staff made a brief presentation regarding the Project, outlining its major components and environmental benefits.
44. At the Board hearing, a representative of the subdivider gave a short overview of the Project, describing its environmental benefits and sustainability. The

representative also explained to the Board the need to upgrade the golf course and to develop it in such a way so that it would become profitable.

45. At the Board hearing, a representative of Local 11 testified against the Project, stating three primary grounds for the opposition: access; compliance; and notice. Related to "access," the representative focused on access to the Project site by individuals of low- and moderate-income, not physical access to the Property. Related to "compliance," the representative alleged that the Project was non-compliant with the California Coastal Act ("Coastal Act") because of the above "access" issue. Related to "notice," the representative contended that the notice of the Project failed to identify the Project site as a luxury resort and claimed that had it done so, there may have been less support for the Project.
46. Sixteen people testified in favor of the Project. Proponents included students, professors, and representatives of local universities, including Pepperdine University, the University of Southern California, and the University of California Los Angeles. The Malibu Chamber of Commerce testified in support of the Project as did residents living near the Project site, the president of a local homeowners association, and environmental attorneys and advocates. Those in favor of the Project touted its sustainability, its provision of a sports-oriented educational retreat, and its provision of much-needed overnight accommodations in the area. At least one person stated that the Project should be a model for future development due to its environmental benefits. Another person testified that the golf course could provide a fire break from wildfires in the area, helping to slow or prevent the spread of wildfires.
47. After closing the public hearing, the Board indicated its intent to approve the Project and requested that the Project conditions be clarified to prohibit grading for the Project prior to the dedication of the 450 acres of open space to the Park Service except for any demolition or grading required by the Park Service as a condition of the Park Service's acceptance of the open space. Vesting Map conditions include such a requirement.
48. The Board finds that 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.
49. The Board finds that this tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 within Title 21 of the County Code ("Subdivision Ordinance").
50. The Board finds that the existing caretaker's residence, which is currently shown on Lot No. 3 of the Vesting Map, is intended to remain. This structure's continued existence at the present location conforms to the requirements of Title 22 of the County Code ("Zoning Ordinance").

51. Pursuant to section 21.52.010 of the Subdivision Ordinance, the Board waives the requirement for street frontage on Lot No. 6. Such a waiver is appropriate because the Project is intended for recreational uses designed to be served by a driveway system to be contained within the existing disturbed area of the Project site. The Board finds that it is impractical to provide street frontage for this lot, and that such a waiver is within the intent and purposes of the California Subdivision Map Act and the Subdivision Ordinance.
52. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the 1986 LUP. The project provides recreational and educational opportunities, and visitor-serving overnight accommodations in the Santa Monica Mountains National Recreation Area within the California Coastal Zone. The Project clusters development within the footprint of the existing disturbed area and therefore minimizes development in natural resource areas.
53. The Board finds that the site is physically suitable for the type of development proposed because the already disturbed development part of the Project site 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, and will be provided water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs and the requirements of Public Works.
54. The Board finds that the proposed subdivision is adequately served by 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.
55. The Board finds that the discharge of wastewater from this land division into the on-site wastewater treatment system will not violate the requirements of the Water Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
56. The Board finds that the design of the subdivision and the type of its improvements will not cause serious public health problems because sewage disposal, runoff, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
57. The Board 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 proposed development is not located within a designated environmentally sensitive habitat area and will improve stream function and habitat through the Project site.

58. The Board finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities therein.
59. The Board finds that the division and development of the site in the manner set forth on the Vesting 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, because 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.
60. The Board finds that when the Project was determined to be consistent with the 1986 LUP, the public recreation and visitor-serving overnight needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
61. The Board finds that the FEIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The MMRP is incorporated herein by this reference as if set forth in full.
62. The Board finds that an MMRP was prepared consistent with the conclusions and recommendations of the FEIR, 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.
63. The Board finds that after considering the FEIR 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 as set forth in these Findings, there is no substantial evidence that the Project will have a significant effect on the environment.
64. Approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval, the MMRP, and the conditions of approval for the CUP and Parking Permit.
65. The Board finds that this Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Wildlife.
66. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the 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 BOARD OF SUPERVISORS:

