

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
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EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 7, 2020

Owner

Daniel Bernstein
Andora Properties I, LLC
9748 Topanga Canyon Blvd.
Chatsworth, CA 91311

Representative

Brad Rosenheim
Rosenheim & Associates, Inc
21600 Oxnard Street, Ste 630
Woodland Hills, CA 91367

RE: Vesting Tentative Tract Map No. 73427

Related Case: CPC-2004-7308-ZC-ZAD-K

Address: 9503 N. Andora Place

Community Plan: Chatsworth – Porter Ranch

Council District: 12 – John Lee

Existing Zone: A1-1

Proposed Zone: (T)(Q)RE40-1-H-K, (T)(Q)RE20-1-H-K

CEQA No.: ENV-2014-3995-EIR

(Sch. No. 2015021057)

EXTENSION OF TIME

On December 30, 2016, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 73427 (VTT-73427), which permitted the merger and subdivision of six parcels at 9503 N. Andora Place into a maximum of 34 lots (33 residential lots and one open space lot). The action was appealed (VTT-73427-1A) and considered by the City Planning Commission (CPC) at its meeting of February 23, 2017, together with their consideration of the associated case, CPC2004-7308-ZC-ZAD-K a zone change from A2-1 and A1-1 to RE40-1-H-K was approved on February 23, 2017 by the City Planning Commission. The CPC's determination of March 30, 2017, approving the project, including CPC-2004-7308-ZC-ZAD-K, and denying the appeals of VTT-73427, was appealed to the City Council (VTT-73427-2A) and considered by the Planning and Land Use Committee (PLUM) of the City Council on June 13, 2017. On June 21, 2017, the City Council voted in favor of PLUM's recommendation to approve the project and deny the appeals of VTT-73427. The associated case, CPC-2004-7308-ZC-ZAD-K a zone change from A2-1 and A1-1 to RE-20 and RE40-1-H-K was approved on June 28, 2017 by City Council and by Ordinance #18505 and became effective August 14, 2017.

In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07-A.1 or 17.56-A.1 of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension, totaling 9 years from the decision date for the recording of the final Vesting Tentative Tract Map No.73427 (VTT-73427) at 9503 N. Andora Place in the Chatsworth – Porter Ranch Community Plan Area.

Furthermore, pursuant to section 12.36.G.3, Legislative Approvals, the Director hereby grants an extension of time until **June 20, 2026**, to VTT-73427 and CPC-2004-7308-ZC-ZAD-K and no further extension of time can be granted.

Vincent P. Bertoni, AICP
Director of Planning

Robert Duenas
Deputy Advisory Agency
VPB:BD:AMV:MV
cc: Councilmember John Lee

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

May 23, 2019

Ellen Golla (R)
Andora Properties I, LLC
9748 Topanga Canyon Boulevard
Chatsworth, CA 91311

Address: 9503 Andora Place
Case Nos.: VTT-73427
Related Case: CPC-2004-7308-ZC-ZAD-K,
CEQA No.: ENV-2014-3995-EIR
Plan Area: Hollywood
C.D.: 13 – Mitch O'Farrell

Letter of Correction

On December 30, 2016, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 73427 (VTT-73427), which permitted the merger and resubdivision of six parcels at 9503 N. Andora Place into a maximum of 34 lots (33 residential lots and one open space lot). The action was appealed (VTT-73427-1A) and considered by the City Planning Commission (CPC) at its meeting of February 23, 2017, together with their consideration of the associated case, CPC-2004-7308-ZC-ZAD-K. The CPC's determination of March 30, 2017, approving the project, including CPC-2004-7308-ZC-ZAD-K, and denying the appeals of VTT-73427, was appealed to the City Council (VTT-73427-2A) and considered by the Planning and Land Use Committee (PLUM) of the City Council on June 13, 2017. On June 21, 2017, the City Council voted in favor of PLUM's recommendation to approve the project and deny the appeals of VTT-73427.

A first Letter of Correction to VTT-73427 was issued on March 7, 2018 to clarify changes that were discussed during the entitlement process, but were not reflected in the final action of the City Council. Subsequently, on January 19, 2019, a second Letter of Correction was issued to clarify information received from City departments and to reflect updated agreements from various agencies, including a finalized agreements with the California Department of Fish and Wildlife (CDFW) and the Mountains Recreation and Conservation Authority (MRCA) regarding the conservation easement, protection of protected plant species, and protective measures for the development and access of the equestrian trails and brush clearance. On May 21, 2019, following further discussions with the CDFW, the applicant requested that condition language be modified to reflect the most current modified agreement with the CDFW. The condition change would allow the CDFW sufficient time to temporarily close trails as needed to protect conservation values in case of severe damage, as in the case of fire or other natural disaster.

As such, the following changes are made to the determination of VTT-73427 and subsequent Second Letter of Correction to correctly ensure that conditions of approval for the project reflect proper conservation methods. Edits to the determination are reflected in ~~strikeout~~ to identify deletions and underline to show additions.

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated March 7, 2018. The trail location may be amended as necessary so as to not impair or interfere with conservation values of the easement area granted to the Mountains Recreation and Conservation Authority (MRCA) and the third-party beneficiary California Department of Fish and Wildlife (CDFW). The MRCA or CDFW may temporarily restrict access to one or more of the unimproved trails ~~for up to and no more than thirty days per year,~~ or permanently relocate any trail(s) if needed to protect the conservation values of the conservation easement area, provided that the replacement trail shall not reduce the net linear footage of trails within the conservation easement area.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section, the Department of Recreation and Parks, the MRCA, and CDFW.

These changes reflect further refinements, or provide additional clarification to the required conditions of approval. None of these changes exceed the environmental analysis that was undertaken for the project, and does not warrant the preparation of a supplemental or subsequent to the EIR that was certified and adopted for the project. All other conditions remain unchanged.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien
City Planner

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
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VACANT

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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 22, 2019

Ellen Golla (R)
Andora Properties I, LLC
9748 Topanga Canyon Boulevard
Chatsworth, CA 91311

Address: 9503 Andora Place
Case Nos.: VTT-73427
Related Case: CPC-2004-7308-ZC-ZAD-K,
CEQA No.: ENV-2014-3995-EIR
Plan Area: Hollywood
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On December 30, 2016, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 73427 (VTT-73427), which permitted the merger and resubdivision of six parcels at 9503 N. Andora Place into a maximum of 34 lots (33 residential lots and one open space lot). The action was appealed (VTT-73427-1A) and considered by the City Planning Commission (CPC) at its meeting of February 23, 2017, together with their consideration of the associated case, CPC-2004-7308-ZC-ZAD-K. The CPC's determination of March 30, 2017, approving the project, including CPC-2004-7308-ZC-ZAD-K, and denying the appeals of VTT-73427, was appealed to the City Council (VTT-73427-2A) and considered by the Planning and Land Use Committee (PLUM) of the City Council on June 13, 2017. On June 21, 2017, the City Council voted in favor of PLUM's recommendation to approve the project and deny the appeals of VTT-73427.

A first Letter of Correction to VTT-73427 was issued on March 7, 2018 to clarify changes that were discussed during the entitlement process, but were not reflected in the final action of the City Council. Subsequently, on January 19, 2019, the applicant requested a second Letter of Correction to reflect updated agreements from various agencies and clarifying information received from City departments. These changes are the result of:

- Finalized agreements with the California Department of Fish and Wildlife (CDFW) and the Mountains Recreation and Conservation Authority (MRCA) regarding the conservation easement and protection of protected plant species, resulting in a modified location and size of Lot 34 and additional protective measures for the development and access of the equestrian trails and brush clearance.
- Corrections made to identify the Fire Department and Department of Building and Safety as the appropriate departments for the review of secondary access road improvements (rather than the Bureau of Engineering).
- Clarifying language added to ensure that horsekeeping areas are properly identified and maintained throughout the development process.
- Added details regarding equestrian trail fence construction.
- Specified bond amount for the Haul Route.
- Corrections regarding the required Andora Avenue road and sidewalk widths to match adjacent sidewalk widths.

As such, the following changes are made to the determination of VTT-73427 to correctly ensure that conditions of approval for the project reflect proper conservation methods and clarify other conditions. Edits to the determination are reflected in ~~strikeout~~ to identify deletions and underline to show additions.

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated ~~December 20, 2016~~ March 7, 2018. The trail location may be amended as necessary so as to not impair or interfere with conservation values of the easement area granted to the Mountains Recreation and Conservation Authority (MRCA) and the third-party beneficiary California Department of Fish and Wildlife (CDFW). The MRCA or CDFW may temporarily restrict access to one or more of the unimproved trails for up to and no more than thirty days per year, or permanently relocate any trail(s) if needed to protect the conservation values of the conservation easement area, provided that the replacement trail shall not reduce the net linear footage of trails within the conservation easement area.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section, ~~and~~ and the Department of Recreation and Parks, the MRCA, and CDFW.

FIRE DEPARTMENT

- 13-s. Improve any emergency access road on-site and off-site by the construction of suitable surfacing to provide a 20-foot wide roadway satisfactory to the Fire Department and Department of Building and Safety.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

- 26-b. Lot 34 shall have a minimum of ~~63~~ 61 acres and shall be designated for open space uses only. Development of any structures or buildings shall be prohibited on this lot, ~~with the exception of a horse watering station and storm drain structures adjacent to Lots 11 & 12.~~ Storm drain structures shall be constructed on Lots 11 and 12 as needed, and a horse watering station shall be installed on Lot 24.
29. Equine Keeping. ~~The Final Tract Map shall depict equine areas on each residential lot in conformance with the following standards.~~ Prior to the recordation of the Final Tract Map, the subdivider shall prepare and execute a Covenant and Agreement (Department of City Planning General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider and all successors to all of the following:
- a. For each lot, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, shall be permanently set aside in addition to the useable pad for each

residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage, and shall be in conformance with the provisions of LAMC Section 13.05 and 12.21.C5.

- b. It shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures; therefore they are prohibited in the 2,000 sq-ft area). Only landscaping, open and roofed unenclosed (except for structural supports) patio uses shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage of feed and equipment, preferably covered.
- c. The 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in a non-"K" district).
- d. A minimum 10-foot wide unobstructed vehicular access path to each equine area shall be required from a public street and shall be separate from any secondary access path or fire lane required by the Fire Department.

In addition, prior to the issuance of any building permit, a site plan and grading plan (as applicable) shall be submitted to the satisfaction of the Department of City Planning, showing the location of all structures and level pad areas in conformance with items a-d above.

- 30-a. The public equestrian trail shall be double-railed (unless there is an existing wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Materials for the railings shall be either wood or concrete per attached Lodge Pole Fence Detail and the surface of the trail shall be 4-inches of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railing height and openings shall be as necessary per equestrian trail standards of the City Engineer. All concrete driveways or private street crossings within the equestrian trail easement shall be provided with a stiff broom finish and/or acceptable equine walk surface treatment. The trail shall remain accessible and unobstructed at all times across the subdivision. A standard City horse trail sign shall be installed along the trail easement.
- 33-a. The project is limited to the import of 4,780 cubic yards of material for both on-site and off-site grading.
- 33-t. A surety or cash bond shall be posted in ~~an~~ the amount of \$50,000 satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling 818-374-5082.
- 33-u. For the purposes of clearances, this Haul Route approval and conditions shall cover both on-site and off-site improvements depicted on the Vesting Tentative Tract Map, dated March 7, 2018.
- 37. **PDF-1** The open space lot, which has already been donated to the Mountains Recreation and Conservation Authority (MRCA) as a conservation easement, and which will become a fee title donation to the MRCA after the recordation of the tract map, shall be retained in perpetuity by the MRCA as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximately ~~63.26~~ 61 acres under the Project.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

37. **K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area." shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes, with the exception to behind Lots 3-5, where the Fire Department may allow thinning to be reduced in order to conserve the Santa Susana Tarplant, as shown in the attached exhibit dated August 17, 2018.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Operation

Monitoring Frequency: Ongoing after construction

Action Indicating Compliance: Issuance of Certificate of Occupancy; Ongoing


- S-3(i)-b.ii. Suitable surfacing to provide a 30-foot roadway and a sidewalk of not less than four (4) feet unobstructed for that portion of Andora Avenue adjacent to Lots 26-31, in a manner satisfactory to the City Engineer. From that portion of Lot 31 west to its terminus, Andora Avenue shall be improved with concrete curb and gutters and a roadway surface of ~~35~~ 36 feet. Sidewalks of ~~six (6)~~ five (5) feet on both sides of the street shall be provided within the required public sidewalk easement.

- S-3(i)-d. ~~Improve any emergency access road onsite and off-site by the construction of a suitable surfacing to provide 20-foot roadway satisfactory to the Fire Department and the City Engineer.~~

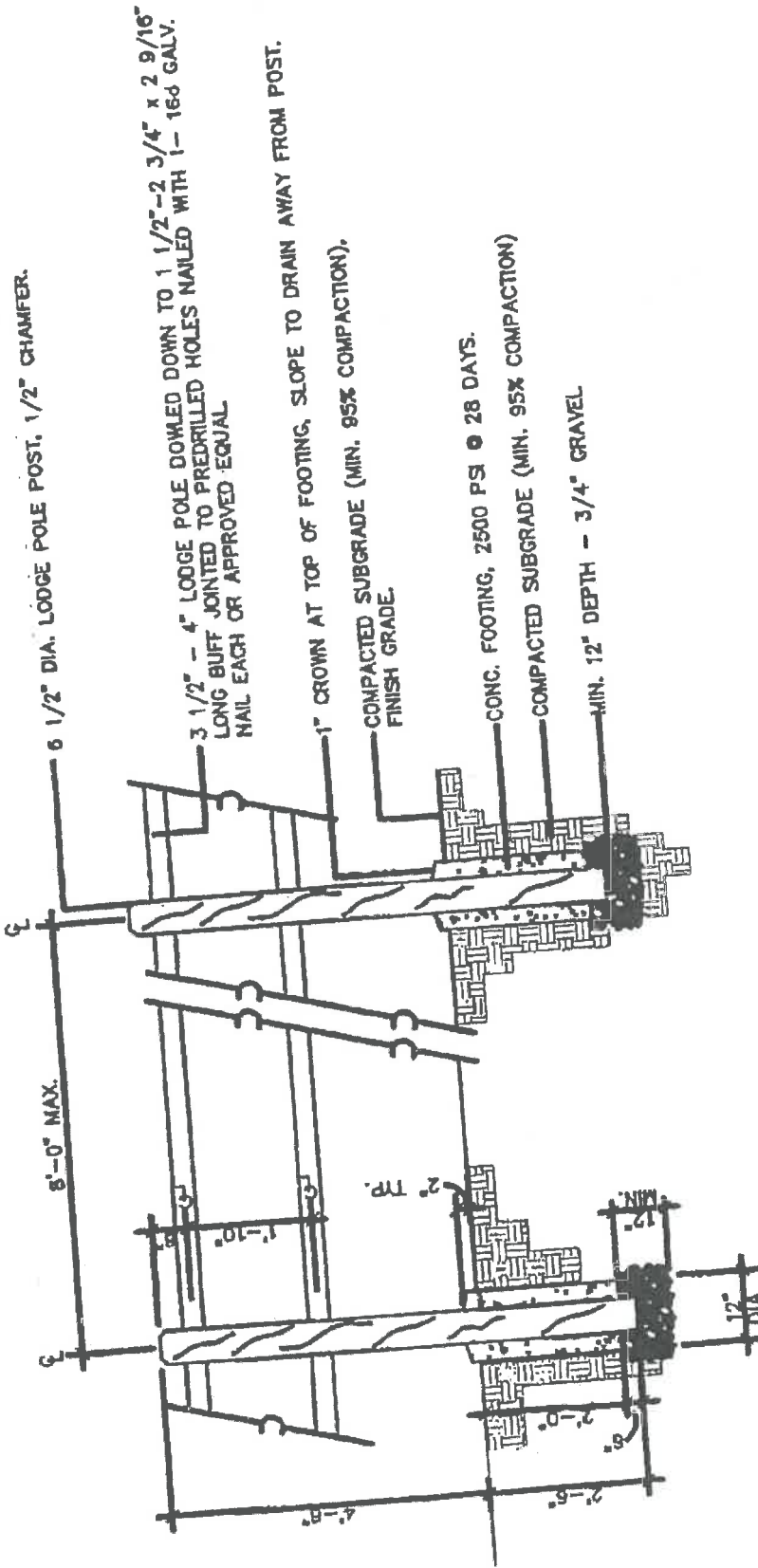
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Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner



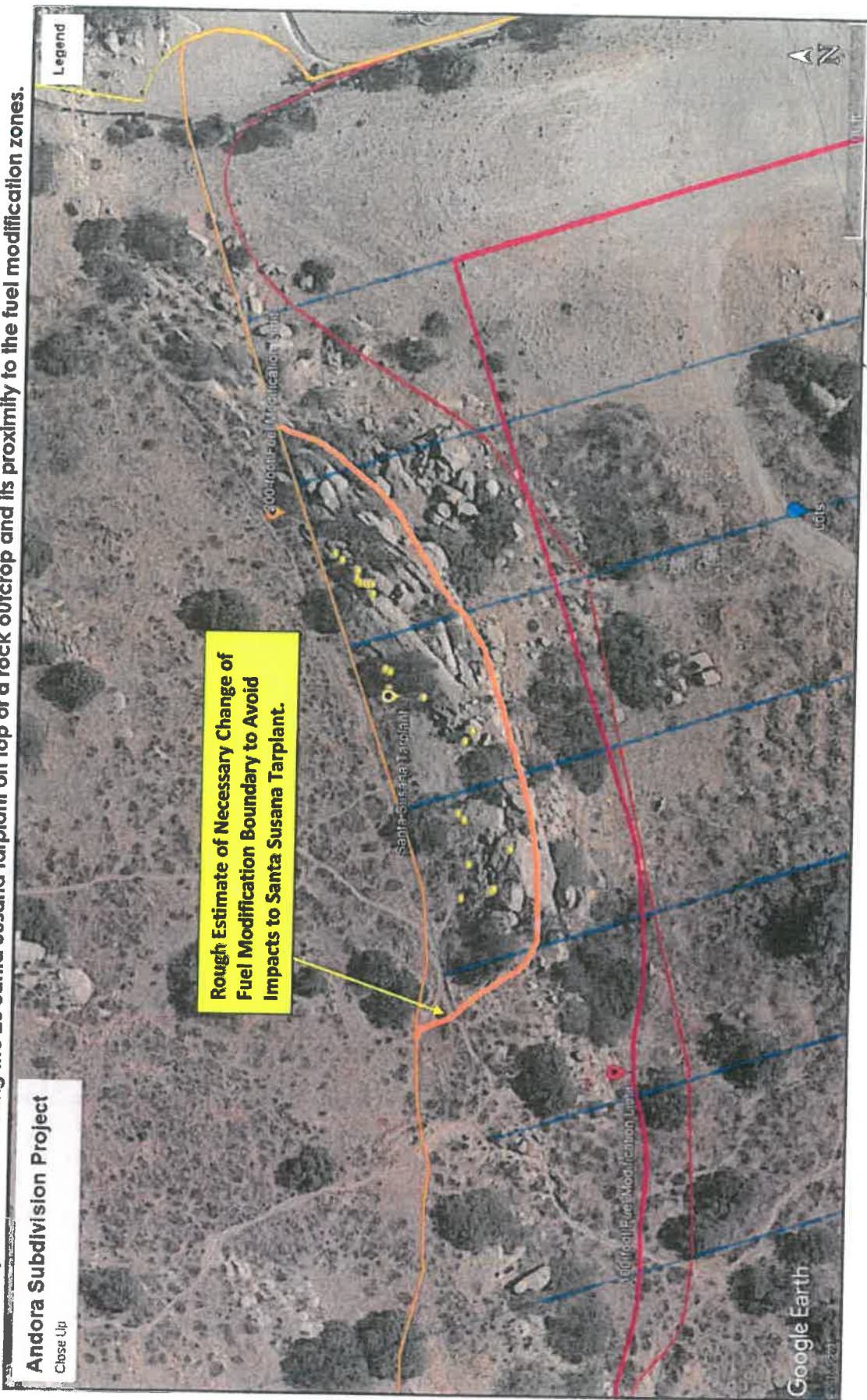
NOTES

1. FOOTING TO BE POURED AGAINST UNDISTURBED SOIL OR RECOMPACTED SOIL PER STRUCTURAL SOILS REPORT RECOMMENDATION.
2. LODGE POLE & RAILING TO BE PRESSURE TREATED WITH ONE OF THE FOLLOWING:
 - 1) PENTACHLOROPHENOL
 - 2) AMMONIACAL COPPER ARSENATE
 - 3) CHROMATED COPPER ARSENATE
 IN CONFORMANCE WITH SUBSECTION 204-2. MIN. PENETRATION OF 0.6 LBS./G.F. ZW.

LODGE POLE FENCE DETAIL
N.T.S.

VTT. 73427
Correction Letter
4.22.2019

Figure 2: Subject area illustrating the 25 Santa Susana tarplant on top of a rock outcrop and its proximity to the fuel modification zones.



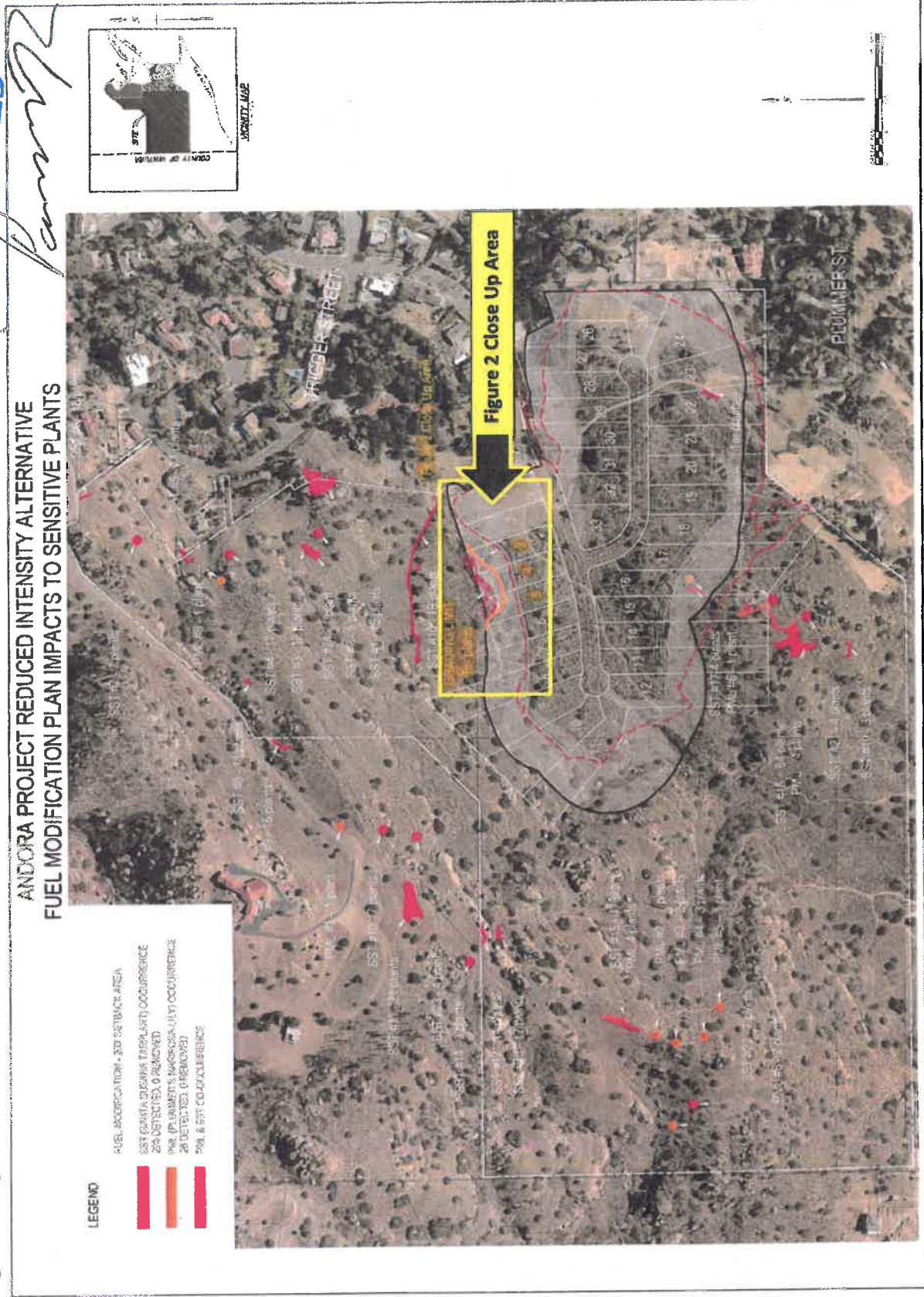
8/17/18
APPROVED
Darrin R.

VTT-73427
Correction Letter
4-22-2019

8/17/18
APPROVED

Attachment 1: Figures

Figure 1: Project overview with fuel modification zone and Santa Susana Tarplant locations.



VTT-73427
 Correction letter
 4-22-2019

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<http://planning.lacity.org>

March 7, 2018

Ellen Golla (R)
Andora Properties I, LLC
9748 Topanga Canyon Boulevard
Chatsworth, CA 91311

Address: 9503 Andora Place
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On January 19, 2018, the applicant requested a Letter of Correction to VTT-73427 clarify changes that were discussed during the entitlement process, but were not reflected in the final action of the City Council. As such, the following changes are made to the determination of VTT-73427 to correctly identify the conditions of approval for the project. Edits to the determination are reflected in ~~strikeout~~ to identify deletions and underline to show additions.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

- 11-f. The submitted Map does not comply with the minimum lot area (~~40,000 s.f.~~ 5 acres) requirement of the ~~(T)RE40-1 Zone for Lots 1 to 7, Lot 20 to 21, and Lots 26 to 33.~~ A1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

FIRE DEPARTMENT

- 13-k. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project. Refer to Mitigation Measures K.1-1 through K.1-4 for additional reference regarding the 200-foot buffer.

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

- 26-b. Lot 34 shall have a minimum of 63 acres and shall be designated for open space ~~uses~~ only. Development of any structures or buildings shall be prohibited on this lot, with the exception of a horse watering station and storm drain structures adjacent to Lots 11 & 12.
- 26-e. The Revised Vesting Tract Map, stamp-dated March 7, 2018, shows a reduced cut and fill on the subject property, eliminating the access road behind Lots 17-24, but shall not eliminate the equestrian trail behind Lots 12-24 or the fire access road. The placement and elevations of the equestrian trail may be altered to accommodate safe access.
- 26-f. The Revised Vesting Tract Map, stamp-dated March 7, 2018, shall include a twelve-foot wide decomposed granite horse trail along Lot 25, and shall provide for emergency ingress and egress easement for property known as 9629 Baden Avenue, Chatsworth, California over that portion of the horse trail and the edge of Lot 25 where it abuts Lot 24.
- 26-g. The lot elevations on the Revised Vesting Tentative Tract Map, stamp-dated March 7, 2018, shall substantially comply with those identified in the attached "Exhibit A", except that the final graded elevation for the pad on Lot 25 shall not exceed 1,083 feet.
- 29-c. ~~Both the 2,000 square foot level area and the~~ The 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in an non-"K" district).
30. Public Equestrian Trail. A ~~minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated March 7, 2018.~~

The equestrian trail shall be fully improved along ~~all~~ portions adjacent to or within the graded areas of Lots 1-33 and in accordance with the following conditions.

These changes reflect further refinements, or provide additional clarification to the required conditions of approval. None of these changes exceed the environmental analysis that was undertaken for the project, and does not warrant the preparation of a supplemental or subsequent to the EIR that was certified and adopted for the project. All other conditions remain unchanged.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Luciralia Ibarra
Senior City Planner

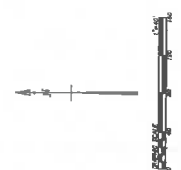
VTT-73427 Letter of Correction, March 7, 2018

Exhibit A – Pad Elevation Adjustments

The pad elevations shall substantially comply with the 'New Pad' elevations as adjusted in the Letter of Correction, dated March 7, 2018, for VTT-73427, which have been revised as follows:

	Old Pad (Feet)	New Pad (Feet)
Lot 12	1089.0	1092.0
Lot 13	1092.0	1093.0
Lot 16	1089.0	1090.0
Lot 17	1087.5	1087.0
Lot 18	1088.0	1085.0
Lot 19	1088.5	1083.5
Lot 20	1089.0	1083.0
Lot 21	1090.0	1082.7
Lot 22	1090.0	1082.4
Lot 23	1089.5	1082.1
Lot 24	1090.0	1082.0
Lot 25*	1089.0*	1083.0*
Lot 26	1090.5	1082.3
Lot 27	1090.0	1081.6
Lot 28	1089.5	1082.0
Lot 29	1091.0	1082.4
Lot 30	1090.0	1082.8
Lot 31	1089.5	1083.2
Lot 32	1089.0	1083.6
Lot 33	1088.0	1082.0

* Lot 25 shall not exceed a final graded elevation of 1083.00 feet. All other lots shall be in substantial conformance with the elevations stated above.



PREPARED FOR:
ANDORA PROPERTIES I, LLC.
9745 TOPANGA CANYON BLVD --
CHATEAUVILLE, CA 91311
(818) 772-2628
CONTACT: DANIEL BERNSTEIN

PRELIMINARY GRADING
EXISTING TENTATIVE MAP
TRACT 73427
9503 ANDORA PLACE
LOS ANGELES, CA 91311

DEVELOPER'S ENGINEER:

FORMA

3015 Wacker Drive, Suite 200, Chicago, IL 60601
Phone: (312) 632-1710 • Fax: (312) 632-1711

LUDWIG W. BEITZ

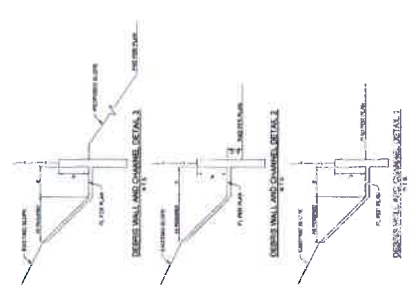
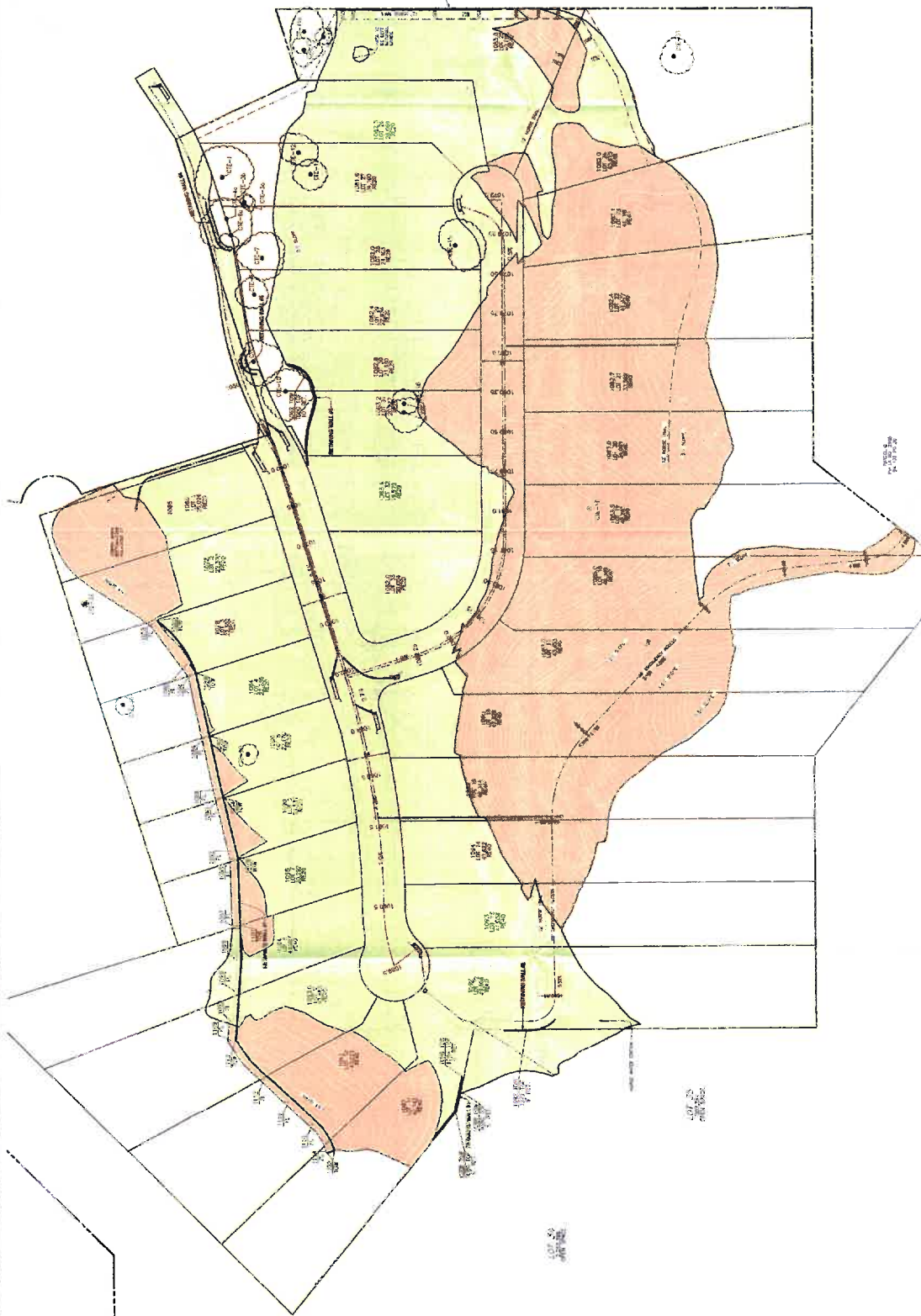
P. L. BENT



No.	DATE	RECEIVED BY/NAME	BY/NAME
1	12/25/17		

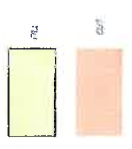
VTT-73427 - Tract Map
March 7, 2018

DESIGN	W.M.W.		
DESIGNED BY	W.M.W.		
DATE	7/20/2003		
SHEET	5	2	2



EACH WORK QUANTITY:

10 HR CTR	120.000 CY
800T P&G	151.000 CY
20000T	2,000.00 CY



PAUL C
PO BOX 2300
LA JOLLA CA 92038

PUBLISHED FOR:
ANDORA PROPERTIES I, LLC.
 3748 TOPANGA CANYON BLVD
 C-405 NORTH, CA 91331
 (818) 772-7626
 CONTACT: DANIEL BERNSTEIN

PRELIMINARY GRADING
VESTING TENTATIVE MAP
TRACT 73427
9503 ANDORA PLACE
LOS ANGELES, CA 91311

FORMA FOR THE CONSTRUCTION INDUSTRY



VT-73427 - T-Fact Map
March 7, 2018

DATE	2	2
TIME	2	2
NAME	2	
ADDRESS	2	
CITY	2	
STATE	2	
ZIP	2	
PHONE	2	
TELETYPE	2	
FAX	2	
E-MAIL	2	
WEB	2	
OTHER	2	

CONDITIONS OF APPROVAL

(As modified by PLUM June 20, 2017)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Conditions are listed in "Standard Condition" section at end)

1. The following dedication and easement shall be provided for the extension and completion of Andora Avenue:
 - a. A 14-foot dedication for that portion of Andora Avenue adjacent to Lots 26-31 of VTTM 73427 shall be made in order to preserve existing oak trees abutting that portion of the roadway and to achieve a 44-foot public right-of-way. In addition, a sidewalk easement provided along the secondary frontages of Lots 26-31 of not less than four (4) feet, unobstructed, shall be provided.
 - b. From a portion of Lot 31 west, Andora Avenue shall be dedicated with a total right-of-way of 44-feet including a 39-foot property line radius cul-de-sac at the terminus on an established alignment all satisfactory to the Valley District Engineer. In addition, a six (6) foot wide public sidewalk easement shall be provided on both sides of the above dedication and around the cul-de-sac.
2. That a 44-foot wide public right-of-way be dedicated for the proposed "A" street including 15-foot radius property line returns at the intersection with newly dedicated Andora Avenue and 39-foot property line radius cul-de-sac at the terminus "C" all on alignment satisfactory to the Valley District Engineering Office. In addition 6-foot wide public sidewalk easements be provided on both sides of the above dedication and around the cul-de-sac.
3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section and the Department of Recreation and Parks.

4. That any existing public street, storm drain, sewer, and slope easements not necessary and recorded under Irrevocable Offer To Dedicate to the City Of Los Angeles be abandoned by the final map satisfactory to the City Engineer.
5. That Lot 34 and 35 be merged as one Lot No. 34 on the final map.
6. That any existing public easements be correctly shown on the final map.
7. That any existing future street on Andora Avenue adjoining the tract be accepted by the final map.

8. That if necessary tentative tract No.53426 be Received and Filed prior to the final map recordation of this tract.
9. Provide any necessary onsite and offsite emergency access road within suitable easements as determined to be required by the Fire Department.

NOTE: See Condition S-3 on page 30 for improvement conditions.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

10. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 9, 2016, Log No. 92529-01 and attached to the case file for Tract No. 73427.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copies of the Certificate of Compliance from City Planning for the existing parcels within the boundary of this map. Lots cut after 7/29/1962 are required to obtain approval from City Planning.
 - b. Provide a copy of (T) condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - c. Provide a copy of CPC case CPC-2004-7308-ZC-ZAD-K. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Provide 20 ft. street frontage and 20 ft. wide access strip from Lot 34 to a public or private street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - f. The submitted Map does not comply with the minimum lot area (40,000 s.f.) requirement of the **(T)RE40-1 Zone** for Lots 1 to 7, Lot 20 to 21, and Lots 26 to 33. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

This property is located within the Valley Circle Boulevard - Plummer Street Scenic Corridor.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision

application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

12. Prior to recordation of the final map, satisfactory arrangements shall be made to satisfy the recommendations of the Department of Transportation.
 - a. All requirements and conditions listed in the DOT traffic assessment letter dated August 27, 2015, and all subsequent revisions to this traffic assessment, be applied to the tract map. This includes that the applicant shall submit final plans to conform to DOT's criteria as published in DOT Manual of Policies and Procedures, Section 321:
 - i. The parking layout plan shall include adjacent roadway curbs and existing all curb cuts, structures, vaults and trees within 25 of proposed driveways.
 - ii. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with an accessible width "W" (exclusive of side slopes) of 30 feet for two-way access.
 - b. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
 - e. Also see the following traffic measures listed under the CITY PLANNING – ENVIRONMENTAL MEASURES SECTION of this report: MM L-1 and MM L-2.

FIRE DEPARTMENT

13. Prior to the recordation of the final map, plot plans shall be submitted for Fire Department approval and review. In addition, the tract map shall be in accordance with the following:
 - a. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
 - b. Mitigation measures shall be considered. These measures shall include, but not be limit to the following: boxed-in eaves; single pane, double thickness (minimum 1/8" thickness) or insulated windows; non-wood siding; exposed wooden members shall be two inches nominal thickness; noncombustible finishes.

- c. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
- d. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.
- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- h. As long as the grade is maintained at least 15 percent overall and 20 percent maximum at specific points and easement agreements are met to the satisfaction of the LAFD, secondary access as proposed is acceptable. Turning radius along secondary emergency access road shall be maintained at 20 feet minimum. Fire lane width shall not be less than 20 feet.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- k. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
- l. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
- m. All homes shall have noncombustible roofs (non-wood).
- n. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the Homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of

condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)
15. Developer must complete the following financial arrangements prior to tract recordation:
 - a. Supply System: Acreage Supply Charge
 - b. Existing and Proposed Water Mains
16. Engineering requirements prior to tract recordation:
 - a. An accurate street and site grading plan must be furnished to this Department:
 - i. To determine the safety or accessibility of existing or proposed facilities.
 - ii. To determine accurately the conditions or limitations of service.
17. Prior to receiving water service the developer must arrange for the Department to install the following: Connections to Existing System.
18. Proposed water services for tract will be provided subject to the following conditions: Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
19. Conditions under which water service will be rendered: Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lots where pressures exceed 80 psi at the building pad elevation: the entire subdivision.
20. Los Angeles City Fire Department requirements: New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

BUREAU OF SANITATION

21. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

22. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such

arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

23. That the Quimby fee be based on the RE20 and RE40 Zones.

URBAN FORESTRY DIVISION AND DEPARTMENT OF CITY PLANNING

24. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
25. A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each protected one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

26. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed subdivision to a maximum of thirty-four (34) lots as provided on the Vesting Tentative Map.
 - b. Lot 34 shall be a minimum of 63 acres and shall be designated for open space uses only. Development of any structures or buildings shall be prohibited on this lot, with the exception of a horse watering station.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
27. **Valley Circle Boulevard – Plummer Street Scenic Corridor Specific Plan.** The following conditions serve to implement the Specific Plan standards:
- a. All utilities shall be underground.
 - b. Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
 - c. A "Horse Water Station" shall be installed and located near the westerly terminus of the Andora Avenue extension by Lot 12 and shall be maintained by the HOA.
28. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following item(s) as it applies to this subdivision and the proposed development on the site:

- a. Lot Averaging for the Tract Map is permitted pursuant to LAMC 17.05.I, allowing for the following deviations in lot area and lot width requirements in the RE20-1-H-K and RE40-1-H-K zones:

In lieu of the required 40,000 square-foot lot area minimum of the RE40 Zone:

- Lot 20 lot area: 34,091 square-feet
- Lot 21 lot area: 33,592 square-feet

In lieu of the required 20,000 square-foot lot size minimum of the RE20 Zone:

- Lot 32 lot area: 19,972 square-feet

In lieu of the required 80-foot lot width minimum of the RE20 Zone:

- Lot 29 lot width: 77 feet
- Lot 30 lot width: 77 feet

29. **Equine Keeping.** The Final Tract Map shall depict equine areas on each residential lot in conformance with the following standards:

- a. For each lot, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage, and shall be in conformance with the provisions of LAMC Section 13.05 and 12.21.C5.
- b. It shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures; therefore they are prohibited in the 2,000 sq-ft area). Only landscaping, open and roofed unenclosed (except for structural supports) patio uses shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage of feed and equipment, preferably covered.
- c. Both the 2,000 square foot level area and the 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in a non-"K" district).
- d. A minimum 10-foot wide unobstructed vehicular access path to each equine area shall be required from a public street and shall be separate from any secondary access path or fire lane required by the Fire Department.

30. **Public Equestrian Trail.** A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The equestrian trail easement shall be fully improved along all portions adjacent to or within Lots 1 and 12-33 and in accordance with the following conditions:

- a. The public equestrian trail shall be double-railed (unless there is an existing wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Materials for the railings shall be either wood or concrete and the surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railing height and openings shall be as necessary per equestrian trail standards of the City Engineer. All

concrete driveways or private street crossings within the equestrian trail easement shall be provided with a stiff broom finish and/or acceptable equine walk surface treatment. The trail shall remain accessible and unobstructed at all times across the subdivision. A standard City horse trail sign shall be installed along the trail easement.

- b. A Homeowners Association shall be established and shall be required to maintain the horse trail easement free of obstructions, and to repair, restore and replace the public horse trail easement and rails constructed along the trails, as well as maintain the horse watering station. This requirement shall be included in the CC&Rs, a copy of which shall be given to the Advisory Agency for placement in the Tract file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

31. **Zone Change.** Prior to the issuance of the building permit or the recordation of the final map, a copy of the final action for Case No. CPC-2004-7308-ZC-ZAD-K shall be submitted to the satisfaction of the Advisory Agency. In the event that these cases are not approved, the subdivider shall submit a tract modification.

32. **Model Homes.** Approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Major Projects Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

33. **Haul Route.** Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

- a. The project is limited to the import of 4,780 cubic yards of material.
- b. Streets to be used are limited to: Andora Avenue, Valley Circle Drive, Lassen Street, Topanga Canyon Blvd., State Route 118, Interstate 405, State Route 126, and Newhall Ranch.
- c. Hauling hours of operation shall be restricted to between 9:00 a.m. to 3:00 p.m. Monday through Friday. No hauling activity occurs on Saturday or Sunday. Trucks shall not arrive at the construction site before the prescribed start time.
- d. A total of approximately 20 truck trips per day will occur over an estimated 24 days of hauling.
- e. Trucks shall be restricted to 10.0 cubic yard capacity semi-trailer trucks or smaller.
- f. All staging shall be on-site. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the adjacent residential streets.