1. Certifies that the FEIR 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 FEIR and that the FEIR reflects the independent judgment and analysis of the Board 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 FEIR, have been reduced to a level of less than significant;
2. Certifies that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation;
3. Certifies that it adopted the FEIR, the Findings of Fact, and the MMRP at the conclusion of its public hearing; and
4. Approves the Vesting Tentative Tract Map No. TR071735-(3), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER TR071735-(3)
VESTING TENTATIVE TRACT MAP NUMBER TR071735-(3)**

1. This grant for Vesting Tentative Tract Map No. TR071735-(3) ("Vesting Map") authorizes the re-subdivision of 29 existing lots into seven lots on approximately 650 acres. One lot will be developed with a remodeled and redesigned 18-hole golf course and helipad. A second lot will be developed with an education and retreat facility ("Conference Center"), a golf cart storage building, warehouse, clubhouse, pro-shop and grill, maintenance building, pool, shower and changing building, and 40 bungalow units with a total of 160 total bedrooms. The second lot will also hold the existing on-site water tank. The remaining five lots, comprising approximately 450 acres, will remain as undeveloped open space and be dedicated to a public agency, except that one of these open space lots will hold the existing caretaker residence. An abandoned hunting lodge will be removed from one of the other open space lots.
2. Except as modified herein, this approval is subject to the requirements of Title 21 ("Subdivision Ordinance") of the Los Angeles County Code ("County Code").
3. This grant is also subject to all conditions set forth in Conditional Use Permit No. 2011-00122-(3) ("CUP"), Parking Permit No. 2011-00005-(3) ("Parking Permit"), and the Mitigation Monitoring and Reporting Plan ("MMRP") adopted as part of the Project's final environmental impact report ("FEIR"), which MMRP is attached hereto and incorporated herein by this reference as if set forth in full. This grant also is subject to the attached reports recommended by the Los Angeles County ("County") Subdivision Committee ("Subdivision Committee") and submitted by the County Department of Public Works ("Public Works"), County Fire Department ("Fire Department"), County Department of Parks and Recreation, and County Department of Public Health, and which are all incorporated by this reference as if set forth fully herein.
4. As used herein, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant.
5. 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 Title 22 of the Los Angeles County Code ("Zoning Code") and section 21.56.010 of the Subdivision Ordinance.
6. 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 California Government Code sections 65009 and 66499.37, California Public Resources Code section 21167, or other applicable limitations period. The

County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably 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 in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with the County Department of Regional Planning ("Regional Planning") in the amount of \$5,000, 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 the subdivider or the 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 to the amount of \$5,000. 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.

8. Within three 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 Wildlife 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 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
9. Prior to use of this grant, the subdivider shall submit evidence that the MMRP and the conditions of the related CUP and Parking Permit have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder") and that all fees as required by Condition Nos. 8 and 10 have been paid.
10. The subdivider shall deposit the sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant 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.

11. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
12. Within 30 days of the date of final approval of this grant, the subdivider shall record in the office of the Recorder a covenant and agreement, which attaches the MMRP, agreeing to comply with the mitigation measures imposed by the FEIR. Prior to recordation of the covenant and agreement, the subdivider shall submit a draft copy of this covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures in the MMRP, the subdivider shall submit an annual report to Regional Planning for approval or as required, describing the status of the subdivider's compliance with the required mitigation measures in the MMRP.
13. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning and Public Works.
14. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
15. 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 the CUP and the Parking Permit.
16. No grading permit shall be issued, nor shall any grading on-site occur, prior to the dedication to and acceptance by the National Park Service or other public entity or agency acceptable to the Director of Regional Planning of the 450 acres of open space shown on the Vesting Map. Further, 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 the CUP and Parking Permit. Notwithstanding the foregoing, minor grading and demolition shall be allowed on the site prior to the above-described dedication and acceptance if the minor grading and demolition is required by the National Park Service or other public entity or agency accepting the open space as a condition of acceptance.

PRIOR TO RECORDATION OF THE FINAL MAP

17. The subdivider shall obtain a coastal development permit from the appropriate permitting authority or provide evidence that the project is exempt from this permit requirement under the California Coastal Act.
18. The subdivider shall submit a draft copy of the project conditions, covenants and restrictions ("CC&Rs"), and any required maintenance agreements and

covenants, to Regional Planning for review and approval prior to recordation of any final map.