- g. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213-485-3106).
- h. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- i. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- j. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- k. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- o. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook".
- q. The City of Los Angeles, Department of Transportation, telephone 213-485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- r. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Services Investigation and Enforcement Division at 213-847-6000 before the change takes place.
- s. The permittee shall notify the Street Services Investigation and Enforcement Division, 213-847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- t. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling 818-374-5082.

34. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or

- otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MEASURES AND MITIGATION MONITORING PROGRAM

35. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning requiring the subdivider to identify mitigation monitors who shall

provide periodic status reports on the implementation of mitigation items listed under this Tract's approval and all subsequent approvals associated with this case. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of all mitigation items.

36. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. Where appropriate, the Project's Draft and Final EIRs have identified mitigation measures, regulatory compliance measures, and project design features to avoid or to mitigate potential impacts identified to a level where no significant impacts on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the Project's mitigation measures as well as its project design features.

As shown on the following pages, each required mitigation measure and proposed project design feature for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The Project's MMP will be in place throughout all phases of the Project. The Project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning,

engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the Applicant, shall assure that Project construction and operation occurs in accordance with the MMP.

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modifications. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in Secretary of Interior Standards. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

37. **Mitigation Measures (MM) and Project Design Features (PDF).** The development of the project site is hereby bound to the following Mitigation Measures and Project Design Features, which are conditions of approval for the project.

Aesthetics and Visual Resources

PDF-1 The open space lot, which has already been donated to the Mountains Recreation and Conservation Authority (MRCA) as a conservation easement, and which will become a fee title donation to the MRCA after the recordation of the tract map, shall be retained in perpetuity by the MRCA as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximately 63.26 acres under the Project.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-2 A non-buildable conservation easement has been donated to the MRCA on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the non-graded portions of the conservation easement. The MRCA shall retain this area as a permanent open space conservation easement. The conservation easement areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-3

Common open space areas (i.e.: equestrian trails and the secondary access road) shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space, hiking and equestrian trails shall be maintained and remain accessible for the general public's use.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Ongoing

Action Indicating Compliance: Issuance of Building Permit

PDF-4

Landscaping within the HOA designated common space areas shall be limited to California native drought-tolerant plant and tree species, consummate with Venturan coastal sage scrub plants, and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the conservation easement areas. In the entire Project development area there shall be a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction; Ongoing

Monitoring Frequency: Once at plan check; Field inspection sign-off; Ongoing

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-5

A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the HOA during the life of the Project. No other fencing shall be allowed within any conservation easement area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-8

The Applicant has contractually agreed to provide a one-time donation to the Mountain Recreation & Conservation Authority (MRCA) in the amount of \$15,000 for trail maintenance and signage. Payment shall be completed prior to the recordation of the final tract map.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-9

A conservation easement has been granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity by the MRCA as a permanent open space conservation easement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-10

All structures proposed within Lots 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-11

The exteriors of all building structures shall utilize earth-tone colors and natural building materials in order to promote aesthetic compatibility with the surrounding area.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-12

Any runoff collected from the streets, slopes, and open space areas within the subdivision shall be collected in a public storm drain system, which shall be designed to outlet at the top end of the oak tree grove, located near the rear portions of Lots 27-31 along Andora Avenue. After the runoff is treated by a water quality treatment feature, the storm water shall drain through the oak tree grove and be collected again in a public storm drain system at the bottom end of the grove. This design shall not damage the top soil of the grove and shall result in a minimum of 75% of the storm water flow that currently drains through the grove.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Public Works / Bureau of Sanitation

Monitoring Agency: Los Angeles Department of Building and Safety, Los Angeles Department of Public Works / Bureau of Sanitation

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Air Quality

MM B-1: Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;
- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and
- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's homeowners association (HOA) in clean and sanitary conditions.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable Building Permit (Preconstruction); Issuance of Certificate of Occupancy (Operation)

- MM B-2** The Applicant shall implement the following measures during construction:
- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
 - Provide washing facilities nearby for washing at the end of shifts;
 - Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
 - Make NIOSH approved respiratory protection with particulate filters as recommended by the CDPH available to workers who request them.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, at plan check for project; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy (Operation)

Biological Resources

- MM C-1:** Subject to the review and approval of the California Department of Fish and Wildlife (CDFW), any portion of the conservation easement areas graded or disturbed by the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading to establish plantings as near as possible to the natural condition (subject to fuel modification requirements). No rare or listed plant seed may be collected without written approval by CDFW.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Prior to Project grading; Construction

Monitoring Frequency: Once, prior to grading; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-2:** Prior to any project-related clearing, grubbing, grading, or tree removal activities, the Project developer shall create potential bat-roosting habitat by installing and maintaining bat-roosting/reproductive structures (not bat houses) in suitable locations on the Project Site, in consultation with CDFW. A retained biological monitor shall conduct surveys, during appropriate times of the year, to determine what species of bats are present and what type of roost is present (roosting/hibernacula/reproductive). Species-specific habitat shall be designed in consultation with CDFW to provide the same function as the impacted roost/hibernacula/reproductive sites. Information including aspect, temperature gradients, size, etc. shall be collected to ensure replacement habitat provides similar habitat. A plan to exclude bats and relocate bats shall be submitted to

CDFW along with the qualification of the bat specialist. Permits from CDFW are necessary to handle bats.

Enforcement Agency: California Department of Fish and Wildlife (CDFW), Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of building permit

Action Indicating Compliance: Issuance of building permits

MM C-3: No incidental take of Santa Susana tarplant or mariposa lily shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve all individual plants of the Santa Susan tarplant and mariposa lily on-site and within the off-site 3.5-acre adjacent conservation parcel not within the development footprint, as shown on Final EIR, Figure III-9: Sensitive Plant Impact Map, page III-55, and as may be updated by any subsequent survey required by the CDFW and 2) any other terms included in the ITP, including but not limited to: a plan for the enhancement or restoration of degraded or former habitat for the species, including a detailed planting palette, and the use of seeds collected from plants on the project site. No rare or listed plant seed may be collected without written approval by CDFW.

Enforcement Agency: California Department of Fish and Wildlife (CDFW); United States Fish and Wildlife Service (USFWS); Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-4: To offset the permanent loss of 0.35 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers [ACOE] jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the ACOE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the ACOE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

Enforcement Agency: CDFW; LARWQCB; ACOE; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of grading permit; Field inspection verification

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-5: To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other project mitigation measures.
- CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.
- Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- All tree protection measures in the above-referenced Tree Report would be implemented during project construction.
- Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered

arborist or qualified biologist retained by the Project developer would not require any mitigation.

- The applicant shall post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees at the approved replacement or relocation site for seven years from the date that the trees are replaced or relocated.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-6: Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once during plan check; Once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-7: The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

Enforcement Agency: Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during brush and tree removals

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-8: Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-9: Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-10: The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-11: "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

- MM C-12:** The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Prior to Issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-13:** All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-14:** All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-15:** Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in **Mitigation Measure C-5** above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM D-1:** The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM D-2:** Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Construction

Monitoring Frequency: Once, prior to issuance of grading permit; Ongoing during Construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Hydrology and Water Quality

- PDF-12** A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

- MM I-1:** Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-2: When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-3: Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-4: The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Public Services - Fire Protection Services

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the LADWP, LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Periodic field inspections prior to June 1

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-2:** All landscaping on the Project Site shall utilize fire-resistant plants and materials.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-3:** All homes shall be constructed with non-combustible (non-wood) roofs.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area," shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Operation

Monitoring Frequency: Ongoing after construction

Action Indicating Compliance: Issuance of Certificate of Occupancy; Ongoing

- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy permits

Public Services - Police Protection Services

K.2-1: Public Services (Police) The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Transportation and Traffic – Construction

MM L-1 To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM L-2 Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.
- The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 485-3106).
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.

- The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Building Permit

Utilities - Water Supply

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Utilities - Energy Conservation

PDF-13 Each single family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.

- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No new street lights are required, in order to minimize lighting in accordance with the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, public and/or private drainage facilities including retention and/or debris basins may be required satisfactory to the City Engineer.
 - b. Improve Andora Avenue being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 30-foot roadway and a sidewalk of not less than four (4) feet unobstructed for that portion of Andora Avenue adjacent to Lots 26-31, in a manner satisfactory to the City Engineer. From that portion of Lot 31 west to its terminus, Andora Avenue shall be improved with concrete curb and gutters and a roadway surface of 35 feet. Sidewalks of six (6) feet on both sides of the street shall be provided within the required public sidewalk easement.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements satisfactory to the City Engineer.
 - v. The suitable improvement of the 35-foot curb radius cul-de-sac.
 - c. Improve "A", Street being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.

- ii. Suitable surfacing to provide a 36-foot wide roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvement.
 - v. Suitable improvements of the 35-foot curb radius cul-de-sac at the terminus.
- d. Improve any emergency access road onsite and off-site by the construction of a suitable surfacing to provide 20-foot roadway satisfactory to the Fire Department and the City Engineer.
- e. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- f. Construct a public equestrian trail on the provided 12-foot wide easement along Lots 1 and 12-28 within the tract map boundary line. Additional conditions may be required by the Department of City Planning (see Condition 30 on page 9, aka 'Public Equestrian Trail').

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variances from the Municipal Code, unless approved specifically for this project under separate conditions.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

CORRECTED LETTER OF DETERMINATION *(Corrections in bold and Italic)*

MAILING DATE: **MAR 30 2017**

Case No.: VTT-73427-1A

Council District: 12 – Englander

CEQA: ENV-2014-3995-EIR; SCH No. 2015021057

Plan Area: Chatsworth – Porter Ranch

Related Case: CPC-2004-7308-ZC-ZAD-K

Project Site: 9503 North Andora Place

Applicant: Andora Properties I, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Appellants: Snowdy Dodson, California Native Plant Society, LA-Santa Monica Mountains Chapter; Carla Bollinger, Chatsworth Nature Preserve Coalition; Dina Fisher, Chatsworth Lake Manor Citizen's Committee, LA County District 5 Town Council; Friends of Chatsworth Wildlife, Rep.: Dean Wallraff, Advocates for the Environment; James Van Gundy; Jason Sandler; Teena Takata

At its meeting of **February 23, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The merger and re-subdivision of six parcels into a maximum of 34 lots, (33 residential lots and 1 open space lot) and a Haul Route for the import of 4,780 cubic yards of earth material, for the development of 33 single-family dwellings on an approximately 91-acre site, as shown on map stamp-dated December 20, 2016.

- 1. The Los Angeles City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2014-3995-EIR (SCH No. 2015021057), dated February 2016, and the Final EIR, dated September 2016, (Andora Subdivision Project EIR), as well as the whole of the administrative record, and***

CERTIFIED the following:

- 1) The Andora Subdivision Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);***
- 2) The Andora Subdivision Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and***

3) The Andora Subdivision Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED all of the following:

- 1) The related and prepared Andora Subdivision Project Environmental Findings;**
- 2) The Statement of Overriding Considerations; and**
- The Mitigation Monitoring Program prepared for the Andora Subdivision Project EIR (Conditions 35, 36, and 37 of the Tract Map approval);**
2. **Denied** the appeals in part and **granted** the appeals in part;
3. **Sustained** in part the action of the Advisory Agency in approving the Vesting Tentative Tract;
4. **Adopted the Conditions of Approval as modified by the Commission and incorporated the technical corrections recommended by staff; and**
5. **Adopted** the Findings.

This action was taken by the following vote:

Moved: Perlman
Second: Choe
Ayes: Ambroz, Katz, Mack, Millman, Padilla-Campos, Dake Wilson
Absent: Ahn

Vote: 8 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: APR 10 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings
c: Luciralia Ibarra, Senior City Planner
Milena Zazasdien, City Planner

CONDITIONS OF APPROVAL

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Conditions are listed in "Standard Condition" section at end)

1. The following dedication and easement shall be provided for the extension and completion of Andora Avenue:
 - a. A 14-foot dedication for that portion of Andora Avenue adjacent to Lots 26-31 of VTTM 73427 shall be made in order to preserve existing oak trees abutting that portion of the roadway and to achieve a 44-foot public right-of-way. In addition, a sidewalk easement provided along the secondary frontages of Lots 26-31 of not less than four (4) feet, unobstructed, shall be provided.
 - b. From a portion of Lot 31 west, Andora Avenue shall be dedicated with a total right-of-way of 44-feet including a 39-foot property line radius cul-de-sac at the terminus on an established alignment all satisfactory to the Valley District Engineer. In addition, a six (6) foot wide public sidewalk easement shall be provided on both sides of the above dedication and around the cul-de-sac.
2. That a 44-foot wide public right-of-way be dedicated for the proposed "A" street including 15-foot radius property line returns at the intersection with newly dedicated Andora Avenue and 39-foot property line radius cul-de-sac at the terminus "C" all on alignment satisfactory to the Valley District Engineering Office. In addition 6-foot wide public sidewalk easements be provided on both sided of the above dedication and around the cul-de-sac.
3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section and the Department of Recreation and Parks.

4. That any existing public street, storm drain, sewer, and slope easements not necessary and recoded under **Irrevocable Offer To Dedicate** to the City Of Los Angeles be abandoned by the final map satisfactory to the City Engineer.
5. That Lot 34 and 35 be merged as one Lot No. 34 on the final map.
6. That any existing public easements be correctly shown on the final map.
7. That any existing future street on Andora Avenue adjoining the tract be accepted by the final

map.

8. That if necessary tentative tract No.53426 be **Received and Filed** prior to the final map recordation of this tract.
9. Provide any necessary onsite and offsite emergency access road within suitable easements as determined to be required by the Fire Department.

NOTE: See Condition S-3 on page 30 for improvement conditions.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

10. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 9, 2016, Log No. 92529-01 and attached to the case file for Tract No. 73427.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copies of the Certificate of Compliance from City Planning for the existing parcels within the boundary of this map. Lots cut after 7/29/1962 are required to obtain approval from City Planning.
 - b. Provide a copy of (T) condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - c. Provide a copy of CPC case CPC-2004-7308-ZC-ZAD-K. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Provide 20 ft. street frontage and 20 ft. wide access strip from Lot 34 to a public or private street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - f. The submitted Map does not comply with the minimum lot area (40,000 s.f.) requirement of the **(T)RE40-1 Zone** for Lots 1 to 7, Lot 20 to 21, and Lots 26 to 33. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

This property is located within the Valley Circle Boulevard - Plummer Street Scenic Corridor.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial

compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

12. Prior to recordation of the final map, satisfactory arrangements shall be made to satisfy the recommendations of the Department of Transportation.
 - a. All requirements and conditions listed in the DOT traffic assessment letter dated August 27, 2015, and all subsequent revisions to this traffic assessment, be applied to the tract map. This includes that the applicant shall submit final plans to conform to DOT's criteria as published in DOT Manual of Policies and Procedures, Section 321:
 - i. The parking layout plan shall include adjacent roadway curbs and existing all curb cuts, structures, vaults and trees within 25 of proposed driveways.
 - ii. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with an accessible width "W" (exclusive of side slopes) of 30 feet for two-way access.
 - b. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
 - e. Also see the following traffic measures listed under the CITY PLANNING – ENVIRONMENTAL MEASURES SECTION of this report: MM L-1 and MM L-2.

FIRE DEPARTMENT

13. Prior to the recordation of the final map, plot plans shall be submitted for Fire Department approval and review. In addition, the tract map shall be in accordance with the following:
 - a. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
 - b. Mitigation measures shall be considered. These measures shall include, but not be limit to the following: boxed-in eaves; single pane, double thickness (minimum 1/8" thickness) or insulated windows; non-wood siding; exposed wooden members shall be two inches

nominal thickness; noncombustible finishes.

- c. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
- d. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.
- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- h. As long as the grade is maintained at least 15 percent overall and 20 percent maximum at specific points and easement agreements are met to the satisfaction of the LAFD, secondary access as proposed is acceptable. Turning radius along secondary emergency access road shall be maintained at 20 feet minimum. Fire lane width shall not be less than 20 feet.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- k. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
- l. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
- m. All homes shall have noncombustible roofs (non-wood).
- n. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the Homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)
15. Developer must complete the following financial arrangements prior to tract recordation:
 - a. Supply System: Acreage Supply Charge
 - b. Existing and Proposed Water Mains
16. Engineering requirements prior to tract recordation:
 - a. An accurate street and site grading plan must be furnished to this Department:
 - i. To determine the safety or accessibility of existing or proposed facilities.
 - ii. To determine accurately the conditions or limitations of service.
17. Prior to receiving water service the developer must arrange for the Department to install the following: Connections to Existing System.
18. Proposed water services for tract will be provided subject to the following conditions: Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
19. Conditions under which water service will be rendered: Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lots where pressures exceed 80 psi at the building pad elevation: the entire subdivision.
20. Los Angeles City Fire Department requirements: New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

BUREAU OF SANITATION

21. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

INFORMATION TECHNOLOGY AGENCY

22. That satisfactory arrangements be made in accordance with the requirements of the Information

Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

23. That the Quimby fee be based on the RE20 and RE40 Zones.

URBAN FORESTRY DIVISION AND DEPARTMENT OF CITY PLANNING

24. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
25. A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each protected one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

26. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed subdivision to a maximum of thirty-four (34) lots as provided on the Vesting Tentative Map.
 - b. Lot 34 shall be a minimum of 63 acres and shall be designated for open space uses only. Development of any structures or buildings shall be prohibited on this lot, with the exception of a horse watering station.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
27. **Valley Circle Boulevard – Plummer Street Scenic Corridor Specific Plan.** The following conditions serve to implement the Specific Plan standards:
- a. All utilities shall be underground.
 - b. Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
 - c. A "Horse Water Station" shall be installed and located near the westerly terminus of the Andora Avenue extension by Lot 12 and shall be maintained by the HOA.
28. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following item(s) as it applies to this subdivision and the proposed development on

the site:

- a. Lot Averaging for the Tract Map is permitted pursuant to LAMC 17.05.I, allowing for the following deviations in lot area and lot width requirements in the RE20-1-H-K and RE40-1-H-K zones:

In lieu of the required 40,000 square-foot lot area minimum of the RE40 Zone:

- Lot 20 lot area: 34,091 square-feet
- Lot 21 lot area: 33,592 square-feet

In lieu of the required 20,000 square-foot lot size minimum of the RE20 Zone:

- Lot 32 lot area: 19,972 square-feet

In lieu of the required 80-foot lot width minimum of the RE20 Zone:

- Lot 29 lot width: 77 feet
- Lot 30 lot width: 77 feet

29. **Equine Keeping.** The Final Tract Map shall depict equine areas on each residential lot in conformance with the following standards:

- a. For each lot, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage, and shall be in conformance with the provisions of LAMC Section 13.05 and 12.21.C5.
- b. It shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures; therefore they are prohibited in the 2,000 sq-ft area). Only landscaping, open and roofed unenclosed (except for structural supports) patio uses shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage of feed and equipment, preferably covered.
- c. Both the 2,000 square foot level area and the 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in a non-"K" district).
- d. A minimum 10-foot wide unobstructed vehicular access path to each equine area shall be required from a public street and shall be separate from any secondary access path or fire lane required by the Fire Department.

30. **Public Equestrian Trail.** A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The equestrian trail easement shall be fully improved along all portions adjacent to or within Lots 1 and 12-33 and in accordance with the following conditions:

- a. The public equestrian trail shall be double-railed (unless there is an existing wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Materials for the railings shall be either wood or concrete and the surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railing height

and openings shall be as necessary per equestrian trail standards of the City Engineer. All concrete driveways or private street crossings within the equestrian trail easement shall be provided with a stiff broom finish and/or acceptable equine walk surface treatment. The trail shall remain accessible and unobstructed at all times across the subdivision. A standard City horse trail sign shall be installed along the trail easement.

- b. A Homeowners Association shall be established and shall be required to maintain the horse trail easement free of obstructions, and to repair, restore and replace the public horse trail easement and rails constructed along the trails, as well as maintain the horse watering station. This requirement shall be included in the CC&Rs, a copy of which shall be given to the Advisory Agency for placement in the Tract file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

31. **Zone Change.** Prior to the issuance of the building permit or the recordation of the final map, a copy of the final action for Case No. CPC-2004-7308-ZC-ZAD-K shall be submitted to the satisfaction of the Advisory Agency. In the event that these cases are not approved, the subdivider shall submit a tract modification.

32. **Model Homes.** Approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Major Projects Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

33. **Haul Route.** Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

- a. The project is limited to the import of 4,780 cubic yards of material.
- b. Streets to be used are limited to: Andora Avenue, Valley Circle Drive, Lassen Street, Topanga Canyon Blvd., State Route 118, Interstate 405, State Route 126, and Newhall Ranch.
- c. Hauling hours of operation shall be restricted to between 9:00 a.m. to 3:00 p.m. Monday through Friday. No hauling activity occurs on Saturday or Sunday. Trucks shall not arrive at the construction site before the prescribed start time.
- d. A total of approximately 20 truck trips per day will occur over an estimated 24 days of hauling.
- e. Trucks shall be restricted to 10.0 cubic yard capacity semi-trailer trucks or smaller.
- f. All staging shall be on-site. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the adjacent residential streets.

- g. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213-485-3106).
- h. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- i. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- j. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- k. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- o. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook".
- q. The City of Los Angeles, Department of Transportation, telephone 213-485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- r. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Services Investigation and Enforcement Division at 213-847-6000 before the change takes place.
- s. The permittee shall notify the Street Services Investigation and Enforcement Division, 213-847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- t. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling 818-374-5082.

34. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this

- entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation. For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MEASURES AND MITIGATION MONITORING PROGRAM

35. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the

Department of City Planning requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items listed under this Tract's approval and all subsequent approvals associated with this case. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of all mitigation items.

36. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. Where appropriate, the Project's Draft and Final EIRs have identified mitigation measures, regulatory compliance measures, and project design features to avoid or to mitigate potential impacts identified to a level where no significant impacts on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the Project's mitigation measures as well as its project design features.

As shown on the following pages, each required mitigation measure and proposed project design feature for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The Project's MMP will be in place throughout all phases of the Project. The Project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation

measure or project design feature has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the Applicant, shall assure that Project construction and operation occurs in accordance with the MMP.