19. 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 No. 5.
20. The subdivider shall post all driveways less than 26 feet in width with signs stating "No Parking-Fire Lane" and provide for the continuous posting and enforcement of this restriction in the project's CC&Rs or in a maintenance agreement, which CC&Rs or maintenance agreement shall be recorded with the Recorder. Prior to recordation, the subdivider shall submit a copy of the CC&Rs or maintenance agreement to Regional Planning for review and approval.
21. The subdivider shall reserve easements for ingress/egress over Lot Nos. 5 and 6 for the benefit of all lots of the subdivision to the satisfaction of Regional Planning. The easement document or documents shall be recorded with the Recorder. Prior to recordation, the subdivider shall submit the easement document or documents to Regional Planning for review and approval.
22. The private driveways on Lot No. 5 shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted. The subdivider shall include conditions in the project CC&Rs or in a maintenance agreement stating that these driveways shall be maintained in accordance with the Fire Code.
23. The subdivider shall dedicate to the County on the final map the right to prohibit construction on the following open space lots, as so designated on the Vesting Map: Lot Nos. 1, 2, 3, 4, and 7.
24. The subdivider shall dedicate to the County on the final map the right to prohibit residential construction on all lots.
25. Should the subdivider create additional open space lots, the subdivider shall dedicate to the County on the final map the right to prohibit residential construction on said lot or lots. Should the existing caretaker's residence be retained within one of those new open space lots, the subdivider shall dedicate to the County on the final map the right to prohibit further residential construction on that lot. The subdivider shall retain the right to perform any necessary maintenance for the upkeep of the caretaker's residence, but expansion of such residence is prohibited.
26. The subdivider shall offer to dedicate Lot Nos. 1, 2, 3, 4, and 7 to the National Park Service or other public agency or entity to the satisfaction of the Director of Regional Planning for purposes of keeping and maintaining the open space lots.
27. The subdivider shall number all open space lots on the final map and ensure that each open space lot has access and easement rights over Lot Nos. 5 and 6, all to the satisfaction of Regional Planning.

28. The subdivider shall include conditions in the project CC&Rs or maintenance agreement requiring the continued maintenance of lots having planted slopes.
29. The subdivider shall place a note on the final map indicating that Lot Nos. 1, 2, 3, 4, and 7 are dedicated for open space purposes only.
30. The subdivider shall clear all necessary structures and storage materials from Lot Nos. 1, 2, 3, 4, and 7 to the satisfaction of Regional Planning.
31. The subdivider shall show Encinal Canyon Road and Mulholland Highway as dedicated streets on the final map.
32. The subdivider shall dedicate to the County the right to restrict vehicular access on the final map for lots abutting Mulholland Highway and Westlake Boulevard.
33. The subdivider shall provide Regional Planning a copy of the subdivider's maintenance agreement or other contract with a service company or other entity, approved by both Public Works, Division of Building and Safety and the County Department of Health Services, for continued maintenance and repair of the on-site wastewater treatment facility. Said maintenance agreement or other contract shall provide that it can be revoked by the subdivider only with the consent of the County, and that adequate financial securities shall be in place to ensure the long-term maintenance and repair of the on-site waste water treatment facility to the satisfaction of the Directors of Regional Planning and Public Works.
34. Permission is granted to allow future design flexibility within Lot No. 5 pursuant to section 21.16.015 of the Subdivision Ordinance, as noted on the Vesting Map and its exhibit map, including allowing changes to the building location, driveway location, alignments, driveway widths and drive entries, private drive alignments and locations, and the commercial building type and location. Notwithstanding the foregoing, the total bungalow unit count and the square footage of the golf facilities and Conference Center buildings shown on the Vesting Map and the accompanying exhibit maps shall not be exceeded. Specifically, project build-out shall not exceed 40 bungalow units with a total of 160 bedrooms, and the total of 224,760 square feet for the golf facility and Conference Center buildings shall not be exceeded. In addition, the open space acreage shown on the Vesting Map shall not be reduced to less than 450 acres.

Attachments:

Mitigation Monitoring and Reporting Program (Pages 1-50)

Subdivision Committee Reports (Pages 1-22)

MITIGATION MONITORING AND REPORTING PROGRAM THE MALIBU INSTITUTE

#	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 accented to and/or visual screening of the Project's landscape 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: <ul style="list-style-type: none"> 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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>visible linear elements and hard edge surface effects resulting from site grading, the use of retaining walls, and the construction of new buildings.</p> <ul style="list-style-type: none"> 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. 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-1	Air Quality	<p>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:</p> <ul style="list-style-type: none"> 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 	<p>A. Prepare and submit Construction Management Plan for review and approval</p> <p>B. Maintain a log demonstrating compliance</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Applicant, Grading Contractor</p> <p>Applicant, Grading Contractor</p>	<p>County of Los Angeles Department of Regional Planning SCAQMD</p> <p>County of Los Angeles Department of Regional Planning SCAQMD</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-2	Air Quality	<p>liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.</p> <ul style="list-style-type: none"> 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. <p>Non-particulate construction activity emissions are not predicted to exceed SCAQMD CEQA thresholds. Nonetheless, the following control</p>	<p>A. Maintain a log demonstrating compliance</p> <p>B. Site inspection</p>	During construction	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning SCAQMD County of Los

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>measures shall be implemented:</p> <ul style="list-style-type: none"> 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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> 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. 	<p>A. Install gas lines for any hearths</p> <p>B. Prohibit wood burning in hearths and provide notification of this policy to guests.</p> <p>Maintain a log</p>	<p>Prior to building occupancy</p> <p>During operation</p>	<p>Applicant, Architect</p> <p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p> <p>County of Los Angeles Department of Regional Planning</p>
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.				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	<p>A. Provide proof of retainer of biological monitor demonstrating compliance.</p> <p>B. Have the monitoring reports available for review upon request</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Applicant</p> <p>Applicant, biological monitor</p>	<p>County of Los Angeles Department of Regional Planning</p> <p>County of Los Angeles Department of Regional Planning</p>
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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-2	Biological Resources	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Plummer's Mariposa Lily Mitigation and Monitoring Plan</p> <p>B. Implement Plummer's Mariposa Lily Mitigation and Monitoring Plan</p> <p>C. Prepare Annual and Final Monitoring Reports</p>	<p>grading permit</p> <p>Beginning prior to the initiation of construction activities and continuing for five years subsequent to occupancy</p> <p>Every March for five years following project occupancy or until all performance standards have been met, whichever period is longer</p>	<p>consultant</p> <p>Applicant / biological consultant</p>	<p>of Regional Planning</p> <p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. <p>The mitigation project shall be initiated prior to development of the Project, and shall be implemented over a five-year</p>				

Mitigation Monitoring and Reporting Program

#	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	Pre-construction Biological Surveys and Biological Monitoring 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

Mitigation Monitoring and Reporting Program

#	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 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

Mitigation Monitoring and Reporting Program

#	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 (<i>Helminthoglypta traskii traskii</i>). Prior to ground or vegetation disturbing activities, a terrestrial snail specialist shall conduct surveys in suitable habitats for the Trask 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
		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.	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
		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				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>(Helminthoglypta walkeri) Protocol Survey Guidelines (June 2003) may be referred to for additional guidance on surveying for Helminthoglypta snails.</p> <p>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.</p> <p>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.</p> <p>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.</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-5	Biological Resources	<p><u>Capture, Management, and Release of Western Pond Turtles</u></p> <p>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:</p> <ul style="list-style-type: none"> • 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 	<p>A. Prepare and submit a Western Pond Turtle Mitigation and Monitoring Plan</p> <p>B. Prepare and submit annual and final monitoring reports</p>	<p>Prior to issuance of grading permit</p> <p>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</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>turtle population following the release of the turtles back into the ponds;</p> <ul style="list-style-type: none"> • 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. <p>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</p>				

Mitigation Monitoring and Reporting Program

#	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 B. Prepare and Present Letter	Prior to issuance of grading or demolition permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning California Department of Fish and Wildlife Los Angeles County Department of