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modifications. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in Secretary of Interior Standards. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

37. **Mitigation Measures (MM) and Project Design Features (PDF).** The development of the project site is hereby bound to the following Mitigation Measures and Project Design Features, which are conditions of approval for the project.
- Aesthetics and Visual Resources

PDF-1 The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximately 63.26 acres under the Project.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

- PDF-3** Common open space areas (i.e.: equestrian trails) and deed restricted areas shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails shall be maintained and remain accessible for the general public's use.
- Enforcement Agency:** Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of City Planning
- Monitoring Phase:** Pre-construction; Operation
- Monitoring Frequency:** Once, at plan check; Ongoing
- Action Indicating Compliance:** Issuance of Building Permit
- PDF-4** Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.
- Enforcement Agency:** Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of City Planning
- Monitoring Phase:** Pre-construction; Construction; Ongoing
- Monitoring Frequency:** Once at plan check; Field inspection sign-off; Ongoing
- Action Indicating Compliance:** Issuance of Certificate of Occupancy
- PDF-5** A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Pre-construction; Construction
- Monitoring Frequency:** Once, at plan check; Once, prior to issuance of Certificate of Occupancy
- Action Indicating Compliance:** Issuance of Certificate of Occupancy
- PDF-8** The Applicant shall provide a one-time payment to the Mountain Recreation & Conservation Authority (MRCA) in the amount of \$15,000 for trail maintenance and signage.
- Enforcement Agency:** Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of City Planning
- Monitoring Phase:** Pre-construction
- Monitoring Frequency:** Once, at plan check

- PDF-9** **Action Indicating Compliance:** Issuance of Building Permit
- A conservation easement shall be granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity as a permanent open space conservation easement.
- Enforcement Agency:** Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning
Monitoring Phase: Pre-construction
Monitoring Frequency: Once, at plan check
- PDF-10** **Action Indicating Compliance:** Issuance of Building Permit
- All structures proposed within Lots 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.
- Enforcement Agency:** Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy
- PDF-11** **Action Indicating Compliance:** Issuance of Certificate of Occupancy
- The exteriors of all building structures shall utilize earth-tone colors and natural building materials in order to promote aesthetic compatibility with the surrounding area.
- Enforcement Agency:** Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy
- Action Indicating Compliance:** Issuance of Certificate of Occupancy

Air Quality

- MM B-1:** Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:
- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
 - All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
 - All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;

- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and
- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's homeowners association (HOA) in clean and sanitary conditions.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable Building Permit (Preconstruction); Issuance of Certificate of Occupancy (Operation)

MM B-2

The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make NIOSH approved respiratory protection with particulate filters as recommended by the CDPH available to workers who request them.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, at plan check for project; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy (Operation)

MM C-1: Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Prior to Project grading; Construction

Monitoring Frequency: Once, prior to grading; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-2: The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of building permit if grading occurs outside of reproductive season; Once, prior to the bat maternity roosting season (April 1 to September 30) if Project construction occurs during the maternity roosting season

Action Indicating Compliance: Issuance of building permits

MM C-3: No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susan tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

Enforcement Agency: California Department of Fish and Wildlife (CDFW); United States Fish and Wildlife Service (USFWS); Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-4: To offset the permanent loss of 0.35 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers [ACOE] jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the ACOE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the ACOE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

Enforcement Agency: CDFW; LARWQCB; ACOE; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of grading permit; Field inspection verification

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-5: To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other project mitigation measures.
- CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.
- Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- All tree protection measures in the above-referenced Tree Report would be implemented during project construction.
- Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-6: Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around

active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once during plan check; Once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-7: The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

Enforcement Agency: Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during brush and tree removals

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-8: Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-9: Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-10: The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-11: “No Trespassing—Natural Habitat Area” signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-12: The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Prior to Issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-13: All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-14: All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-15: Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in **Mitigation Measure C-5** above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

Cultural Resources—Historical

MM D-1: The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM D-2: Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Construction

Monitoring Frequency: Once, prior to issuance of grading permit; Ongoing during Construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Hydrology and Water Quality

PDF-12 A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety, LADWP
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

MM I-1: Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction
Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-2: When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction
Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-3: Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction
Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-4: The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Public Services - Fire Protection Services

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the LADWP, LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-1: Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Periodic field inspections prior to June 1

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-2: All landscaping on the Project Site shall utilize fire-resistant plants and materials.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-3: All homes shall be constructed with non-combustible (non-wood) roofs.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area." shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Operation

Monitoring Frequency: Ongoing after construction

Action Indicating Compliance: Issuance of Certificate of Occupancy; Ongoing

- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy permits

Public Services - Police Protection Services

- K.2-1:** Public Services (Police) The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Transportation and Traffic – Construction

- MM L-1** To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on

vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM L-2

Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.
- The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 485-3106).
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.

- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.
- The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Building Permit

Utilities - Water Supply

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Utilities - Energy Conservation

PDF-13 Each single family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall

- be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No new street lights are required, in order to minimize lighting in accordance with the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, public and/or private drainage facilities including retention and/or debris basins may be required satisfactory to the City Engineer.
 - b. Improve Andora Avenue being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 30-foot roadway and a sidewalk of not less than four (4) feet unobstructed for that portion of Andora Avenue adjacent to Lots 26-31, in a manner satisfactory to the City Engineer. From that portion of Lot 31 west to its terminus, Andora Avenue shall be improved with concrete curb and gutters and a roadway surface of 35 feet. Sidewalks

of six (6) feet on both sides of the street shall be provided within the required public sidewalk easement.

- iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements satisfactory to the City Engineer.
 - v. The suitable improvement of the 35-foot curb radius cul-de-sac.
- c. Improve "A", Street being dedicated by the construction of the following:
- i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 36-foot wide roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvement.
 - v. Suitable improvements of the 35-foot curb radius cul-de-sac at the terminus.
- d. Improve any emergency access road onsite and off-site by the construction of a suitable surfacing to provide 20-foot roadway satisfactory to the Fire Department and the City Engineer.
- e. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- f. Construct a public equestrian trail on the provided 12-foot wide easement along Lots 1 and 12-28 within the tract map boundary line. Additional conditions may be required by the Department of City Planning (see Condition 30 on page 9, aka 'Public Equestrian Trail').

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variances from the Municipal Code, unless approved specifically for this project under separate conditions.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS

CEQA FINDINGS

California Environmental Quality Act (CEQA) – Having received, reviewed, and considered the following information as well as the other information in the record of proceedings on this matter, pursuant to the requirements of CEQA, including but not limited to Public Resources Code, section 21081 and CEQA Guidelines, section 15091 the City finds, determines, and declares as follows:

PROJECT SUMMARY AND BACKGROUND

The Andora Subdivision Project Draft Environmental Impact Report (EIR) evaluated a 44-lot Vesting Tentative Tract Map (VTTM), including 42 residential lots and 2 open space lots, originally proposed for the Project Site. The Draft EIR included analysis of a reasonable range of alternatives to the proposed 44-lot subdivision as required by the California Environmental Quality Act (CEQA) to provide additional information on how to reduce the environmental effects of the Project as originally proposed and evaluated in the Draft EIR. One of the alternatives evaluated, the Reduced Density Alternative, a 35-lot subdivision design, consisting of 33 single family residential lots and 2 open space lots, was identified as the Environmentally Superior Alternative in the Draft EIR as it reduced the environmental effects of the Project to the greatest degree of the alternatives evaluated, while still meeting most of the basic objectives of the Project.

After release of the Draft EIR for public review, the Project Applicant replaced the 44-lot subdivision filed with the application with a 35-lot subdivision that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR.

Following the public hearing on the project, the two open space lots were merged into one lot. The 34-lot subdivision Project as currently proposed will create 33 single-family residential and horse keeping lots and one open space lot on the 91-acre site. Related actions include a zone change to designate portions of the site, currently zoned Agricultural (A1-1) to Residential Estate zones (RE20 and RE40) and the establishment of a horsekeeping district. The proposed 34-lot tract map clusters residential development in the easterly portion of the site and uses Andora Avenue as the primary means of access to the community to minimize the amount of grading necessary and preserves the steeper hillside portions of the site in the open space lots.

Andora Avenue would be extended from its current terminus to provide access to the residential lots. A second single-entry access road ("Street A") extends south and easterly approximately 730-feet from the Andora Avenue extension and consists of a 44-foot-wide public right-of-way and a cul-de-sac bulb with a minimum 35-foot radius. Other components of the revised Project would also include a secondary emergency access road, utility infrastructure, permanent preservation of two open space lots, equestrian trails and a horse-watering station.

The open space lot zoned RE40-1-H-K/RE20-1-H-K will have an area of approximately 63.26 acres (85 percent of the total Project Site) and will remain in near natural condition, except for limited graded and landscaped slopes and retaining walls for slope stabilization at the westerly terminus of Andora Avenue and on several of the proposed single family residential lots.

Construction of the Proposed Project would occur over approximately 26 months and consist of 2 phases: Phase 1 - Grading and infrastructure construction (streets, sewer, storm drain, water, etc.); Phase 2 - Home construction, with construction of eight to nine homes at a time through completion of the Project.

ENVIRONMENTAL DOCUMENTATION BACKGROUND

The City of Los Angeles Department of City Planning, acting as lead agency, distributed a Notice of Preparation (NOP) of an Environmental Impact Report ("EIR") to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on February 17, 2015. The NOP was circulated for a period of 30 days, with the review period ending March 19, 2015. Following the end of the review period for the NOP, the City considered the comments received and prepared the Draft EIR that evaluated the potential environmental effects of the 44-lot VTTM as originally proposed, and which was circulated for public review, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), and the State CEQA Guidelines (14 Code of Regulations 15000 *et seq.*, "CEQA Guidelines") and City Guidelines (L.A. CEQA Thresholds Guide). The City provided an extended public review and comment period of 61 days starting on February 18, 2016 and ending on April 18, 2016 for the Draft EIR in lieu of the required minimum 45-day public comment period.

During this review period, the City Planning Department accepted comments from public agencies and the public. The City received 88 letters and email messages during this review period commenting on Draft EIR. Copies of the original comment letters are contained in Section III of the Final Environmental Impact Report (Final EIR). Upon the close of the public review period, written responses were prepared to comments received on the Draft EIR.

The Final EIR for the Andora Subdivision Project was prepared pursuant to CEQA and the State and City CEQA Guidelines, and includes the Draft EIR (incorporated by reference), additions and corrections to the Draft EIR, a list of parties commenting on the Draft EIR, the comments received on the Draft EIR, and written responses to these comments. The Final EIR included a set of topical responses addressing topics raised in multiple comment letters to facilitate understanding of the information provided in the Final EIR related to these topics: Wildlife Movement, Visual Character of Area, Land Use Compatibility, Baseline Hillside Ordinance, Construction Air Quality Impacts, Traffic Impacts, and Water Supply.

The Final EIR was made available on the Los Angeles Department of City Planning website starting on September 2, 2016.

On September 20, 2016, a public hearing was conducted by the City's Deputy Advisory Agency and a Hearing Officer at the Marvin Braude Building at 6262 Van Nuys Boulevard, at which public testimony regarding the Proposed Project was accepted. At the end of this hearing, the Deputy Advisory Agency and Hearing Officer took the case under advisement for further review and determination and provided additional time for the submittal of written comments. The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the EIR for the Project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant," these findings nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the Project, the following sections are provided:

Description of Significant Effects – A specific description of the environmental effects identified in the EIR, including a conclusion regarding the significance of the impact, if any.

Mitigation Measures – Identified mitigation measures as well as Project Design Features, Conditions of Approval and/or Regulatory Compliance Measures or actions that are applicable to/required as part of the Project.

Finding – One or more of the findings made pursuant to CEQA Guidelines Section 15091(a).

Rationale – A summary for the reasons for the City's finding(s) in accordance with CEQA Guidelines Section 15091(a)

Reference – A notation on the specific section(s) of the Draft and/or Final EIR, which includes

the evidence, analysis and conclusion regarding the identified impact.

For the environmental impacts identified in the Final EIR to be less than significant, a statement explaining why the impacts are less than significant is provided.

ENVIRONMENTAL EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT DURING THE INITIAL STUDY OF THE PROPOSED PROJECT

CEQA seeks to disclose environmental impacts associated with a proposed project. The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a proposed project prior to its consideration and approval. This is accomplished by the preparation of initial studies and an environmental impact report. In this case, an initial study was conducted and determined that the Project will not result in any potentially significant impacts related to the environmental topics identified and discussed below and, for this reason, these topics are not analyzed in detail in the Final EIR.

A. *Agricultural Resources*

The Project Site does not contain any area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Though the site is currently zoned Agricultural (A1-1) no agricultural uses occur on or adjacent to the site, the site has not been used historically for agricultural activities, and no Williamson Act contract applies to the site. For these reasons, the Initial Study prepared by the City concluded that there would be no impact on Agricultural Resources.

B. *Geology and Soils*

The Project would connect to the City of Los Angeles waste water collection and treatment system. For this reason, the adequacy of the soil to support septic tanks or similar on-site waste water disposal was not evaluated.

C. *Hazards and Hazardous Materials*

The Project Site is undeveloped and the Project would allow single family residential uses on a portion of the site. The proposed residential use would not involve the use, transport, emission, or disposal of hazardous materials. The Project Site is not listed on any regulatory databases of hazardous facilities or properties. No adjacent properties contain uses involving the handling of hazardous materials or are contaminated with hazardous materials that could affect the Project Site.

The single-family homes proposed on a portion of the site would not interfere with aviation operations or with emergency response or evacuation plans. The Project has also been designed to conform to necessary emergency access requirements and safety codes. Construction of the proposed Project would not pose a safety hazard except for a potential impact due to wildland fires which is discussed in **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

D. *Hydrology and Water Quality*

The Project Site is not located within a mapped flood zone nor would it be potentially exposed to damage from failure of a levee or dam.

E. *Mineral Resources*

The Project Site and the surrounding area are not used for mineral extraction and are not known to contain valuable mineral resource nor have been so delineated on any plan; therefore, no impacts to mineral resources would result from implementation of the Proposed Project.

G. *Population and Housing*

The Project Site is currently undeveloped land. Therefore, the Project would not displace existing housing or people.

H. Public Services - Schools

The City of Los Angeles CEQA Thresholds Guide provides an initial screening criteria of “a net increase of at least 75 residential units, 100,000 square feet (sf) of commercial floor area or 200,000 sf of industrial floor area”. If a project does not meet one of these criteria, the Thresholds Guide states that “there would normally be no significant impact on Public Schools from the Proposed Project.” The Project is smaller than the screening criteria and would generate a relatively small population increase. LAUSD has been implementing a new facility construction program and a school upgrade program to address capacity issues within the district. The Project Applicant will be required to pay mandatory developer fees pursuant to *California Education Code*, Section 17620(a)(1); to offset the Project’s demands upon local schools as indicated in Regulatory Compliance Measure RC-PS-1 in the Draft EIR:

Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee): Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with Government Code Section 65995.

These fees provide full and complete mitigation of school facilities impacts.

I. Public Services - Parks

The population increase associated with the Project would be relatively small compared to the service population of the City of Los Angeles and the County of Los Angeles and within the population projections used to develop the City’s current plans for park facilities. Furthermore, the Project Applicant would be assessed development fees for the acquisition or improvement of parks within the surrounding community as indicated in Regulatory Compliance Measure RC-PS-2 in the Draft EIR:

Regulatory Compliance Measure RC-PS-2 (Increased Demand for Parks or Recreational Facilities): [Subdivision] Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the Applicant shall pay the applicable Quimby fees for the construction of dwelling units.

J. Public Services – Libraries

The population increase associated with the Project is relatively small compared to the service population of the City of Los Angeles and the population projections used to develop the City’s current plans for library facilities and services.

K. Recreation

The Project as proposed would not include the construction of an active recreation facilities that could result in impacts on the environment. The open space and equestrian features of the Project would provide recreational amenities consistent with the existing environment. The existing trails, currently located on private property, are located on the portion of the Project Site that will be preserved as open space in a conservation easement to be granted to the Mountains Recreation and Conservation Authority (MRCA). Funds will also be provided by the applicant to provide for signs and limited improvements to these existing trails by the MRCA.

ENVIRONMENTAL EFFECTS FOUND TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION

The EIR found the following environmental impacts to be less than significant. In making each of the findings below, the City considered the project features, programs, and policies, and environmental setting discussed in the Final EIR. The following environmental impacts of the proposed Project will be less than significant. No mitigation measures are required.

A. Aesthetics

1. Visual Character

The City finds that the Project would result in ***less than significant impacts*** related to the visual and community character of the area. The Project would permanently alter the existing visual character of the Project Site through the development of 33 single family lots on the eastern portion of the site adjacent to the existing neighborhood on Andora Avenue. The aesthetic impact would be considered less than significant as the Project would be developed in a manner that is consistent with existing residential properties in the immediate vicinity on Andora Avenue and Trigger Street, would minimize grading and preserve most of the site in an undeveloped natural state, would follow contour grading practices consistent with the City's Landform Grading Manual, in conformance with Regulatory Compliance Measure RC-AE-1, and would not be prominently visible from the Valley Circle Scenic Corridor.

The Project Site is not visible from Valley Circle Boulevard between Plummer Street and Chatsworth Oaks Park and, for this reason, the impact of the Project on the visual character of the area and views from the Valley Circle Boulevard Corridor and the unincorporated community of Chatsworth Lake Manor would not be significant. Visual impacts would be less than significant. The Final EIR determined that the elevation of the representative viewpoints on Valley Circle Boulevard vary range from 915 to 935 feet and the elevations of the representative viewpoints in the unincorporated community of Chatsworth Lake Manor located west of the Project Site range from 995 to 1055 feet. The intervening topography between Valley Circle Boulevard and Chatsworth Lake Manor and the portion of the site proposed for development would obstruct views of the proposed homes from Valley Circle Boulevard and the community of Chatsworth Lake Manor. As stated in the letter commenting on the Draft EIR submitted by the Santa Monica Mountains Conservancy (SMMC), visual impact concerns from public lands, which include Chatsworth Oaks Park, are not considered significant because the 33 residential lots currently proposed are located within a portion of the Project Site that is a natural bowl that is lower in elevation than the surrounding topography.

The Final EIR concluded that the 35-lot VTTM Project would only impact several small rock outcroppings in the southern portion of the grading limits of the site, out of the more than 66 rock outcroppings present on the site. Overall, the Project Site contains 7.4 acres of rock outcroppings and the 35-lot VTTM Project will impact 0.1 acres of this total. Almost all the rock outcroppings present on the Project Site, including the larger and more visible and scenic rock outcroppings on the site will be preserved in the two open space lots and the deed restricted portions of the residential lots.

Landscaping in designated common space areas to be maintained by the Homeowner Association (HOA) will be designed to blend in with the existing vegetation and terrain of the area and would be consistent with the City of Los Angeles Landscape Ordinance and the provisions of the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan. Therefore, aesthetic impacts associated with site design and compatibility with the overall character of the neighborhood would be less than significant.

Further, the Project has been designed to minimize impacts to protected oak trees by minimizing the removal of and designing around sizable tree species. A modified street design

is proposed for Andora Avenue at the entry to the site to preserve existing oak trees at this location to the greatest extent feasible. The single-family residences would reflect the style and design of single-family homes typical to Southern California and would not exceed two stories, or 36 feet, in height (and 26 feet in height on Lots 25 and 26). After the Final VTTM is recorded, the new residential lots would be subject to the City's Baseline Hillside Ordinance as required by Regulatory Compliance Measure RC-AE-1. Each structure would maintain a safe and sanitary condition as required by Regulatory Compliance Measure RC-AE-2.

RC-AE-1: Compliance with Baseline Hillside Ordinance. To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage, and grading restrictions.

RC-AE-2: Compliance with provisions of the Los Angeles Building Code. The Project shall comply with all applicable building code requirements, including the following:

- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish, garbage, trash, overgrown vegetation, or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

2. Views and Vistas

The City finds that the Project would result in ***less than significant impacts*** related to views and vistas. The Project would occupy a relatively small portion of the field of view from locations surrounding the site and would not block views of the portion of the Project Site that would be preserved as open space. The Final EIR determined that due to intervening topography the portion of the site proposed for development would not be visible from Chatsworth Lake Manor or almost all of Valley Circle Boulevard. Portions of the homes on Lots 25 and 26 may be visible from a small section of Valley Circle Boulevard. Project Design Feature 10 (see Section 4 below), would be implemented to reduce any potential views from Valley Circle Boulevard to the extent feasible. Further, the Project is not visible from Chatsworth Lake Manor and therefore, there would be no impacts to views from this roadway segment. Comments to the Draft EIR submitted by SMMC (discussed above), further indicate that impacts to views from public lands near the Project Site would also not be significant. Therefore, approval of the Project would not lead to adverse effects on views and/or vistas.

3. Light and Glare

The City finds that the Project would result in ***less than significant impacts*** relating to light and glare. Lighting for the Project would include low-level exterior security lighting and street lighting located throughout the Project Site. The intervening topography located between the portion of the Project Site and the surrounding area will minimize the effect of lighting on the surrounding area. The masonry walls located along the rear edge of the building pad areas on some of the lots would also reduce the effect of lighting from homes and backyards onto adjacent areas.

The development of the site would be similar to the adjacent single-family neighborhood to the east of the site. To further minimize the effect of lighting on the surrounding area, no street lighting will be required for the 35-lot VTTM under the City's approval of the project. Further, and in an abundance of caution, Mitigation Measure C-14 requires all outdoor lighting at the proposed residences to be shielded, low luminescence and directed toward structures to

minimize nighttime lighting in the natural areas (though mitigation is not required to reduce impacts from light and glare to less than significant levels).

The Project would not create any substantial glare impacts. Any glass to be incorporated into the façades of the single-family dwelling units would be low-reflectivity or accompanied by a non-glare coating, as feasible.

For these reasons, the approval of the project would not result in any significant impacts relating to light or glare.

4. Project Design Features

- PDF-1** The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.
- PDF-2** The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lot, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.
- PDF-3** Common open space areas (i.e.: equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.
- PDF-4** Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.
- PDF-5** A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas** (of the Final EIR), consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.
- PDF-10** All structures proposed within Lot 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.
- PDF-11** The exteriors of all building structures shall utilize earth-tone colors and natural building materials to promote aesthetic compatibility with the surrounding area.

5. Cumulative Impacts – Aesthetics

The City finds that the Project would result in *less than significant cumulative impacts*

relating aesthetics. There are no related projects adjacent to or within the primary viewshed of the Project Site. As such, the Project Site and related projects would not have the potential to result in a cumulative aesthetic impact as they are all visually disconnected. Therefore, the Project's cumulative aesthetic impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

B. Air Quality

1. Consistency with Air Quality Management Plan

The City finds that the Project would result in *less than significant impacts* relating to consistency with the Air Quality Management Plan (AQMP). The AQMP focuses on long-term sources of emissions. Compliance with the United States Environmental Protection Agency (US EPA) exhaust standards and California Air Resources Board (CARB) emission reduction strategies, in conjunction with local control measures such as the City's Green Building Ordinance, would ensure that development of the Project would not interfere with the implementation of AQMP. At expected build-out, VOCs would increase but still fall below the SCAQMD significance threshold. Therefore, approval of the Project would be consistent with the AQMP goals to reduce pollution levels.