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> 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 	<p>C. Seal vacant buildings if bat surveys determine that bats are absent, install and maintain exclusionary devices</p> <p>D. Monitor the removal of trees and buildings with significant roosting bat potential</p>	<p>Prior to demolition activities, and maintained during construction</p> <p>During construction and demolition</p>	<p>consultant</p> <p>Applicant / biological consultant</p>	<p>Regional Planning California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>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.</p> <ul style="list-style-type: none"> • 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 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-7	Biological Resources	<p>hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>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.</p>	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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>subject to approval by LACDRP and CDFW.</p> <p>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.</p> <p>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.</p>		period is longer		
5.3-8	Biological Resources	<p><u>Nesting Bird Surveys</u></p> <p>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</p>	<p>A. Conduct weekly preconstruction bird or nest surveys</p> <p>B. Delay project activities within 300 or 500 ft. of nests or nesting habitat until August 31 or</p>	<p>From 30 - 3 days prior to disturbance to nesting habitat.</p> <p>During construction (February 1 through August 31)</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	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. C. Submit construction monitoring documentation	During construction (February 1 through August 31)	Applicant / biological consultant	Los Angeles County Department of Fish and Wildlife California Department of Fish and Wildlife

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>qualified biologist could continue the surveys in order to locate any nests.</p> <p>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.</p> <p>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' habitation to them; and the</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>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.</p> <p>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.</p>				
5.3-9	Biological Resources	<p>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:</p>	<p>A. Demarcate the Project limits of disturbance</p> <p>B. Install and maintain exclusionary</p>	<p>Prior to issuance of grading permit and during construction</p> <p>Prior to issuance of grading permit</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		construction activities, the Applicant shall demarcate the Project limits of Prior to all ground disturbing and 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.	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
		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.	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
		c) All on-site construction equipment shall have properly operating mufflers.	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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-10	Biological Resources	<p>d) All pets shall be on a leash and shall not be allowed to enter native habitats at the Project site.</p> <p>e) All food-related trash shall be disposed of in closed containers.</p> <p>Invasive Plant Species and Landscaping, Bio-detention Basins, and Bio-swales.</p> <p>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 Species to Avoid in Landscaping,"</p>	<p>A. Submit approved Landscaping Plan</p> <p>B. Adhere to approved landscaping plan</p>	<p>Prior to issuance of grading permit</p> <p>Life of Project</p>	<p>Applicant / biological consultant</p> <p>Applicant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		(December 2012), and the draft Santa Monica Mountains Local Coastal Program list of "Plants to Avoid in the Santa Monica Mountains."				
5.3-11	Biological Resources	<p>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.</p> <p>Pest and Invasive Species Management Plan</p> <p>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 pests that interfere with the management</p>	<p>A. Prepare and submit Pest and Invasive Species Management Plan</p> <p>B. Implement Pest and Invasive Species Management</p>	<p>Prior to grading permit, then updated every ten years</p> <p>Beginning with commencement of ground disturbance and</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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: <ul style="list-style-type: none"> • Specific objectives; • Target species and problem areas; 	<div>Plan</div> <div>C. Prepare monitoring reports</div>	continuing for life of project	Applicant / biological consultant	Los Angeles County Department of Regional Planning
				Biannually, beginning one year subsequent to commencement of ground disturbance for life of project	Applicant / biological consultant	Los Angeles County Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> • 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. <p>The Plan shall incorporate but shall not be limited to the following practices and conditions:</p> <ul style="list-style-type: none"> • 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 extent feasible; 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> 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 (<i>Bacillus thuringiensis kurusaki</i>) 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. 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-12	Biological Resources	<p>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.</p> <p>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 CDFW jurisdictional streambed and</p>	A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."	Prior to issuance of grading permit	Applicant	<p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>Regional Water Quality Control</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-12	Biological Resources	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 MMS-3-13.	<p>A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."</p> <p>B. Prepare and submit a Streambed Alteration Notification package to the CDFW</p> <p>C. Obtain Clean Water Act Section 404 permit from USACE</p> <p>D. Obtain Section 1602 Streambed Alteration Agreement from CDFW</p> <p>E. Obtain Clean Water Act Section 401 Water Quality Certification from RWQCB</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p> <p>Prior to grading permit</p> <p>Prior to grading permit</p>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>Board</p> <p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>California Department of Fish and Wildlife</p> <p>Regional Water Quality Control Board</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-13	Biological Resources	<p>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</p> <p>DFW jurisdictional habitat shall be mitigated.</p> <p>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</p>	<p>A. Prepare and Submit Final Habitat Mitigation and Monitoring Program to LACDRP, ACOE, CDFW, and RWQCB</p> <p>B. Implement Final Approved Habitat Mitigation and Monitoring Program</p>	<p>Prior to grading permit</p> <p>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.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Los Angeles County Department of Fish and Wildlife</p> <p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>Regional Water Quality Control Board</p> <p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>Regional Water Quality Control Board</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>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.</p> <p>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.</p>	<p>C. Prepare and submit annual and final monitoring reports</p>	<p>Annual Reports shall be provided for a minimum of five years with the first report due within a year of the HMMMP 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.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>Regional Water Quality Control Board</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>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:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites; • Specific objectives; • Success criteria; • Plant palette; • Implementation plan; • Maintenance activities; • Monitoring plan; and • Contingency measures. <p>Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>species, as well as eradication and control of invasive plant and animal species within the restoration area.</p> <p>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.</p> <p>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</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4-1	Cultural Resources	<p>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.</p> <p>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).</p>	Installation of protective fencing	Prior to issuance of grading permit for the golf course area	Applicant	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	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 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 appropriate, 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 B. Maintain log demonstrating compliance	During stripping and earthmoving activities	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4-4	Cultural Resources	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.	<div>A. Maintain documentation demonstrating compliance.</div> <div>B. Native American monitoring as applicable</div>	<div>During construction</div> <div>During construction</div>	<div>Applicant/ Construction Manager/ Qualified Archaeologist</div> <div>Applicant/</div>	<div>County of Los Angeles Department of Regional Planning</div> <div>County of Los Angeles Department of Regional Planning Native American Heritage Commission</div>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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	<div>A. Paleontological monitoring</div> <div>B. Maintain log demonstrating compliance</div>	<div>During excavation in the referenced areas</div> <div>During excavation in the referenced areas</div>	<div>Applicant/ Construction Manager/ Qualified Paleontologist</div> <div>Applicant/ Construction Manager/ Qualified Paleontologist</div>	<div>County of Los Angeles Department of Regional Planning</div> <div>County of Los Angeles Department of Regional Planning</div>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.7-1	Hazards/Hazardous Materials	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.	A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met B. Evaluation, management,	During grading and excavation Before 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 County of Los Angeles Fire