2. Construction Emissions (Regional and Local)

The City finds that the Project would result in *less than significant impacts* relating to air quality emissions from construction activities. The EIR studied the worst-case daily construction emissions for each phase of construction for the original project of 42 homes, using the California Emissions Estimator Model (CalEEMod) modeling program. The highest emission source for Reactive Organic Gas (ROG) was architectural coating at 6.78 pounds/day, the highest emission for Nitrogen Oxides (NOx) was site clearing at 38.96 pounds/day, the highest emission for Carbon monoxide (CO) was site clearing at 39.96 pounds/day, the highest emission for Sulphur Oxide (Sox) was site clearing at 0.09 pounds/day, the highest emission for PM₁₀ was site clearing at 10.33 pounds/day, and the highest emission for PM_{2.5} was site clearing at 5.57 pounds/day. The Project's construction emissions were below the South Coast Air Quality Management District's (SCAQMD's) significance thresholds for each of the five criteria pollutants under the 42 homes and would be even further below these thresholds for the 33 home Project. Therefore, the Project's contribution to regional construction emissions would be less than significant.

Localized on-site emissions for NOx, CO, PM₁₀, and PM_{2.5} would be below the thresholds of significance, with adherence to regulatory compliance measures RC AQ-1 through RC AQ-4, for a 5-acre site in SRA 6 during all phases of construction. Based on the construction schedule, it is not anticipated that any overlap of construction activities would occur during Project buildout. Maximum daily on-site emissions from each construction activity are examined individually as they would not take place concurrently. The highest estimated emission for NOx was excavation/grading at 29.78 pounds/day, the highest emission for CO was excavation/grading at 37.94 pounds/day, the highest emission for PM₁₀ was site clearing/grubbing at 8.57 pounds/day, and the highest emission for PM_{2.5} was site clearing/grubbing at 4.90 pounds/day. Localized air quality impacts would remain less than significant.

Individual construction projects that exceed SCAQMD recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment (as set forth by AQMD). As discussed previously, construction emissions associated with the Project would not exceed the SCAQMD's regional thresholds of significance for air quality pollutants. Therefore, the cumulative impact of the Project for construction emissions would be considered less than significant.

RC-AQ-1: Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the SCAQMD, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Trucks having no current hauling activity shall not idle but be turned off.

RC-AQ-2: In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

RC-AQ-3: In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

RC-AQ-4: The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

3. Operational Emissions

The City finds that the Project would result in ***less than significant impacts*** related to operational emissions. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities on the Project Site after occupancy of the proposed homes. Operation of the Project would primarily generate emissions associated with motor vehicles traveling to and from the Project Site, energy use, architectural coatings (re-application of paint every ten years), consumer products, and the operation of landscape maintenance equipment. The analysis of daily operational emissions from the 42 residential unit Project was quantified utilizing the CalEEMod modeling software. The highest emission source with regulatory compliance for ROG was wintertime at 6.23 pounds/day, the highest emission for NO_x was wintertime at 6.19 pounds/day, the highest emission for CO was summertime at 25.51 pounds/day, SO_x was the same for summertime and wintertime at 0.06 pounds/day, PM₁₀ was the same for summertime and wintertime at 4.48 pounds/day, and PM_{2.5} was the same for summertime and wintertime at 1.29 pounds/day. The operational emissions associated with the 42-unit Project would not exceed the established SCAQMD threshold levels, with incorporation of regulatory compliance measures, during the summertime (smog season) and wintertime

(non-smog season) for any of the six criteria pollutants and the proposed 33 residential unit Project would have even lower emissions. Therefore, impacts associated with regional operational emissions from the Project would be less than significant. Compliance with Regulatory Compliance Measures RC-AQ-5 and RC-AQ-6 as contained in the Draft EIR will minimize operational air emissions:

RC-AQ-5 SCAQMD's Rule 445, Wood - Burning Devices was adopted on March 7, 2008 and includes the following requirement for new home construction projects:

- No permanently installed indoor or outdoor wood burning device can be installed in new developments (open hearth fireplaces with a gas log set or other design feature that precludes wood burning are acceptable).

RC-AQ-6 The Project will comply with the energy efficiency requirements of the L.A. Green Building Code. Specifically, the Project is subject to the following requirements:

- The Project shall reduce potable water consumption by 20% through the use of low-flow water fixtures; and
- All residential grade equipment and appliances provided and installed in the proposed dwelling units shall be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.

4. Toxic Air Contaminants

The Project would not include the operations of any land uses involving the routine use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. Thus, no appreciable operational-related toxic airborne emissions would result from Project implementation. With respect to construction, the construction activities associated with the Project would be typical of other similar single-family housing developments in the City and would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and federal level that would protect sensitive receptors from substantial concentrations of potentially hazardous emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Like the Project, related projects construction activity would not result in long-term substantial sources of toxic air contaminants (TAC) emissions (i.e., 70 years) and would not combine with the Project to generate ongoing TAC emissions. Thus, cumulative TAC emissions from the Project and related projects would be considered less than significant.

5. Odor Impacts – Construction

The City finds that the Project would result in ***less than significant impacts*** related to odors from construction activities. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents as well as asphalt paving. SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Based on mandatory compliance with SCAQMD Rules, odors associated with construction activities and/or the use and storage of materials such as paints, pesticides, and/or household cleaning solvents in small quantities in individual residential garages would not create a significant level of objectionable odors and impacts would be less than significant.

Based on mandatory compliance with SCAQMD Rules, it is anticipated that construction activities and materials used in the construction of the Project and related projects would not combine to create objectionable odors.

6. Air Quality Impacts - Valley Fever

The City finds that the Project would result in ***less than significant impacts*** related to

risk/exposure to Valley Fever. The risk of Valley Fever infection is considered low due to the characteristics of the Project area, the type and amount of construction excavation activities completed at any one location. The Project Site is in an area with a rate of infection of Valley Fever that is lower than the statewide average, and is not known to be mildly endemic for Valley Fever. Alkaline soils with a high salt content, rodent burrows, and Amerindian middens at archeological sites may increase the chance that the fungus is present, but there is no indication that live Valley Fever spores are present at a particular location. In addition, though not necessary to reduce this particular impact to less than significant, the implementation of Mitigation Measure B-2 to reduce worker exposure and compliance with RC-AQ-1 (see Section 2 above) for dust reduction during construction, will further reduce the potential for exposure to any Valley Fever spores that may be present in the soil on the Project Site for construction workers and residents in the surrounding area. For these reasons, potential air quality impacts related to Valley Fever exposure are determined to be less than significant. For these reasons, potential air quality impacts resulting from related to Valley Fever exposure are determined to be less than significant. (Final EIR, Section III, Comments and Response, pages III-28-III-30)

MM B-2 The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make National Institute for Occupational Safety and Health (NIOSH) approved respiratory protection with particulate filters as recommended by the California Department of Public Health (CDPH) available to workers who request them.

C. Biological Resources

1. Noise/Vibration Impacts

Vibration and noise associated with Project grading and construction may have indirect effects on wildlife. Given the documented general adaptability of wildlife to urban noise and vibrations, as well as the seismically active environment in which local fauna evolved, it is determined that significant vibration effects are unlikely to occur. Sound from grading and construction would be expected to generate noise on site on an intermittent basis for approximately 26 months. Animals sensitive to noise generally would forage at night or away from this residential area. Noise-tolerant organisms will not be affected. Therefore, no significant noise or vibration impacts to wildlife are expected to occur from Project grading and construction activities.

2. Operational Impacts from Light/Increased Human Activity

It is reasonable to expect a certain area would be subject to household noise, dogs barking, home and auto alarms which could deter occupation by less urban-tolerant species. This zone would probably not exceed 300 feet in length from the edge of development. Most species, however, would be unaffected. Precautions taken by the developer and active management practices by the MRCA will work together to avoid serious edge effect impacts and promote the long-term integrity of the conserved area. The Santa Monica Mountains Conservancy (SMMC) submitted comments on the Draft EIR stating that the proposed Project, including conservation easements as currently proposed, would result in a compact lighting, fencing, and disturbance footprint but would nevertheless provide adequate local and regional habitat connectivity.

2. Operational Impacts from Maintenance Activities

After completion of construction, periodic maintenance activities of conserved open space within the deed-restricted areas of the private lots in accordance with City fuel modification requirements would be required. Impacts that could occur would include noise, dust, or death for animals in the way of maintenance activities. These activities should be conducted outside of spring and early summer, which correlates generally to mating/nesting season for animals in Southern California. The potential for disruption to nesting or denning animals in adjacent conserved areas, therefore, would be low. Because the area under individual homeowner control is a relatively small portion of the oversite, the effects due to maintenance activities are not anticipated to be significant.

3. Potential Impacts on Vegetation Communities

Numerous biological resource surveys have been conducted on the Project Site have been conducted since 2008 to support environmental review of a previous proposal to develop the site. Field investigations were performed by Impact Sciences in in March and April 2008 (March 18, 2008, April 23, 2008 and April 30, 2008) that were included in a 2010 Draft EIR released for public review by the City. The results of these surveys were reviewed as part of the preparation of a new biological resources study of the Project Site conducted in August 2015 as part of the Draft EIR prepared by the City to evaluate the Proposed Project. Field surveys were conducted on June 9-12, 2015. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. A total of 71 hours of field surveys were completed by two biologists on June 1-3, June 9-10, June 12, and June 26-27, 2016). Five species of plants were added of which four had no status, including coyote brush (*Baccharis pilularis* ssp. *consanguinea*), prickly phlox (*Linanthus californicus*), chaparral currant (*Ribes malvaceum*) and southern tauschia (*Tauschia arguta*). Since these plant species have no special status, impacts to these and other common plant species present on the site are not significant (Final EIR, Appendices B1 and B2).

4. Wildlife Movement

Approximately 63.26 continuous acres within the northern, southern and western portions of the Project Site would be contained in the open space lot subject to an easement to be granted to the Mountains Recreation and Conservation Authority (MRCA) to preserve this portion of the site as open space. This Project design feature would ensure substantial areas are present on both the northwest and southeast face of the Simi Hills to allow for wildlife movement through the Simi Hills and Santa Susana Mountains located north of the site and to the Chatsworth Nature Preserve located south of the site. An adjacent 3.5-acre off-site parcel (not a part of the Project Site) will also be placed within a conservation easement granted to the MRCA to ensure a wider habitat linkage between the Chatsworth Nature Preserve and the Simi Hills. The existing off-site habitat linkage on the west side of Chatsworth Nature Preserve would not be affected by the Project.

Project design features (PDF-1, PDF-2, PDF-3, PDF-4, PDF-9) will permanently preserve a secondary wildlife linkage between the Simi Hills and Chatsworth Nature Preserve with a width over 1,500 feet between the nearest homes in the Lake Manor neighborhood located west of the Project Site and the buildable portions of the proposed residential lots, a sufficient width to allow for the continued movement of wildlife between the Chatsworth Nature Preserve and the Simi Hills located to the north of the of the Project Site. As discussed on page III-12 of the Final EIR, according to the Natural Resources Conservation Service, corridors are linear strips of vegetation that differ from the adjacent surroundings and which function to conserve soil, water, plants, wildlife or fish resources. Studies indicate that the recommended width for wildlife movement corridors generally ranges from 300 meters (approximately 1,000 feet) for sub-regional corridors to 500 meters (approximately 1,600 feet) for regional corridors. The SMMC consulted with the applicant on the design of the 35-lot subdivision and concluded that the 35-lot VTTM Project provides adequate local and regional habitat connectivity. The 35-lot VTTM

Project would be consistent with applicable plans and policies addressing wildlife movement in the area. The 35-lot VTTM Project as currently proposed would not result in any significant impact on the ability of wildlife to use the wildlife linkage across the site and impacts would be less than significant (Draft EIR, Biological Resources, pages IV.C-17 – IV.C-19).

5. Cumulative Impacts

Los Angeles and Ventura Counties are biologically diverse and contain both common and sensitive plant and animal species. The physical separation of the Project Site from the four related projects identified in Section III, Environmental Setting, and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited. Development of any of the related projects would be subject to the City of Los Angeles Protected Tree Ordinance. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to biological resources would be less than significant. (Draft EIR, Biological Resources, page IV.C-19 of the Draft EIR).

D. Cultural Resources

1. Historic Resources

The City finds that the Project will have a ***less than significant impact*** on historic resources. The EIR and supporting technical appendix identified two resources listed on the National Register of Historic Places properties (Old Santa Susana Stage Road and Minnie Hill Palmer House) located within the vicinity of the Project area, as well as one resource identified as the Los Angeles Historic Cultural Monument (Chatsworth Community Church) located within the search radius of 0.5 miles from the Project Site. Though these resources were identified, construction and development activities for the Project will occur away from and will not disturb these resources. Therefore, the Project will not result in significant impacts to historic resources (Draft EIR, Cultural Resources, page IV.D-6)

2. Cumulative Impacts

The Project, in combination with the construction and operation of the four related projects would contribute to development of the surrounding area. However, impacts to cultural resources tend to be site specific and are assessed on a site-by-site basis. Furthermore, the physical separation of the related projects limits to cumulative nature of any impacts. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to cultural resources would be less than significant.

E. Geology

1. Geologic Hazards, Sedimentation, Soil Erosion and Loss of Topsoil, and Lateral Spreading, Subsidence, and Collapse

The City finds that the Project would result in ***less than significant impacts*** related to geological hazards. The Project Site is not located in an area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. In addition, the Project Site is not located within a fault rupture zone. The Northridge Hills fault is located approximately 3 miles to the north-northeast of the Project Site. As such, the potential for surface fault rupture at the Project Site is low and impacts related to surface fault rupture would be less than significant.

The Project would be designed and constructed in conformance with Site Class D per the applicable California Building Code (CBC) design parameters in conformance with regulatory compliance measure RC-GEO-1, which are specifically tailored to minimize the risk of structure failure due to seismic hazards. The Project Site is located outside of the seismically induced liquefaction hazard zone as identified by the California Department of Conservation.

Because the lots are clustered away from the hillside, the potential for rock falls and/or rolling boulders to negatively impact the Project is considered low. The Project would be designed to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues.

Construction of the Project would be required to comply with the CBC and LAMC, which includes building foundation requirements appropriate to site-specific conditions. Compliance with Regulatory Compliance Measures RC-GEO-1 through RC-GEO-3 will result in less than significant impacts. These regulatory compliance measures require the design and construction of the Project to conform to CBC seismic standards as approved by the Department of Building and Safety and comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report approval letter addressing subsidence and soil strength loss, settlement, and lateral movement or reduction in foundation soil-bearing capacity. (Draft EIR, Geology, pages IV.E-15 – IV.E-19)

RC-GEO-1: The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

RC-GEO-2: The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, v-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

RC-GEO-3: The Project shall be designed and constructed in accordance with the recommendations provided in the *Assumption of Geotechnical Responsibility and Updated Soils and Engineering Geological Report, Vesting Tentative Tract 73427 (Formerly Vesting Tentative Tract No. 53426), 9503 Andora Avenue Los Angeles, California*, by GeoSystems, Inc., dated January 30, 2015 ("Geotechnical Report"), as approved by the Department of Building and Safety, and in any subsequent geotechnical reports and recommendations.

F. Greenhouse Gas Emissions

1. Construction and Operational GHG Emissions

The City finds that the Project will have a ***less than significant impact*** related to GHG emissions. The amount of greenhouse gases (GHGs) that would be generated by the construction of the Project and occupancy of the proposed homes was estimated using the CalEEMod Emissions Model for the 44-lot VTTM as originally proposed for each phase and each year of construction of the Project. The greatest annual increase in GHG emissions from the Project's construction activities would be 397.4 million metric tons of carbon dioxide equivalent (MtCO₂e) in 2016. The total amount of construction-related GHG emissions is estimated to be approximately 639.1 MtCO₂e, or approximately 21.3 MtCO₂e amortized over a 30-year period. These emissions would be less for the 35 lot VTTM as currently proposed.

The interim screening threshold recommended for residential projects by the SCAQMD is 3,000 MtCO₂e per year. The total construction and operational emissions estimated for the 44-lot VTTM project originally proposed was 1,147 MtCO₂e per year. These emissions would be less for the 33 lot VTTM as currently proposed. As the amount of GHG emissions generated by the 35-lot VTTM would be less than the 3,000 MtCO₂e per year threshold, the GHG emissions are not significant. Compliance with Regulatory Compliance Measure RC-GHG-1 will minimize

operational GHG emissions:

RC-GHG-1: The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

2. Project Consistency with Plans, Policies, and Regulations

The City finds that the Project would result in *less than significant impacts* related to greenhouse gas emissions. The Project as proposed, is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding scoping plan. The scoping plans encourage communities to adopt building codes that go beyond the state code. Accordingly, as the City of Los Angeles Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that complies with the City's Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32.

3. Cumulative Impacts

The City finds that the Project *will not result in significant, cumulative impacts* related to GHG emissions. Consistent with CEQA Guidelines Section 15064(h)(3), there is a presumption of less than significant impacts with respect to climate change for a project that complies with a previously approved plan for the reduction of GHG emissions that includes specific requirements that will reduce or avoid the cumulative impact for the geographic area in which the project is located. This quantified GHG reductions will be realized through incorporation of the energy conservation features into the proposed homes. In conformance with the City of Los Angeles recommendations for green buildings, GHG emissions reductions would be achieved through energy-efficient lighting and building design, installation of low-flow appliances and water conservation, and 50 percent reduction in solid waste generation. These reductions would support State goals for emissions reduction. The methods used to establish this relative reduction are consistent with the approach used in the California Air Resources Board (CARB) Scoping Plan for the implementation of AB 32 through 2020. The Project's features and GHG reduction measures make the Project consistent with the goals of AB 32.

The Project is also consistent with the approach outlined in the CARB Scoping Plan, particularly its emphasis on the identification of emission reduction opportunities that promote economic growth while achieving greater energy efficiency and accelerating the transition to a low-carbon economy. In addition, as recommended in the CARB Scoping Plan, the Project incorporates green building features as a framework for achieving crosscutting emissions reductions.

The Project also would comply with the City of Los Angeles Green Building Ordinance, which emphasizes improving energy conservation, energy efficiency, and increasing renewable energy generation. It is assumed that all related projects would also comply with the City of Los Angeles Green Building Ordinance.

Based on the Project's compliance and consistency with Federal, State and local GHG emission reduction goals and objectives, the Project would not result in significant cumulative impacts to greenhouse gas emissions.

G. Hydrology and Water Quality

1. Construction and Operational Impacts

Pre-developed and post-development areas drain to the same off-site location, the northeast corner of the Project Site. The two drainage areas were compared to show that the elevation change and drainage paths area about the same in both areas. The post-development condition, due to grading, results in a much longer flow path. The longer flow path and the smaller impervious portion results in a reduced flow leaving the Project Site in the post-

developed state.

The Project would be required to incorporate Best Management Practices (BMPs) and retain and treat the first 0.75-inches of rainfall on the Project Site in accordance with the Low Impact Design (LID) Ordinance. Site design and source control BMPs help manage the quantity and quality of both wet and dry weather runoff by limiting the frequency of occurrences and decreasing pollutant concentration. Based on the information presented above, compliance with the City's LID Ordinance is technically feasible and would ensure that post development flows would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

New developments are required to be designed to reduce water pollution by implementing BMPs and to retain and treat the first 0.75-inch rainfall as required by the LID Ordinance. Treatment control BMPs are designed to remove pollutants once they are mobilized by rainfall and runoff. Implementation of the LID Ordinance requirements and site design would ensure that the Project's impact upon surface water quality would be less than significant.

Implementation of the Stormwater Pollution Prevention Plan (SWPPP) and LID Ordinance would ensure that the construction and operation of the Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality that may affect groundwater.

The City finds that Project will have **less than significant impacts** to water quality. Compliance with Regulatory Compliance Measures RC-WQ-1 through RC-WQ-5 will minimize any impacts to water quality:

- RC-WQ-1:** National Pollutant Discharge Elimination System General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff from construction activities.
- RC-WQ-3:** Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or SWPPP to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- RC-WQ-4:** Development Best Management Practices (BMPs). The BMPs shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed BMPs meet this numerical threshold standard shall be provided.

RC-WQ-5: (Alteration of a State or Federal Watercourse): The Project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the Applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:

- United States Army Corps of Engineers (USACE). The Applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
- State Water Resources Control Board (SWRCB). The Applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- California Department of Fish and Wildlife (CDFW). The Applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

2. Flooding and Inundation

The Project Site is located in Flood Zone D, which indicates there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. As such, the Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or any other flood hazard delineation map. Conformance with regulatory compliance measure RC WQ-3 will ensure that the Project's potential impacts from landslides, mudflows, and flooding would be less than significant.

RC-WQ-3: Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

H. Land Use and Planning

1. Land Use Compatibility

The proposed residential homes would range in size from approximately 3,500 square feet to 5,500 square feet. This range in size is consistent with existing homes in the neighborhood, which range from approximately 2,200 to 5,700 square feet. Similar to the surrounding neighborhood, the homes are proposed to be 2 stories and would range in height from 26 to 36 feet above grade. Depending on the plan layout, each home would include either a two- or three-car attached garage. Furthermore, lots would include designated equinekeeping areas consistent with the Equinekeeping district. Based on these collective features, the Project would be compatible with the existing single-family neighborhood bordering the Project Site to the east.

The 35-lot VTTM Project clusters the development toward the central and easterly portions of the site. By clustering the 35-lot VTTM Project to this location of the Project Site, the 35-lot VTTM Project utilizes the existing Andora Avenue extension as the primary means of access to the community, reducing the amount of earthwork necessary to achieve vehicular access and buildable area for new home-sites, and allowing for the consolidation of steeper hillside portions of the Project Site into open-space lots comprising approximately 63.26 acres (85 percent of the total Project Site). Use of the cluster concept in this case is consistent with the Community Plan, and is responsive to neighborhood concerns of compatibility by creating an extension of the Andora neighborhood that is similar in lot size and home size with existing neighborhoods. Moreover, the use of the cluster concept, when compared with other alternative land use configurations, results in: less grading, reduced traffic impacts, provides greater assurance for the preservation of open space areas and preserves existing equestrian trails. Therefore, land use would be compatible with the area and there would be no impacts.

2. Plan Consistency

Project design features PDF 1 through PDF 5 would incorporate aspects into the design and layout of the site to conform to the City's General Plan, the Chatsworth – Porter Ranch Community Plan, the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan, the LAMC, and the National Park Service Rim of the Valley Corridor Resource Study. Compliance with Regulatory Compliance Measure RC-LU-1 as will ensure the density of the Project is compatible with the City's standards for development in hillside areas:

RC-LU-1: The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts).

3. Baseline Hillside Ordinance

The Baseline Hillside Ordinance (BHO) applies to single family lots in hillside areas. While the BHO does not apply to the proposed land division Project, the 35-lot VTTM Project will minimize the extent of hillside grading by clustering the 33 proposed residential lots in the easterly portion of the Project Site and will preserve the western portion of the site in an open space lot through a conservation easement granted to the MRCA. Impacts would be considered less than significant. After the Final VTTM is recorded, the residential lots created would be subject to the BHO.

4. Project Design Features

PDF-1 The open space lot shall be donated in fee title to the MRCA to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

PDF-3 Common open space areas (i.e. equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native

drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides in the Project development to minimize indirect impacts to wildlife movement.

PDF-5 A perimeter fence, as shown in Figure II-7, Proposed Deed Restricted Areas, of the Final EIR, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

5. Cumulative Impacts

Cumulative land use impacts could occur if the Project and other related projects together conflict with any of the thresholds described above. Based upon the information available regarding the related projects that are currently under construction, it is reasonable to assume that they were approved in conformity to local and regional planning goals and policies. Therefore, development of the Project would not result in a significant cumulative land use impact.

I. Noise

1. Construction-Related Groundborne Vibration to Existing Buildings

A significant vibration impact would occur if Project construction activities would cause a peak particle velocity (PPV) groundborne vibration level to exceed 0.3 inches per second at any building that is constructed with engineered concrete and masonry buildings. The Project's construction activities would not have the potential to cause or create building damage upon structures in the Project vicinity and, therefore, vibration impacts would be considered less than significant.

2. Operational Noise

The Project would increase local noise levels by a maximum of 0.8 dBA Community Noise Equivalent Level (CNEL) during the PM peak hour at the intersection of Valley Circle Boulevard/Lassen Street/Baden Avenue. This increase would not exceed the identified thresholds of significance. Because the increase in local noise levels at all the analyzed roadway intersections resulting from implementation of the Project would be less than the 3 dBA and 5 dBA CNEL thresholds established under the *L.A. CEQA Thresholds Guide*, impacts for all scenarios would be less than significant. In addition, as the other roadway intersections that are located even further away from the Project Site would experience less traffic increases due to the Project, the increase in local noise levels at these roadway segments would also not exceed the identified thresholds of significance, and traffic generated noise impacts would be less than significant.

Nighttime noise limits would be applicable to any equipment items required to operate between the hours of 10:00 P.M. and 7:00 A.M. The use of residential Heating, ventilation and air conditioning (HVAC) equipment would not create a substantial impact to the ambient noise levels at the residential community such that the resulting noise would exceed the acceptable noise standards for single-family residential uses. As such, potential impacts related to stationary noise sources would be less than significant.

The Project consists of a residential subdivision of 33 single-family dwelling units and would not include any stationary equipment that would result in excessive operational vibration levels.

Thus, vibration impacts associated with operation of the Project would be less than significant.

Impacts that could occur would include noise for animals in the way of maintenance activities. These activities would be conducted outside of Spring and early Summer, which correlates generally to mating/nesting season for animals in Southern California. During maintenance operations, some animals would naturally relocate away from human activity with no long-lasting negative consequences. Lower awareness organisms, such as snakes, may have to be actively relocated to avoid incidental injury or death. It is common for homeowners to consider all snakes a threat and snakes are sometimes killed when encountered. Because the area under individual homeowner control is small, no significant effects due to maintenance activities are anticipated. Therefore, no significant noise or vibration impacts are expected to result from project grading and construction activities. Compliance with Regulatory Compliance Measure RC-1-4 as contained in the Draft EIR would minimize noise generated by the proposed homes:

RC I-4: All new mechanical equipment associated with the Project shall comply with Section 112.02 of the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels CNEL.

3. Cumulative Impacts

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the immediate vicinity (generally within a distance of 500 feet or less) would have the potential to combine with the Project in a manner that would result in cumulatively considerable noise impacts. As none of the related projects are located within 500 feet of the Project, the Project's cumulative noise impacts from construction would be considered less than significant.

The Project's traffic volume on area roadways would yield an increase in cumulative roadway noise levels with the Project (i.e., existing conditions, plus project, plus ambient growth, plus related projects). As shown therein, local noise levels would not increase by more than 3.0 dBA CNEL at any of the roadway segments analyzed. Therefore, the cumulative impact associated with mobile source noise would be less than significant.

J. Population, Housing, and Employment

1. Project Impacts

Based on an average household size of 3.18 person per single-family dwelling unit, the 35-lot VTTM would result in an increase of 105 residents. The Project's population growth represents approximately 0.04 percent of the total population growth anticipated to occur within the City of Los Angeles between 2020 and 2035. On a regional scale, the Project represents only 0.006 percent of the growth that is expected to occur in the SCAG region between 2020 and 2035. The new residents anticipated to be generated by the Project would result in a negligible increase in the City's population growth forecast, and is within SCAG's regional population growth projection and therefore there would be no impacts to population, housing, and employment.

2. Cumulative Impacts

Including the development of 143 single family homes that was not considered in the Draft EIR, the related projects would consist of 315 new housing units, and thus approximately 1,002 new residents (average household size of 3.18 persons). Together, the Project and related projects would result in a total of 348 new housing units and approximately 1,107 new residents. The Chatsworth – Porter Ranch Community Plan Area is projected to grow to contain 96,500 persons and 33,200 households. The combined Project and related projects would account for approximately 1.1 percent of estimated persons and 1.0 percent of all households within the

Chatsworth Porter Ranch Community Plan Area and would result in a negligible portion of the regional growth projections. As such, the cumulative housing and population impacts would be less than significant.

K. Public Services

1. Fire Protection Services

a) Construction

The construction of the Project would incrementally increase the potential for personal injury and fires from such sources as the operation of mechanical equipment; the use and storage of flammable fuel and construction materials; and other dangers that are inherent to the construction industry. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and by partial lane closures during street improvements and utility installations. The impacts, while potentially adverse, will be less than significant as described below.

Throughout the construction process, the Project would be required to maintain appropriate fire flow and access pursuant to the Fire Code. Project construction would not be expected to tax firefighting and emergency services to the extent that there would be a need for new or expanded fire facilities, the construction of which could cause significant environmental impacts. Therefore, construction-related impacts to fire protection services would be less than significant.

b) Operational

The Project Site is located within a Very High Fire Hazard Severity Zone; thus, an increase in the demand for fire protection services is anticipated.

Station 96 reported an annual average turnout time to respond to incidents in 2015 as 1:18 (one minute and eighteen seconds) for non-emergency medical service incidents and 1:17 (one minute and seventeen seconds) for emergency medical service (EMS) incidents. The reported annual average travel time to respond to incidents in 2015 was 4:43 (four minutes and forty-three seconds) for non-EMS incidents and 4:45 (four minutes and forty-five seconds) for EMS incidents. These turnout and response times are consistent with the Citywide average and below the National Fire Protection Association standard of responding to 90 percent of medical calls within six minutes from call to arrival, and Station 96's 2015 average turnout time was almost 2:30 (two minutes and thirty seconds) faster than the City's average turnout times. Due to the proximity of the Project Site to Fire Station 96, and the services provided by Fire Station 96, fire protection response would be considered adequate with respect to response distances and impacts would be less than significant.

As part of regulatory compliance described below, the Project Applicant would be required to ensure adequate fire flows and infrastructure pursuant to the LAFD Fire Code. The proposed points of connection would need to be verified at the time of connection to ensure adequate water supply and pressure existing in the proposed connection lines. As such, no significant adverse effects on fire flow are expected. The Project Applicant also will be required to provide access roads that comply with Fire Code and Government Code section 66474.02 ("to the extent practicable, ingress and egress for the subdivision [should] meet[] the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance").

The Fuel Modification Zone is required to maintain landscape vegetation in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire. This defensible space would further reduce fire risks associated with constructing dwellings within a High Fire Hazard Area and would serve to reduce demands on firefighting activities in the event of a wildfire. Therefore, with code compliance, impacts upon LAFD services would be

considered less than significant.

c) Project Design Features

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the Los Angeles Department of Water and Power (LADWP), LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

d) Cumulative Impacts

Similar to the Project, each of the other cumulative residential projects would be individually subject to LAFD review and would be required to comply with all applicable construction-related and operational fire safety requirements of the LAFD, Government Code section 66474.02, and the LADWP to adequately mitigate fire protection impacts. In addition, if the other four residential projects are more than 1.5 miles from the nearest LAFD Engine Company or Truck Company, the Fire Code would require the installation of automatic fire sprinkler systems, to compensate for the additional response distance. Therefore, cumulative impact would be less than significant.

2. Police Protection Services

a) Construction

Construction sites can be sources of nuisances, providing hazards and inviting theft and vandalism. As standard practice, the Project Site would be secured with fencing; equipment, tools, and materials would be secured overnight. While some calls for service are likely, the impact on police facilities would not be significant.

b) Operational

Implementation of the Project would result in the increase of residents and in the number of service calls from the Project Site. Such calls are typical of problems experienced in the existing neighborhoods, and do not represent unique law enforcement issues specific to the Project. In addition, though not necessary to reduce this particular impact to less than significant, impacts related to police services will be further reduced with the implementation of security/design features noted in mitigation measure K.2-1 and PDF-5, identified below. Therefore, the Project's impacts upon police services would be less than significant. (See **Section IV.K.2., Police Protection Services** in the Draft EIR)

Mitigation Measure

MM K.2-1: Public Services (Police): The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits

Project Design Features

- PDF-5** A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

c) Cumulative Impacts

To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the development of any new police station would be subject to further CEQA review and evaluated on a case-by-case basis. On this basis, the Project would not make a cumulatively considerable contribution to police protection services, and cumulative impacts on police protection would be less than significant.

L. Transportation and Circulation

1. Construction Impacts

It is not expected that complete closure of any streets would be required during construction of the Project. Construction activities may, however, result in partial lane closures on streets adjacent to the Project Site on a temporary and/or intermittent basis for utility upgrading, relocations, and hook-ups; delivery of materials; and other construction activities, as required. Any traffic lane or sidewalk closures would need to be coordinated with and approved by the Los Angeles Department of Transportation (LADOT) prior to being implemented. Because partial lane closures would be temporary in nature, and would not require long-term complete closures of any adjacent roadway, such impacts would be considered less than significant.

The impact of construction worker trips on the surrounding roadways and intersections during the AM and PM peak hours is therefore expected to be negligible and traffic impacts from construction worker trips would be less than significant.

2. Operational Impacts

All study intersections during Existing with Project and Future with Project conditions would operate at Level of Service (LOS) A, except for Baden Avenue and Plummer Street AM peak hour with the traffic generated by the 42-lot VTTM originally proposed. The amount of traffic generated by the 33-lot VTTM currently proposed would be less. Baden Avenue and Plummer Street would operate at LOS B during Existing with Project and LOS C during Future with Project conditions. None of the study intersections will be significantly impacted by the Project for Existing with Project and Future with Project traffic conditions using the significant impact criteria established by LADOT, and no significant impact would occur. The reduced number of peak hour and daily trips that would be generated by the 35-lot VTTM Project as currently proposed would not result in significant impacts to the intersections analyzed in the Draft EIR or local streets, including Andora Avenue, which have sufficient capacity to accommodate the additional trips that would be generated by the Project.

The on-site streets and each driveway will be designed and constructed in accordance with the standards of the LADOT. The Site Plan is also subject to review and approval by applicable departments of the City of Los Angeles to ensure no significant impacts would occur.

3. Cumulative Impacts

The Final EIR updated the analysis for cumulative impacts to traffic to include the development of 143 single family homes at Roscoe and Valley Circle Boulevards was not considered in the analysis of cumulative traffic impacts in the Draft EIR. This updated analysis determined the traffic from this additional project, when combined with the traffic generated by the 35-lot VTTM Project and other related projects considered in the cumulative impact analysis, would not result in any significant cumulative traffic impacts. The addition of the traffic from this project would not change the LOS at the study intersections of Devonshire Street & Valley Circle Boulevard and Lassen Street/Andora Place & Valley Circle Boulevard/Baden Avenue. The LOS would decrease from a LOS C to a LOS D during the AM Peak Hour and would decrease in the future conditions without and with the 35-lot VTTM Project during the PM Peak Hour from a LOS A to a LOS B at Baden Avenue & Plummer Street. However, cumulative traffic impacts would remain less than significant.

K. Public Utilities

The numbers within this section were updated for the 35-lot VTTM proposed Project from the 44-lot VTTM as originally proposed, based on information provided within Section IV.M Public Utilities of the Draft EIR.

1. Water Supply

a) Construction

Construction of the Proposed Project would require the contractor to connect to the existing potable water infrastructure in the Project's service area to serve the Project's operational demands. Advisory notices would also be distributed in advance to the affected homeowners to inform existing LADWP water customers of any planned disruptions in service. Therefore, any temporary disruptions in local water service during the construction period would result in a less than significant impact. Construction of the Proposed Project would result in a less than significant impact with respect to water resources and/or water conveyance infrastructure.

b) Operation

The 44-lot VTTM as originally proposed would require approximately 11,592 gallons per day (gpd) of water. Water required by the Proposed Project was updated and as proposed, the Project is expected to generate approximately 9,108 gpd of water. LADWP determines the adequacy of water supplies to meet the needs of a project based on the project's consistency with the demographic projection from the Regional Transportation Plan (RTP) by the SCAG. The LADWP Board of Water and Power Commissioners adopted the 2015 Urban Water Management Plan (UWMP) on June 7, 2016. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the demographic projections in the SCAG 2012 RTP. The conclusion of the water supply analysis is that with its current water supplies, planned future water conservation, and planned future water supplies, LADWP has available supplies to meet all projected water demands for all three of these hydrologic scenarios through the year 2040. The UWMP also accounts for multiple dry years (drought conditions). Since the 35-lot VTTM Project is consistent with growth projections and is accounted for in the UWMP, impacts on water supply during multiple dry years would also be less than significant.

The City's Water Efficiency Requirements Ordinance No. 180,822, effective December 2009; 2013 California Plumbing Code, effective January 1, 2014; 2013 CALGreen, effective January 1, 2014; 2014 Los Angeles Plumbing Code, effective January 1, 2014; and 2014 Los Angeles Green Building Code, effective January 1, 2014, require the use of numerous conservation measures, as described in the regulatory compliance measures. Additional voluntary

conservation measures recommended by LADWP as project design features yield additional savings. As the Proposed Project would be designed and developed in accordance with the LADWP specifications and design requirements for new residential subdivisions, and would not exceed the planned growth projections that were relied on as part of the 2015 UWMP, the Project would result in a less than significant impact on water resources. Compliance with Regulatory Compliance Measures RC-WS-1 through RC-WS-3 will ensure impacts are minimized:

- RC-WS-1:** (Fire Water Flow). The Project Applicant shall consult with the Los Angeles Department of Building and Safety (LADBS) and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- RC-WS-2:** (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- RC-WS-3:** (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

c) Project Design Features

- PDF-7** The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

d) Cumulative Impacts

The total water demand by the related projects and the proposed Project would be approximately 96,048 gpd. The LADWP has determined that the Project's anticipated water demands are within the growth projections of the 2010 UWMP, the Project's cumulative contribution to impacts upon the City's water resources would be less than significant. Further, the cumulative water demand for the Proposed Project and the related projects would not substantially increase the water demand for the area. Therefore, the Proposed Project in combination with the related projects would not require the City or the MWD to identify any new sources of water or develop new water infrastructure. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the LADWP and comply with all applicable City and state water conservation programs and ordinances. Therefore, cumulative impacts on water supply would be less than significant.

2. Wastewater

a) Project Impacts

The 44-lot VTTM as originally proposed would generate approximately 9,660 gallons per day (gpd) of wastewater, or 3.53 million gallons per year. Wastewater generation associated with the Proposed Project was updated using generation factors based on land use, as provided by the City of Los Angeles Bureau of Engineering. As proposed, the Project is expected to

generate approximately 7,590 gpd of wastewater or 2.8 million gallons per year. Sewage generated by the Proposed Project would be conveyed and treated at the Tillman Treatment Plant, which has adequate capacity to accommodate the increased wastewater flows generated by the Proposed Project. The projected increase of 7,590 gpd would represent a fraction of one percent of the available treatment capacity at the Tillman Plant, which has an available capacity of 13 millions of gallons per day (mgd). As such, Regional Water Quality Control Board (RWQCB) treatment standards area would be maintained and impacts would be less than significant. The 35-lot VTTM as currently proposed would generate less wastewater than the 44-lot VTTM as originally proposed and analyzed in the Draft EIR.

A preliminary Sewer Capacity Availability Report (SCAR) was prepared in August 2014 and concluded that the existing 8-inch-diameter pipe under Andora Avenue could accommodate the expected flow of the previously proposed 44-lot VTM. The Applicant will be required to submit the finalized SCAR to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. If it is determined that the sewer system has insufficient capacity to serve the Proposed Project, the developer may be required to replace or build new sewer lines to a point in the sewer system with sufficient capacity to accommodate the Proposed Project's increased flows. Infrastructure improvements to update or expand the sewer lines in the Project vicinity, if necessary, would be limited to trenching, excavating and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

- RC-WS-1:** (Fire Water Flow). The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SCAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- RC-WS-2:** (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- RC-WS-3:** (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

b) Project Design Features

- PDF-7** The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.
- PDF-12** A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

c) Cumulative Impacts

The total sewage generation by the related projects and the Proposed Project would be approximately 80,040 gpd. Sewage generated by the Proposed Project would contribute approximately 9 percent of the total cumulative sewage generation created by the related projects. Furthermore, the cumulative sewage generation for the Proposed Project and the related projects would represent a fraction of one percent of the available capacity of the Tillman Treatment Plant. Therefore, the Proposed Project in combination with the related projects would not require the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the Bureau of Sanitation and comply with all applicable City and state water conservation programs and sewer allocation ordinances. Therefore, cumulative impacts on wastewater services would be less than significant.

3. Solid Waste

a) Construction

Based on national averages for residential projects, construction of the 44-lot VTTM as originally proposed was estimated to generate approximately 431 tons of construction debris. The 35-lot VTTM currently proposed is estimated to generate approximately 325 tons of construction debris. Soil would be balanced on site; however, it is anticipated that 3,670 cubic yards of soil may need to be imported on site. The Sunshine Canyon Landfill has a remaining capacity of approximately 3.775 million tons, approximately a 3-year lifespan assuming the maximum disposal rate of 12,100 tons per day. The Chiquita Canyon Landfill has a remaining capacity of approximately 48.1 million tons and has a remaining lifespan of 46 years. The amount of solid waste generated during construction would fall well within the available permitted daily intake capacity of area landfills and recycling centers. The California Green Building Standards Code prescribes mandatory measures for residential projects to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. Implementation of regulatory compliance measures CM M.3-1, CM M.3-2 and CM M.3-3, described below, would achieve a 50 percent reduction in the Project's solid waste disposal needs upon area landfills. Implementation of the regulatory compliance measures and mitigation measures below would ensure that the Project's construction related solid waste impact upon regional landfill capacity would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).

- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

b) Operational

The 44-lot VTTM as originally proposed was estimated to generate approximately 420 pounds of solid waste per day, or approximately 76.7 tons per year. The 35-lot VTTM as currently proposed would generate approximately 330 pounds of solid waste per day. Both estimates are conservative, as they do not factor in the diversion of the Project waste stream from implementing on-site recycling areas. There is sufficient daily capacity at the Sunshine Canyon Landfill and at the Chiquita Canyon Landfill. For purposes of a Project specific impact conclusion, the Project's impact upon solid waste disposal facilities would be considered less than significant with the implementation of the regulatory compliance measures below.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

c) Cumulative Impacts

Although it is impossible to calculate at present, the impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the Sunshine Canyon Landfill and Chiquita Canyon Landfill. Furthermore, although there are several proposals for new landfills in the region, there are currently few viable options for City of Los Angeles waste past 2029. The Proposed Project would contribute approximately 330 pounds of solid waste per day to the Sunshine Canyon landfill or the Chiquita Canyon Landfill, which represents under one percent of the current excess remaining capacity. Because this increase is negligible in relation to the region and solid waste disposal solutions are continuously being sought after on the regional level, the Project's contribution to cumulative impacts would be considered less than significant. The total solid waste generation by the Proposed Project and the related projects would be approximately 3,480 pounds per day or approximately 635 tons per year.

As with the Proposed Project, related projects would participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Although there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, it should be noted that continued capacity into the future is an increasing regional concern. Solutions to resolve the regional solid waste disposal needs are continuously being investigated at the state, regional and local levels. Nevertheless, since there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, cumulative impacts with respect to solid waste would be less than significant.

4. Energy Conservation

a) Electricity

1. Construction

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities. Accordingly, energy demands during construction would be less than significant.

2. Operation

The estimated net increase in electricity consumption by the 44-lot VTTM as originally proposed was estimated to be approximately 236,313 kilowatts per year. The 35-lot VTTM as currently proposed, would generate approximately 185,675 kilowatts per year. The projected increase in electrical demand due to the Proposed Project would not have an adverse impact on its electrical system. New service connections may occasionally result in temporary disruptions in electrical services for existing customers. However, no outages or short outage is anticipated to occur when hooking up the Proposed Project. Energy supplies are adequate to serve the Project and the installation of needed infrastructure would not be expected to result in any significant secondary environmental effects. Additionally, implementation of the regulatory compliance measure below would ensure that the impact of the Project on the electrical service

system would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

3. Cumulative Impacts

The total electricity consumption by the Proposed Project and related projects would be approximately 1,958,023 kilowatts per year. In accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. Compliance with Title 24 energy conservation standards, the Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative energy demands. Cumulative impacts to electricity service would therefore be less than significant.