Mitigation Monitoring and Reporting Program

#	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

Mitigation Monitoring and Reporting Program

#	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 B. Maintain log demonstrating compliance	Prior to issuance of grading permit During construction and operation	Applicant, Safety Engineer Applicant/ Construction Manager	County of Los Angeles Fire Department 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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		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 B. Install onsite Wastewater Recycling System	Plan Check Prior to issuance of certificate of occupancy	Applicant Applicant	County of Los Angeles Department of Sanitation County of Los Angeles Department of Regional Planning
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	

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.11.1-5	Public Services - Fire	Plan" for the Project prior to commencement of construction. 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 Department - Fuel Modification Unit
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				

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.14.3-1	Public Utilities - Solid Waste Disposal	<p>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:</p> <ul style="list-style-type: none"> 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

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>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;</p> <ul style="list-style-type: none"> 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 ernicompost) 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 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> 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. 				

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:


- (1) As previously requested, all lots shall have street frontage (Lots 1, 2, 3, 4 and 5) unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
- (2) As previously requested, mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard. Please see attached Storm Drain and Hydrology review sheet (Comment 1) for comments and requirements.
- (3) As previously requested, an approved drainage concept, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3, 4 and 5) for comments and requirements. The drainage concept, SUSMP and, LID shall be submitted directly to Public Works.
- (4) As previously requested, submit an engineering geology report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 3 and 5) for comments and requirements. The engineering report shall be submitted directly to Public Works.
- (5) As previously requested, submit a soil report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 2, 4 and 5) for comments and requirements. The soil report shall be submitted directly to Public Works.
- (6) As previously requested, obtain approval of a drainage concept, SUSMP, and LID from the Storm Drain and Hydrology Section. Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (7) As previously requested, provide a grading exhibit. Please see attached Grading review sheet (Comment 3 and 5a) for comments and requirements.
- (8) As previously requested, all lots must have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency. Please see attached Road review sheet (Comment 1) for comments and requirements.

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

Page 2/2

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

- (9) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 2) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (10) As previously requested, obtain approval from the Department of Public Health on the proposed decentralized sewer treatment system. The proposed system is not approved at this time. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (11) As previously requested, submit Environmental Impact Report to Department of Regional Planning for distribution to affected County agencies. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (12) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide a cross section on Encinal Canyon Road by showing the existing and proposed right of way widths and improvements. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. Ten (10) feet of additional right of way is required along the property frontage.
 - b. As previously requested, show a north arrow for the Vicinity Map on page T-1.
 - c. Please see attached Grading review sheet (Comment 1, 2, 4 and 5) for comments and requirements.
 - d. Please see attached Road review sheet (Comment 3) for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

HCW 
Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 71735

TENTATIVE MAP DATED 07/26/2012
EXHIBIT MAP 07/26/2012

Approval and clearance of the tentative map is subjected to compliance with the following drainage comments:

- ☒ 1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
- ☒ 2. A Standard Urban Stormwater Mitigation Plan (SUSMP) (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any restaurant facility that sells prepared foods and drinks for consumption;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area);
 - Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface;
 - 100,000 or more square feet of impervious surface in industrial/commercial development.
- ☒ 3. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- ☒ 4. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

- ☒ 5. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm

* Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first 0.75 inches of stormwater runoff volume from the site must be treated prior to discharge into stormwater conveyance system.

Reviewed by

Date

8/14/12

Phone

(626) 458-4921

P:\dpub\SUBPCHECK\Tentative Map Review (121707).doc

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

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP _____ **71735**
SUBDIVIDER _____ **Malibu Associates LLC**
ENGINEER _____ **RCE Consultants**
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED _____ **7/28/12 (Revision and Exhibit)**
LOCATION _____ **Malibu**
REPORT DATE _____
REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

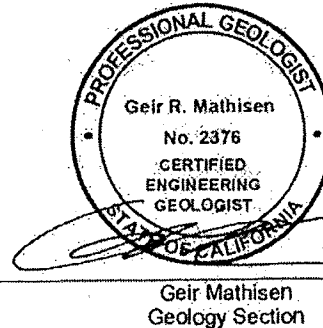
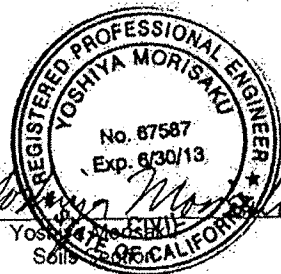
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested (Geologic and Soils Engineering Review Sheet dated 10/5/11):

1. Provide an engineering geology and soils engineering report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
3. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
4. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
5. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Date 8/20/12

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
 71735, TM2 NA

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

As previously requested,

1. A revised tentative map is required to show the following additional items:
 - a. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - b. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - c. Indicate maintenance responsibilities for all drainage devices. Clarify General Note No. 5 "drainage lines". Should they be drainage facilities?
 - d. Benches and interceptor drains maybe required for the uncertified fill area per grading code
 - e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - f. Clarify Encinal Canyon Road right-of-way dimension shown on the tentative map (T-2) and the proposed entry details (E/-).
 - g. Revise the General Note No. 3 on sheet T-2 to "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.

2. A revised exhibit map is required to show the following additional items:
 - a. Clearly callout all pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading. Provide cross-section details to clarify.
 - b. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - c. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - d. Indicate maintenance responsibilities for all drainage devices.
 - e. Benches and interceptor drains maybe required for the uncertified fill area per grading code
 - f. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - g. Add the General Note - "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
4. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Encinal Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.

5. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.

 Name Tony Hui Date 08/20/2012 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\TR 71735 rev 1.doc

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
- (2) As previously requested, an approved traffic study is required per the attached memoranda/letter dated 10-03-2011 prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.
- (3) A revised tentative map is required to show the following additional items:
 - a. As previously requested, show the required 20 feet minimum setback of the raised median nose beyond the right of way off Encinal Canyon Road.

 Prepared by Patricia Constanza
lr71735r-rev1.doc


Phone (626) 458-4921

Date 08-20-2012

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The proposed decentralized sewer treatment system is not approved at this time. The use and installation of a private sewage treatment system must be approved by the Department of Public Health. Please call (626)430-5382 for additional information and requirements.
2. We recommend submitting Environmental Impact Report to Department of Regional Planning for distribution to affected county agencies.
3. A revised tentative map is required to show the following additional items:
 - a. If the existing structures are to remain, show locations of existing sewer laterals to the existing buildings. Sewer lateral to the existing building must be with the same lot as the building it serves; otherwise, it shall be relocated to the same lot.
 - b. Show how each lot is served by sewer.


Prepared by Tony Khalkhali
tr71735s-rev1.doc

Phone (626) 458-4921

Date 08-20-2012


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 71735 (Rev.)