4. Project Design Features

PDF-13 Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

b) Natural Gas

1. Operation

The Proposed Project would increase demand for natural gas service in the Project Area. The natural gas demand for the 44-lot VTTM as originally proposed was estimated to be approximately 279,930 cubic feet (cf) per month, or approximately 3,359,160 cf/year. The natural gas demand of the 35-lot VTTM as currently proposed is estimated to be 219,945 cf/month or approximately 2,639,340 cf/year. It is anticipated that the SCG would be able to meet the natural gas demands of the Proposed Project; however, a natural gas survey of equipment will be completed before knowing if the current infrastructure will sustain the demand for the Project. Further, since natural gas supplies vary with time, the ability of the Southern California Gas Company (SGC) ability to accommodate Project's demand for natural gas supplies can only be evaluated when the Project is approved. Since the Proposed Project is in an area already served by existing natural gas infrastructure, the Project would not require extensive infrastructure improvement to serve the Project Site. Impacts associated with utility upgrades or additional connections would be temporary in nature and thus result in less than significant impacts upon the environment. Therefore, impacts associated with natural gas consumption would be less than significant.

2. Cumulative Impacts

The total natural gas consumption by the Proposed and related projects would be 2,319,420 cubic feet per month. As a public utility provider, the SCG continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area, and SCG anticipates that it would be able to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Administrative Code would reduce cumulative demands for natural gas resources. Each of the related projects would be reviewed on a case-by-case basis to determine the Gas Company's ability to serve each project. As such, it is anticipated the related projects would likely also be accommodated by SCG. Cumulative impacts upon natural gas resources and infrastructure would therefore be less than significant.

3. Project Design Features

PDF-13

Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The Final EIR identifies significant impacts, which are reduced to a “less than significant” level by the inclusion of mitigation measures and project design features identified in the Final EIR. It is hereby determined that the significant environmental impacts that these mitigations address, will be avoided or substantially lessened by their inclusion in the Project.

A. Air Quality

1. Odor Impacts

The 35-lot VTTM would allow the development of 33 single-family homes. Single-family homes do not generate any substantial odor impacts. Horsekeeping would be allowed on all the proposed lots.

a) Odor Impacts (Operational)

While the proposed lots will be designed to comply with the standards of the City’s “K” Equinekeeping District, and would be consistent with the surrounding properties where horses are kept, equine enclosures, bedding materials and manure can cause odors. Notwithstanding compliance with SCAQMD Rule 402, the Project has the potential to generate potentially significant odors affecting nearby residential properties. Cumulative odor impacts from the Project Site and the equine-oriented properties within the immediate vicinity have the potential to generate significant cumulative odor impacts.

b) Mitigation Measure

MM B-1 Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;
- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and

- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's HOA in clean and sanitary conditions.

c) Finding

The Project's equine related uses have the potential to generate Project-specific and cumulatively significant odor impacts. Implementation of **MM B-1** and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels.

d) Rationale for Finding

Implementation of Mitigation Measure B-1 and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels because these measures will ensure the source of odors are kept as far away from dwellings as possible and that conditions that cause excessive odors are minimized through proper maintenance of facilities. Mitigation Measure B-1 will be enforced by the City as described in the MMP. Based on the foregoing, the City finds that impacts related to odors would be mitigated to less-than-significant levels.

e) EIR Reference

Section IV.B, Air Quality of the Draft EIR, beginning on page IV.B-34.

B. Biological Resources

1. Potential Impacts on Vegetation Communities

a) Significant Environmental Effects

The 35-lot VTTM minimizes impacts to the existing native vegetation communities on the Project Site. The vegetation communities identified on the 91-acre Project Site include Venturan Coastal Sage Scrub (86.11 acres), Coast Live Oak/Sage Scrub Association (2.65 acres), Non-native grassland (0.73 acres) and Ruderal (1.51 acres). The Proposed Project would impact 18.11 acres of Venturan Coastal Sage Scrub vegetation, 0.84 acres of Coast Live Oak/Sage Scrub Association, 0.61 acres of Non-native grassland and 0.81 acres of the ruderal vegetation present on the Project Site. The required fuel modification would impact 3.95 acres of Venturan Coastal Sage Scrub vegetation, 0.76 acres of Coast Live Oak/Sage Scrub Association, 0.07 acres of Non-native grassland and 0.00 acres of the ruderal vegetation present on the Project Site.

Impacts to Venturan coastal sage scrub vegetation present on the site is minimized by the location and configuration of the lots and the dedication of a conservation easement over approximately 77 acres of the Project Site for conservation. As described above, a total of 22.06 acres of Venturan coastal sage scrub will be impacted by the proposed 35-lot VTTM Project, and for this reason, the 35-lot VTTM Project will only incrementally contribute to the cumulative loss of Venturan coastal sage scrub in the region, and will preserve 64.05 acres of Venturan coastal sage scrub (75 percent of the total) connected to local sage scrub resources with the dedication of open-space lots and deed-restricted property that will remain in its natural condition.

The 35-lot VTTM will impact approximately 0.84 acres of the 2.65 acres of Coast Live Oak/Sage Scrub Association present on the Project Site. Impacts to these native plant communities will be mitigated by replanting graded or disturbed areas with native plants associated with this vegetation community. These native plants will readily grow on areas that area graded or have been previously disturbed.

Potential impacts to areas of native vegetation to remain on the Project Site and on surrounding

properties will be minimized to a less than significant level by restricting the use of non-native invasive plants on the proposed residential lots.

b) Mitigation Measure

MM C-1 Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Project Design Features

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions (CC&Rs) forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides within the Project to minimize indirect impacts to wildlife movement.

c) Finding

Implementation of the mitigation measure identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub association on the Project Site. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The loss of Venturan coastal sage scrub and Coast live oak/ sage scrub vegetation present on the Project Site is a potentially significant impact. However, the portion of the dedicated open space or deed-restricted areas of the Project will be revegetated with native seed and plants from the areas that will be graded to mitigate this impact. Therefore, the implementation of MM C-1 and incorporation of PDF-4 ensures that any potential environmental effects relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub will be reduced to less than significant levels as these measure will reduce the potential for invasion by non-native vegetation.

e) Reference

See page IV.C-14 in **Section IV.C, Biological Resources**, of the Draft EIR; and the responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses** of the Final EIR.

2. Potential Impacts on Animal Species

a) Significant Environmental Effects

Direct impacts could occur through incidental death during tree and brush removal operations and grading. Indirect impacts would be expected to occur with project implementation through habitat loss and associated stresses related to adjacent habitat carrying capacity negatively affected via competition by displaced organisms. As adjacent habitats adjust to influx from displaced individuals, effects range from minor and temporary to direct loss of some organisms which are out-competed for resources.

Several species with regulatory status have been confirmed present and could be impacted. Regulatory-status reptile species (silvery legless lizard, coast horned lizard, and coast patch-

nosed snake) have a moderate or high potential to occur on the site. Regulatory-status bird species (Cooper's hawk, grasshopper sparrow, and Bell's sage sparrow) have a moderate potential for nesting on the subject property; another regulatory-status bird species (Southern California rufous-crowned sparrow) has a high potential of occurrence on site. Regulatory status small mammal species (San Diego black-tailed jackrabbit and San Diego desert woodrat) have been confirmed or are presumed present on the subject property. Four regulatory-status bat species (pallid bat, California leaf-nosed bat, pocketed free-tailed bat, and big free-tailed bat) have a moderate likelihood of occurrence on the subject property, and two regulatory-status bat species (spotted bat and western mastiff bat) have a high likelihood of occurrence on the subject property.

Rock outcrops (the are generally known to be a habitat for bat species) are distributed throughout the property. The EIR identifies 66 different rock outcrops and/or large boulders that could be mapped via aerial photography using computer aided drafting (CAD) analysis. These 66 outcrops comprise 7.4 acres, which is 8.13 percent of the 91-acre Project Site. Additionally, it was determined that just 5 outcrops consisting of a total of 0.1 acres are present within the grading footprint for the 35-lot VTTM Project. With the implementation of a bat pre-construction survey the impact to bats with mitigation will be less than significant.

b) Mitigation Measures

MM C-2 The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

MM C-6 Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- a. A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- b. If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- c. If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

MM C-7 The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on

the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

- MM C-8** Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.
- MM C-9** Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.
- MM C-10** The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.
- MM C-11** "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.
- MM C-12** The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.
- MM C-13** All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.
- MM C-14** All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.
- MM C-15** Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in Mitigation Measure C-5 (see MMP pp. V-10-11).

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status animal species. These mitigation measures have been required in, or incorporated into the project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status species could be potentially significant, implementation of the mitigation measures identified above will mitigate these impacts to less than significant. Impacts during construction will be minimized and avoided by conducting pre-

construction surveys and having a biological monitor onsite during construction. Indirect impacts will be minimized and avoided by educating residents and controlling lighting. Bat-roosting habitat will be created on the Project Site under the direction of a qualified biologist to reduce impacts to bat species. Taken together, MM C-2 and MMC-6 through MMC-15 will mitigate potential impacts to less than significant.

e) Reference

See pages IV.C-14-IV.C-15 in **Section IV.C, Biological Resources**, of the Draft EIR; and responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses**, of the Final EIR.

3. Regulatory Status Plant Species Impacts

a) Significant Environmental Effects

A biological survey was conducted as part of the Draft EIR in August 2015. After receiving comments regarding the amendments to the California Code of Regulations about Take of Rare Plants, an additional biological survey was conducted in June 2016. A total of 290 individual plants of Santa Susana tarplant were detected and mapped within the 94.5-acre Project Site. Of those 290 plants, only 4 are located within the potential grading and fuel modification area. Authorization to affect those plants will be sought from the CDFW. In accordance with the revision to Mitigation Measure MM C-3, development will not occur anywhere on the site where a Santa Susana tarplant is located without first obtaining an Incidental Take Permit (ITP) from the CDFW. In addition, once an ITP is obtained from the CDFW, seeds will be collected from individual plants of Santa Susana tarplant to be impacted and either distributed on-site or within the 3.5-acre conservation parcel or donated to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity, consistent with Mitigation Measure MM C-1. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of MM C-1.

Invasive species could potentially outcompete, and therefore reduce, existing occurrences of Santa Susana tarplant on-site. In order to minimize this indirect effect, the California Invasive Plant Council's list of invasive plants will be identified as prohibited plants in the Covenants, Conditions and Restrictions applied to the 33 proposed residential lots. Please refer to PDF-4 regarding deed restrictions on invasive, non-native plants. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of PDF-4 and Mitigation Measure MM C-3.

A biological assessment was conducted in August 2015 as part of the Draft EIR. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. Out of these five additional plant species, only Plummer's mariposa lily is considered sensitive. A total of 26 individual plants of Plummer's mariposa lily were detected within and adjacent to the Project Site. Out of the 26 Plummer's mariposa lilies detected, only one is located within the 35-lot VTTM Project's grading and fuel modification area that would be impacted by development of the 35-lot VTTM Project. ***As only 1 of the 26 plants on the site would be impacted, this impact is considered adverse but not significant.*** To minimize this adverse impact, the bulbs/seeds from the one Plummer's mariposa lily to be impacted will be salvaged and either transplanted on site or within the 3.5-acre conservation parcel or donated for use by a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material. Section IV in the Final EIR includes a revision to Mitigation Measure MM C-1 to address salvage of the bulbs/seeds from the Plummer's mariposa lily that will be impacted.

Prior to preparing the Final EIR, the Coast live oak was discussed with CDFW staff. The coast live oak woodland cells described in the Draft EIR and General Biological Assessment have been re-categorized as Coast live oak/coastal sage scrub. Coast live oak/coastal sage scrub on

the Project Site is limited in geographic extent to 2.65 acres and include even smaller, outlying single oaks located throughout the Project Site. Per the January 2015 Tree Report, most of the trees on the Project Site will be preserved. Up to eleven (11) oak trees impacted by the 35-lot VTTM Project, five (5) are located within the 35-lot VTTM Project grading footprint and will be removed, and six (6) are located along the south side of Andora Avenue and will be conserved but affected via minor incursion into the protected zone of the oak tree associated with the extension of Andora Avenue. The coast live oak/coastal sage scrub that has been avoided will be placed into a conservation easement in favor of the MRCA. Therefore, the approval of the Project would result in a **significant impact** resulting to the permanent loss of the specified live oak and sage scrub, prior to mitigation.

b) Mitigation Measures

MM C-1 Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

MM C-3 No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susana tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

MM C-5 To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- a) The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other Project mitigation measures.
- b) CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.

- c) Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- d) All tree protection measures in the above-referenced Tree Report would be implemented during Project construction.
- e) Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status plant species. These mitigation measures have been required in, or incorporated into the Project.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status plants could be potentially significant, Mitigation Measures C-1, C-3 and C-5 will mitigate these impacts to less than significant by compensating for the loss of Venturan coastal sage scrub/grassland, Santa Susana tarplant, Plummer's mariposa lily and oak trees by collecting seeds and other materials and planting replacement plants in open space areas under the supervision of a qualified biologist to ensure successful implementation.

e) Reference

See page IV.C-16 in **Section IV.C, Biological Resources**, of the Draft EIR; and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

4. Potential Impacts to Jurisdictional Resource Areas

a) Significant Environmental Effects

The Project has the potential to permanently impact 0.21 acres of non-wetland waters on the Project Site. The Project has the potential to permanently impact 0.15 acres of CDFW streambeds on the Project Site. Stream areas on site are limited to ephemeral systems, which likely only contain flowing water during and shortly after rainfall events. No subsites were identified that could support successful amphibian reproduction, and vegetative structure in all these ephemeral washes is identical to adjoining scrub habitat.

Most of the 0.15 acre of affected streambeds is comprised of effects to Drainage D. Drainage D is a human-induced and discontinuous erosional feature. Further, the lower portion of Drainage D has been disturbed from historic grading, dumping and construction of Andora Avenue. As directed by CDFW, a fee mitigation is generally an acceptable primary mitigation option after avoidance had been thoroughly evaluated and achieved to the greatest extent feasible, and that the mitigation needed to be approved by the CDFW.

b) Mitigation Measure

MM C-4 To offset the permanent loss of 0.15 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "Waters of the U.S." (i.e., CDFW, Los Angeles

Regional Water Quality Control Board [LARWQCB] and/or United USACE jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the USACE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the USACE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts to streambeds. This mitigation measure has been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Impacts to streambeds will be mitigated by creating, restoring, and/or enhancing streambeds on the Project Site by the applicant or in the watershed the Project Site is in through fee mitigation by the applicant, to compensate for the loss of streambed habitat subject to permits issued by, and oversight, by the California Department of Fish and Wildlife and Army Corps of Engineers.

e) Reference

See pages IV.C-16- IV.C-17 in **Section IV.C, Biological Resources**, of the Draft EIR and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

C. Cultural Resources

1. Archeological and Paleontological Resources

a) Significant Environmental Effects

There are no known paleontological resources on the Project Site. No vertebrate fossil sites have been identified on or near the Project Site. Regulatory Compliance Measures require preservation in place for the identified prehistoric resource. However, given the documented

occupation of the Los Angeles Basin by indigenous tribes, both prehistorically and historically, there is a reasonable potential that the Project site may contain previously unknown archeological or paleontological resources. Therefore, Project development that would substantially disturb the soil would result in a significant impact related to archaeological or paleontological resources without mitigation.

b) Mitigation Measures

MM D-1: The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

MM D-2: Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

c) Regulatory Compliance Measures

RC-CR-1 (Archaeological): If additional archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RC-CR-2 (Paleontological): If paleontological resources are discovered during excavation, grading, or construction, the LADBS shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

RC-CR-3 (Human Remains): If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the Los Angeles County Coroner:
1104 N. Mission Road, Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

d) Finding

Implementation of the mitigation measures and regulatory compliance measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to archaeological and paleontological resource impacts. The mitigation measures have been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Implementation of the included mitigation measures would ensure that any impacts would remain less than significant. The mitigation measures will ensure that the Project will not impact archaeological or paleontological resources in the future because of the monitoring and protocols for handling the discovery of paleontological and archeological resources required during construction activities.

e) Reference

See pages IV.D-6-IV.D-7 in **Section IV.D, Cultural Resources**, of the Draft EIR.

D. Public Services

1. Fire Protection Services - Operational

a) Significant Environmental Effects

The Project would result in a less than significant impact with respect to traffic, emergency access, design hazards, or alternative modes of transportation that currently serve the Project area. With respect to each of these areas, the design of the Project would be evaluated individually in coordination with LADOT, LAFD, and Los Angeles Police Department (LAPD) to minimize any potential impacts. Overall, the Project's transportation and traffic impact would be less than significant. Implementation of the regulatory compliance measures and mitigation measures would ensure that adequate emergency access to the Project Site is maintained.

A 20-foot wide paved secondary emergency access road easement is proposed in the southeastern portion of the Project Site to provide emergency access from Plummer Street to the westerly extension of Andora Avenue. This access road will to the extent practical meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and the Fire Code. This access road joins with a 13-foot wide paved access road extending from and providing additional vehicle access to lots 18 through 25 as well as to adjacent lot 1 of Tract 23710 (APN No. 2724-011-019) and parcel B of Parcel Map Los Angeles No. 2996 (APN No. 2007-001-009). A public equestrian trail will be located adjacent to this road. Based on a correspondence from the LAFD, the secondary access as proposed is acceptable and will be sufficient to allow fire agreement to access the Project Site while simultaneously allowing residents to exit the Project site.

The design of the proposed water infrastructure system would provide necessary updates to the water mains in the area to ensure adequate fire pressure flows to the neighborhood. The 12-inch water main was tested for an 8-inch lateral within Andora Avenue and resulted in 98 pounds per square inch (psi) for full diameter gallons per minute (gpm) flow and 79 psi for 2,500 gpm flow. The 6-inch water main within Plummer Street was tested for 8-inch lateral. These flows meet minimum fire flow requirements.

The 6-inch water line within Plummer Street resulted in 130 psi for full diameter gpm flow and 16 psi for 2,500 gpm flow, which does not maintain minimum pressure. As such, a water main

upgrade would be required for Plummer Street to achieve minimum pressure. As described in **Section II** of the Final EIR, the 35-lot VTTM Project would install an 8-inch line to upgrade the system at Plummer Street.

The design, construction, and operation of the Project are subject to the review of the LAFD to ensure adequate site access and safety. With adherence to the Fire Code and the recommendations of the LAFD, the Project would be adequate with regards to fire safety. Further implementation of regulatory compliance measures and mitigation measures below, would ensure that the Project's impact to fire protection services are less than significant.

b) Mitigation Measures

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.
- K.1-2:** All Landscaping on the Project Site shall utilize fire-resistant plants and materials.
- K.1-3:** All homes shall be constructed with non-combustible (non-wood) roofs.
- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area", shall be cleared or thinned periodically by the HOA under supervision of the LAFD in order to reduce the risk of brush fires spreading to homes.
- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

c) Regulatory Compliance Measures

- RCM K-1:** The Project shall comply with the 2014 Fire Code and any subsequent codes at the time of building permits, including the requirements for automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Chief (e.g., fire signaling systems, fire extinguishers, smoke removal systems, etc.).
- RCM K.1-2:** The plot plan shall be submitted to the LAFD for review and approval, and shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- RMC K.1-3:** A plot plan shall be submitted to the LAFD for review and approval prior to occupancy of the Project, which shall provide the capacity of the fire mains serving the Project Site. Any required upgrades shall be identified and implemented prior to occupancy of the Project.
- RMC K.1-4:** Prior to occupancy of the Project, an emergency response plan shall be submitted to the LAFD. The emergency response plan would include, but not be limited to, the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire stations. Any required modifications shall be identified and implemented prior to occupancy of the Project.

d) Finding

The Proposed Project would present a potentially significant impact on fire protection services. However, implementation of the mitigation measures and regulatory would reduce the potentially significant impact to less than significant. These mitigation measures have been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The mitigation measures and regulatory compliance measures identified above will minimize the impacts of the Proposed Project on fire protection services by reducing the potential for fire risks and ensuring adequate access for emergency vehicles will be provided.

e) Reference

See **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

E. Transportation and Circulations

1. Construction Impacts

a) Significant Environmental Effects

Temporary impacts to the surrounding neighborhood could be anticipated during the hauling phases as a result of trucks staging, idling excessively, and traveling on area roadways. The Project's construction activities, including hauling, would be subject to the City of Los Angeles standard conditions to mitigate any adverse impacts upon the neighborhood. The 35-lot VTTM has been designed to minimize the need for hauling of soil to minimize temporary construction impacts.

b) Mitigation Measures

MM L-1 To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

MM L-2 Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by LADBS, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.

- The Traffic Bureau of the LAPD shall be notified prior to the start of hauling at (213) 485-3106.
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The LADOT, telephone (213)485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Los Angeles Bureau of Street Services, Street Use Inspection Division at (213) 485-3711 before the change takes place.
- The permittee shall notify the Los Angeles Bureau of Street Services, Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

c) Finding

The construction of the Proposed Project would present a potentially significant impact on traffic and transportation. However, implementation of the mitigation measures would reduce the potentially significant impact to less than significant. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

Implementation of mitigation measures MM L-1 and L-2 will mitigate potential traffic impacts during construction by limiting and controlling the time periods construction traffic is allowed to avoid the evening commute time period, avoid Sundays and Holidays, and requiring use of an approved haul route.

e) Reference

See **Section IV.L, Transportation and Circulation and Appendix I** in the Draft EIR.

ENVIRONMENTAL IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

The Final EIR indicates that potentially significant and unavoidable impacts attributable to the Project are limited to Noise resulting from construction activities. As discussed in the findings below, there are either no feasible mitigation measures or the feasible mitigation measures would only partially mitigate this significant impact and would cease upon the completion of Project construction.

The City finds, based on the facts set forth in the record, which include but are not limited to the facts discussed below, those facts contained in the Draft EIR, Responses to Comments, Final EIR, EIR Appendices and Technical Exhibits, that there are no feasible mitigation measures, changes or alterations available to reduce the significant and unavoidable impacts attributable to construction noise associated with the Project.

A. Noise

Construction of the Project would require the use of heavy equipment for grading/excavation, installation of new utilities, and building construction for the proposed development. Development activities would also require the use of smaller power tools, generators, and other sources of noise.

1. Construction-Related Noise and Groundborne Vibration Effects to Surrounding Land Uses

a) Significant Environmental Effects

Due to the use of construction equipment, the Project has the potential to impact existing residential uses located adjacent to the Project Site. The surrounding residential land uses on Andora Avenue, Baden Street, Plummer Street, and Trigger Street would be exposed to increased noise levels during Project construction. The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. Properties within 500 feet of and with a direct line-of-sight to the Project Site would be the most directly impacted. Outdoor noise levels at land uses 50 feet from the noise source could range from 77 dBA to 86 dBA L_{eq} with the use of noise-attenuating devices on construction equipment. These noise levels would represent short-term, but substantial, noise level increase compared to the existing noise level range of 44.7 dBA L_{eq} . The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. The highest noise levels that would be experienced by the off-site receptors shown would occur only for a limited duration during construction of the Project. As construction progresses, noise levels would be reduced at the ground level as construction activities move to interior spaces that would break the line-of-sight noise transmission from the Project Site to the immediately adjacent land uses. However, construction noise impacts would exceed the thresholds of significance and would thus be considered potentially significant.