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

The following reports consisting of ___ 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. 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.

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

Page 3/3

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

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
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

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

Page 1/1

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

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. 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.
3. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
4. Comply with the mitigation measures identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
tr71735r-rev1

Phone (626) 458-4921

Date 08-20-2012

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP "A" DATED 07-26-2012

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
tr71735w-rev1.doc

Phone (626) 458-4921

Date 08-20-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71735 Map Date: July 26, 2012

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 does NOT recommend approval of this project as presently submitted. See additional sheet for specific holds and requirements.**

By Inspector: Juan C. Padilla Date August 23, 2012

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 - UNINCORPORATED

Subdivision No: TR 71735 Map Date: July 26, 2012

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 public fire hydrants at this location is **3000** gallons per minute at 20 psi for a duration of **3** 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 private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install **TBD** public fire hydrant(s). Upgrade / Verify existing **1** public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 196, to our office for review prior to Tentative Map clearance. Additional fire hydrants will be required, location to be determined upon approved access. The required fire flow maybe reduced once information on the buildings square footage and the construction types is provided.**

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 August 23, 2012

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: July 26, 2012

TENTATIVE MAP HOLDS

- 1 Provide a minimum unobstructed width of 26 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Bungalow structures. Indicate compliance on the Tentative/Exhibit Map.
- 2 Provide a minimum unobstructed width of 28 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Clubhouse and Pro Shop structures. Indicate compliance on the Tentative/Exhibit Map.
- 3 Approved Fire Department access shall be extended to within 150ft to all exterior walls of all structures. Indicate compliance on the Tentative/Exhibit Map for the following proposed structures: Malibu Institute, Clubhouse, and Pro Shop.
- 4 The access adjacent to the proposed Maintenance Building shall be labeled as Private Driveway and Fire Lane to comply with the 15C feet access to all exterior wall of the structure. Indicate compliance on the Tentative/Exhibit Map.
- 5 All proposed turnarounds, roundabouts, and turn with the approved fire apparatus access shall be designed to the Fire Department's specification. Provide dimensions of all turns on the Tentative/Exhibit Maps.
- 6 Some examples of the proposed Permeable Pavers as indicated on page S 27-A of the Exhibit Map are not acceptable by the Fire Department. Provide information or specification of the proposed pervious pavers for this development as indicated on the access cross sections for review and acceptance prior to the Tentative Map clearance. All 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.
- 7 The phasing map shall be reviewed and accepted by the Fire Department prior to Tentative Map clearance.
- 8 Submit a fire flow availability form or a water availability study from the Las Virgenes Municipal Water Company for review prior to Tentative Map clearance. The required fire flow will be determined based on the total square footage of the largest proposed structure and construction type.

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 and maintenance procedures.
- 2 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.

By Inspector: Juan C. Padilla Date: August 23, 2012

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	71735	DRP Map Date: 07/26/2012	SCM Date: 08/30/2012	Report Date: 08/23/2012
Park Planning Area #	27A	MALIBU		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

Comments:

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

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

James Barber, Land Acquisition & Development Section/TTM No. 071735-(3)

Subdivision Committee Reports
Page 20 of 22

Supv D 3rd
August 02, 2012 13:46:39
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71735	DRP Map Date: 07/26/2012	SMC Date: 08/30/2012	Report Date: 08/23/2012
Park Planning Area #	27A	MALIBU	Map Type: REV. (REV RECD)	

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

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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: = Proposed Units + Exempt Units

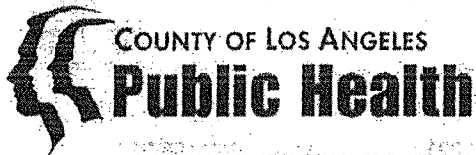
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.67	0.0030	0	0.00
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.81	0.0030	0	0.00
Mobile Units	1.47	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 27A MALIBU

Ratio	Acre Obligation	RLV/Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$306,067	\$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	\$306,067	\$0



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 071735

Vicinity: Malibu

Tentative Tract Map Date: July 26, 2012 (1st Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Vesting Tentative Tract Map 071735** until the requirements listed on the attached reports have been addressed:

Prepared by: **Ken Habaradas**

Phone No: **(626) 430-5382**

Date: **August 22, 2012**