In terms of human annoyance, construction activities would require the use of large bulldozers and loaded trucks within 15 feet of two adjacent homes on Andora Avenue. As such, the Project's construction activities would have the potential to cause or create vibration levels in the range of 94 velocity decibel (VdB), above the 72 VdB annoyance threshold for residential land uses. All Project construction activities would subject to LAMC Section 41.40, which prohibits construction activities (including any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power driven drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling) between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday. All such construction activities are also prohibited on

Sundays and all federal holidays. Nevertheless, vibration annoyance impacts at the existing adjacent residential land uses could exceed the vibration annoyance threshold for limited periods during construction and are potentially significant and unavoidable for this reason.

b) Mitigation Measures

- MM I-1:** Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.
- MM I-2:** When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM I-3:** Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.
- MM I-4:** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Regulatory Compliance Measures

- RC I-1:** The Project shall comply with the City of Los Angeles Noise Ordinance No. 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- RC I-2:** Construction activities shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday, and prohibited on all Sundays and federal holidays.
- RC I-3:** The Project shall comply with the City's Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.

d) Finding

Specific economic, legal, social, technological or other considerations, including considerations identified in **Section IX, Statement of Overriding Considerations**, make infeasible additional mitigation measures or alternatives to the Proposed Project identified in the Final EIR. Construction related noise impacts would be significant and unavoidable.

e) Rationale for Finding

Mitigation measures MM I-1 through MM I-4 and regulatory compliance measures RC I-1 through RC I-3 will mitigate potential temporary noise and vibration impacts during construction to the fullest extent feasible by limiting the hours of construction and requiring all construction equipment to be located and operated in a manner that minimizes effects on nearby residents. After diligent research and analysis, additional feasible mitigation measures that would further reduce these impacts to a less than significant level were not identified

f) Reference

See **Section IV.I, Noise** of the Draft EIR.

ALTERNATIVES TO THE PROJECT

Pursuant to CEQA Guidelines Section 15126.6, the Draft EIR described and provided comparative analysis of a reasonable range of reasonable alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

According to the CEQA Guidelines, alternatives initially considered by the Lead Agency but rejected as infeasible during the scoping process and not analyzed in the Draft EIR are to be identified and discussed. An alternative location was initially considered but determined to be infeasible because the Project Applicant does not own or control other property near the Project Site that could be used for the Project. It is speculative to evaluate the ability of the Project Applicant to find and purchase an alternative site to develop the Project. In addition, the Project is not unique in that development of a similar Project elsewhere would not preclude nor eliminate demand for the development of the Project on this Project Site.

In addition, use of the site under the current A1 zone for agricultural uses was also rejected as inconsistent with the objectives of the Project.

Based on the objectives of the Project and the significant impacts identified for the 44-lot VTTM as originally proposed the Draft EIR included comparative analysis of three alternatives: (1) the No Project Alternative as required by the CEQA Guidelines; (2) the Existing Zoning Alternative; and (3) a Reduced Density Alternative consisting of a 35-lot VTTM. Under the Existing A1 Zoning, the entire Project Site could be subdivided into 16 five-acre residential parcels. While fewer residences would be built under this alternative than with the 44-lot VTTM or the Reduced Density Alternative, more of the Project Site would be disturbed and graded, which would result in greater impacts. Based on the analysis in the Draft EIR, the Reduced Density Alternative was identified as the Environmentally Superior Alternative. After the release of the Draft EIR for public review, the Project Applicant replaced the 44-lot VTTM filed with the application with a 35-lot VTTM that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR. Following the public hearing, the two open space lots were merged into one lot, resulting in a 34-lot VTTM. As such, the reduced density alternative was determined to be feasible and is now proposed as the project for approval.

STATEMENT OF OVERRIDING CONSIDERATIONS

The implementation of the Project may have significant and adverse effects on the environment as described in the EIR, specifically potential significant temporary noise impacts during construction. No further changes or alterations in the Project to avoid or substantially lessen these significant environmental effects are feasible (i.e., no feasible mitigation measures or alternatives to the Proposed Project have been identified which will reduce the impacts listed above to less than significant levels).

CEQA Guidelines Section 15093(a) requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of a Project against its unavoidable environmental risks. If the specific economic, legal, social, technological or other benefits of a proposal outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.

The City, having balanced the benefits of the proposed Andora Subdivision Project against the adverse environmental effects of the Project as described in the Final EIR, and these findings, the City, acting pursuant to Section 15093 of the CEQA Guidelines, hereby determines that the proposed Project will result in substantial community benefits, including economic, legal, social, technological, or other benefits, that outweigh and render acceptable the significant effects on the environment that cannot be mitigated to a level less than significant. Such benefits include, but are not limited to, the following, any one of which, standing alone, would justify the approval of this project:

- Furtherance of goals and objectives of the Chatsworth-Porter Ranch Community Plan by expanding opportunities for residential housing with the development of an equestrian-oriented community consistent with the surrounding neighborhood, clustering the single family lots on the eastern portion of the site to minimize grading quantities, preserving the natural terrain in the majority of the site including 7.4 acres of the 7.5 acres of rock outcroppings on the site; and preserving views from Valley Circle Boulevard consistent with the policies in the Valley Circle Boulevard/Plummer Street Corridor Specific Plan;
- Implementation of the Project will help respond to the City's housing deficiency, as well as the Mayoral Objective to add 100,000 new residential units within the City by 2021, and further the goals of the City's Housing Element of its General Plan by adding new 33 housing units to the Site.
- Preserve views, the unique topography and vegetation, and the existing wildlife movement corridor by granting a conservation easement over approximately 63.26 acres of the site and an additional 3.5-acre parcel to the north of the Project Site to the Mountains Recreation and Conservation Authority, as well as preserving an additional 13.74 acres of open space through deed restrictions on the 33 residential lots, to ensure the open space area will remain in perpetuity;
- Permanently preserve public access to the existing trails located on the Project Site by preserving these trails in the open space lots and providing new trails and equestrian amenities to link to existing trails;
- Provide a secondary emergency ingress/egress route for the adjacent Andora Avenue neighborhood, which currently has limited emergency access as Andora Avenue is a dead-end street. Residents along Andora Avenue and the dead-end feeder streets will be provided a secondary emergency access to and from Plummer Street by the Project; and

- Provide construction jobs, tax revenues and economic benefits, including community development fee revenue to support local schools.

MITIGATION MONITORING PLAN

Pursuant to Section 15091 (a)(1) of the CEQA Guidelines, the City finds that implementation of the mitigation measures, regulatory compliance measures, and project design features included in Section 4 of the Final EIR would substantially lessen the significant environmental effects resulting from the Project. These mitigation measures, regulatory compliance measures, and project design features have been required in, or incorporated into the Project. In accordance with Section 15091(d) and Section 15097 of the CEQA Guidelines that require a public agency to adopt a program for reporting or monitoring required changes or conditions of approval to substantially lessen significant environmental effects, the Mitigation Monitoring Plan provided as Section 4 of the Final EIR is hereby adopted as the mitigation monitoring plan for this Project. The Mitigation Monitoring Plan for the Project is contained in full in **Section V, Mitigation Monitoring Plan** in the Final EIR, and is included herein as Conditions of Approval for the Project.

FINDINGS REGARDING FINAL EIR

Pursuant to CEQA, on the basis of the review and consideration of the Final EIR, the City finds the following:

1. Factual corrections and minor changes have been set forth as clarifications and modifications to the Draft EIR;
2. The factual corrections and minor changes to the Draft EIR are not substantial changes in the Draft EIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigated or avoid such an effect, or a feasible project alternative;
3. The factual corrections and minor changes to the Draft EIR will not result in new significant environmental effects or substantially increase the severity of the previously identified significant effects disclosed in the Draft EIR;
4. The factual corrections and minor changes in the Draft EIR will not involve mitigation measures or alternatives that are considerably different from those analyzed in the Draft EIR that would substantially reduce one or more significant effect on the environment; and
5. The factual corrections and minor changes to the Draft EIR do not render the Draft EIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Thus, none of the conditions set forth in CEQA requiring recirculation of a Draft EIR have been met. Incorporation of the factual corrections and minor changes to the Draft EIR into the Final EIR does not require the Final EIR to be circulated for public comment.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73427, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas, which provide local guidance and policies for future development within the City. The Chatsworth-Porter Ranch Community Plan designates the site for Minimum and Very Low I Residential land uses, with respective corresponding zones of OS, A1, A2, RE40, and RE20, RA. The Community Plan Map also indicates two proposed horse trails running through the property, connecting from Los Angeles County areas west of the subject site, to Valley Circle Boulevard and Plummer Street to the east of the site.

Although the Community Plan does not address subdivisions directly and instead addresses residential issues more broadly, it notes that the intensity of planned land use shall be limited in accordance with "the adequacy of the existing and potential street circulation system", "the availability of sewer, drainage facilities, fire protection services and facilities, and other public utilities" and "the compatibility of proposed developments with the existing adjacent developments" (Housing Section, pg.5). Development within the vicinity of high fire danger areas should also include features for protection against brush fires. In addition, the Plan encourages the preservation of archeological sites, horse-keeping uses, and the development of equestrian trails.

The site is also located within the Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan, which primarily sets width and improvement standards for Valley Circle Boulevard and seeks to preserve the area's natural terrain and scenic view sheds.

The subdivision of the site into thirty-four lots for the purpose of a residential development with integrated equestrian and public open space amenities, is consistent with the General Plan Framework, Community Plan, land use designations, and Valley Circle Scenic Corridor Specific Plan. The map is consistent with the Minimum and Very Low I Residential designations under the proposed (T)(Q)RE40-1-H-K and (T)(Q)RE20-1-H-K zones.

The recommended project and tract map will meet the Plan's objectives and policies by creating a logical land use pattern, consistent with the density and character of the surrounding established residential community. The property is accessed from Andora Avenue, with secondary fire road access from Valley Circle Boulevard, and internal streets to provide vehicular approaches for the individual lots. The development of thirty-three new single-family residences is not expected to create a significant impact on traffic or circulation, as evidenced in the traffic analysis provided in the Environmental Impact Report for the project. The land use intensity is also compatible with the available utilities. The availability of sewer and drainage facilities, fire and traffic access, as well as other public services and utilities, were found to be adequate or were appropriately mitigated during the environmental analysis for the project which included recommendations submitted from respective City departments or agencies. The tract map and its associated mitigation measures also incorporate fire protection features, the preservation of archaeological resources, installation of equestrian facilities, and

dedicated open space conservation easements, in-line with Plan policies. The project also meets the tract map technical requirements of the Municipal Code.

As conditioned, the proposed Tentative Tract Map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Subdivision Map Act and Los Angeles Municipal Code

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Bureau of Engineering, Bureau of Sanitation, Department of Water and Power, Fire Department, Department of Transportation, Department of Building and Safety, and Grading Division) have reviewed the map and found the subdivision design satisfactory and have imposed improvement requirements and/or conditions of approval. The proposed street design, public right-of-ways, and easements, which include the extension of Andora Place, modifications to the Andora Place Local Street standard for the protection of several mature oak trees, internal streets, a secondary access road, and horse trail easements, have all been found to be adequate. The proposed site drainage, grading, and availability of sewer connections would be able to accommodate the proposed project. In addition, secondary traffic access and fire protection measures have been imposed for public safety.

In addition, in conformance with LAMC 17.05.I, the Advisory Agency finds that traffic access, topography, and drainage conditions will safely allow lot averaging, and that such averaging is consistent with proper subdivision design, and in addition will provide the following benefits: require less grading than would a subdivision of conventional design not utilizing lot averaging and other environmental benefits such as the preservation of natural open space areas. Therefore, the width and area of not more than 20 percent of the lots in the subdivision are reduced as follows, in conformance with the minimum standards set in LAMC 17.05.I, while maintaining an average lot size of 22,340 square-feet for RE20-1-H-K zoned lots, and an average lot size of 43,372 square-feet for RE40-1-H-K zoned lots:

Lot 20 lot size (RE40 zone): 34,091 square-feet
Lot 21 lot size (RE40 zone): 33,592 square-feet
Lot 32 lot size (RE20 zone): 19,972 square-feet

Lot 29 lot width (RE20 zone): 77 feet
Lot 30 lot width (RE20 zone): 77 feet

General Plan and Community Plan

Other physical project features, such as lot sizes, lot configuration, equestrian amenities, and open space conservation easements, would be consistent with the General Plan and Community Plan. The existing site is currently vacant and adjacent to open space areas as well as single-family properties, with lot sizes primarily ranging from 15,000 to 40,000 square feet in area, and with larger half- to five-acre lots located further east of Andora Avenue. The improvement of the site with thirty-three single-family homes will be located on lots ranging in size from approximately 19,972 square-feet to 63,615 square-feet of lot area, with average lot sizes of 22,340 square-feet for RE20 zoned lots, and average lot sizes of 43,372 square-feet for RE40 zoned lots. These residential lots would all be clustered on the flatter portions of the site, compatible with the design and improvement of existing adjacent developments and designed to minimize grading and disruption to ecological communities and scenic and cultural resources.

The site's proposed equine-keeping "K"-district designation and the submitted Tract Map illustrating feasible locations for equinekeeping uses on each lot, indicate that the improvement of the proposed subdivision will remain viable for the keeping of horses on all lots, in-line with the policies of the Chatsworth-Porter Ranch Community Plan. Improvements on the site, such as approximately 1.5 miles of public equestrian trails, a horse water feature, and over 63 acres of open space conservation easements, further the goals of the Community Plan to retain the unique semi-rural and natural character of the area.

Improvements to the site, such as roadway, sidewalk, lighting and streetscape improvements on the proposed streets (**Condition S-3**) will also promote safety and visually enhance the public-right-of-way adjoining and within the property. The street widening improvement condition for Andora Avenue has been tailored to protect the existing oak trees with a modified 30-foot to 36-foot wide roadway. In compliance with LAMC 12.37.H.4, the Advisory Agency finds that the reduced improvement on Andora Avenue is made necessary by the conditions of the terrain and the existing improvements contiguous to the property involved.

Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan

In addition, the site design would be in conformance with the standards of the Valley Circle Specific Plan through the following features: minimized lighting; installation of horsekeeping features such as trails and water station; a reasonable protection of the scenic corridor through the use of earth-tone colors and materials for the residences; appropriate landscaped screening of the development from Valley Circle Boulevard; a preservation of over 63 acres of terrain through the designation of an open space lot; minimized grading; and landscaping of areas with native, low-water-need, fire-resistant plants.

Therefore, as conditioned, the design and improvement of the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the physical characteristics of the site are suitable for the proposed residential development. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, flood-related hazards, erosion hazard area, Alquist-Priolo Fault Zone,

etc.) However, the site is located within a sloping hillside area, within a very high fire hazard zone, and has a low potential for Valley Fever spores in the soil. The proposed residential portions of the development have therefore been concentrated on the flatter segments of the lot in order to minimize grading and to protect existing ecological and cultural resources. The proposed project site would also maintain appropriate fire buffer and brush clearance areas. Compliance with existing Air Quality Management District (AQMD) regulations and conformance to additional mitigation measures included in the project conditions will aim to protect workers from dust inhalation and to limit soil disturbance and dust generation to mitigate potential effects from Valley Fever exposure. In addition, the project's geological and soils engineering report, dated July 21, 2016, has been conditionally approved by Grading Division of the Department of Building and Safety, and the Fire Department has conditionally approved both the tract map and initial plans for the secondary access road for the development. Therefore, the site is considered suitable and safe for the proposed development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The subject site is suitable for the proposed 34-lot subdivision and development of 33 single-family residences. Approximately 61 acres of the site is designated for Minimum Residential land uses, with the remaining 30 acres designated for Very Low I Residential land uses. Compounded with the reduced density standards for Hillside areas, as noted in the Community Plan and LAMC Section 17.05-C, the maximum allowable density for the site would be capped at 43 dwelling units. The proposed project for 33 dwelling units has clustered the residential homes on the eastern and central portions of the property with access from Andora Avenue, thereby minimizing grading and disruption to areas of natural wildlife habitat located on the surrounding portions of the site. The resulting subdivision design also sets aside 63.2 acres of the property (approximately 70-percent of the site), including areas with the steepest local slopes, to be retained as open space and dedicated to a private non-profit entity. In addition, approximately 13.7 acres of the single-family residential lots are also "deed-restricted" to remain clear of structures and to serve as a buffer and transition between the open-space areas and the developed single-family residences. The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), further established that the physical characteristics of the site are suitable for the proposed residential development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is undeveloped and primarily comprised of natural open space. Habitat values are generally intact on site, although the eastern and central area that lies at the terminus of Andora Avenue is substantially disturbed, having been graded and used in the past for dumping of building waste. The site contains streambeds, non-wetland waters, several animal and plant regulatory species, habitat and migratory paths, as well as nine (9) non-protected trees and 30 protected oak trees located throughout the site.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the project would have a less than significant impact on the biological environment after the incorporation of several mitigation measures. Construction on the site has been limited to the previously-disturbed eastern and central portions of the site in order to protect a majority of the natural terrain for existing habitat and migratory linkages. In addition, a robust set of

mitigation measures have been included in the environmental report for the revegetation of riparian and plant areas, the protection of natural resources through the conservation of approximately 70 percent of the site area, and measures for minimized disturbance to local wildlife during construction and operation of the project.

Therefore, no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned as part of the project.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code and the Building Code. Any applicable health and safety related requirements as mandated by law would be enforced to ensure for public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management). The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The development would be connected to the City's sanitary sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards.

In addition, a Draft Environmental Impact Report ("DEIR") has been prepared for the proposed project, which further analyzed the project's potential to impact air quality, noise, hazards, public services, and utilities on the immediate and surrounding community. The environmental analysis concluded that with the imposition of prescribed mitigation measures, that the project would not result in any adverse impacts to public health or safety, with the exception of temporary and intermittent construction noise impacts. However, these noise impacts would not be sustained and would not result in a serious public health problem.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are two irrevocable offer easements located on the Subject Property that are proposed to be merged because they are no longer needed. They are:

- Sanitary sewer easement 01-0089302 O.R. with an area of 2,769 square feet;
- Future street (3.27 acres), slope (20.58 acres) and storm drain easement 01-0089303 O.R.

There are no additional existing public access easements. Needed public access for roads and utilities, as well as an equestrian trail will be acquired by the City prior to recordation of the proposed tract.

Therefore, the design of the proposed subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73427.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAR 23 2017**

Case No.: VTT-73427-1A

Council District: 12 – Englander

CEQA: ENV-2014-3995-EIR; SCH No. 2015021057

Plan Area: Chatsworth – Porter Ranch

Related Case: CPC-2004-7308-ZC-ZAD-K

Project Site: 9503 North Andora Place

Applicant: Andora Properties I, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Appellants: Snowdy Dodson, California Native Plant Society, LA-Santa Monica Mountains Chapter; Carla Bollinger, Chatsworth Nature Preserve Coalition; Dina Fisher, Chatsworth Lake Manor Citizen's Committee, LA County District 5 Town Council; Friends of Chatsworth Wildlife, Rep.: Dean Wallraff, Advocates for the Environment; James Van Gundy; Jason Sandler; Teena Takata

At its meeting of **February 23, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Vesting Tentative Tract No. 73427 for the merger and re-subdivision of six parcels into a maximum of 34 lots, (33 residential lots and 1 open space lot) and a Haul Route for the import of 4,780 cubic yards of materials, for the development of 33 single-family dwellings on an approximately 91-acre site, as shown on map stamp-dated December 20, 2016;

1. **Found** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Draft Environmental Impact Report No. ENV-2014-3995-EIR; SCH No. 2015021057, dated February 2016 and Final EIR dated September 2016, (Andora Subdivision Project EIR); and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project;
2. **Denied** the appeals in part and **granted** the appeals in part;
3. **Sustained** in part the action of the Advisory Agency in approving the Vesting Tentative Tract.
4. **Adopted** the Conditions of Approval as modified by the Commission; and
5. **Adopted** the Findings.

This action was taken by the following vote:

Moved: Perlman

Second: Choe
Ayes: Ambroz, Katz, Mack, Millman, Padilla-Campos, Dake Wilson
Absent: Ahn

Vote: 8 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is further appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: APR 03 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings

c: Luciralia Ibarra, Senior City Planner
Milena Zazasdien, City Planner

CONDITIONS OF APPROVAL

As modified by the Commission on February 23, 2017

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Conditions are listed in "Standard Condition" section at end)

1. The following dedication and easement shall be provided for the extension and completion of Andora Avenue:
 - a. A 14-foot dedication for that portion of Andora Avenue adjacent to Lots 26-31 of VTTM 73427 shall be made in order to preserve existing oak trees abutting that portion of the roadway and to achieve a 44-foot public right-of-way. In addition, a sidewalk easement provided along the secondary frontages of Lots 26-31 of not less than four (4) feet, unobstructed, shall be provided.
 - b. From a portion of Lot 31 west, Andora Avenue shall be dedicated with a total right-of-way of 44-feet including a 39-foot property line radius cul-de-sac at the terminus on an established alignment all satisfactory to the Valley District Engineer. In addition, a six (6) foot wide public sidewalk easement shall be provided on both sides of the above dedication and around the cul-de-sac.
2. That a 44-foot wide public right-of-way be dedicated for the proposed "A" street including 15-foot radius property line returns at the intersection with newly dedicated Andora Avenue and 39-foot property line radius cul-de-sac at the terminus "C" all on alignment satisfactory to the Valley District Engineering Office. In addition 6-foot wide public sidewalk easements be provided on both sided of the above dedication and around the cul-de-sac.
3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section and the Department of Recreation and Parks.

4. That any existing public street, storm drain, sewer, and slope easements not necessary and recorded under **Irrevocable Offer To Dedicate** to the City Of Los Angeles be abandoned by the final map satisfactory to the City Engineer.
5. That Lot 34 and 35 be merged as one Lot No. 34 on the final map.
6. That any existing public easements be correctly shown on the final map.
7. That any existing future street on Andora Avenue adjoining the tract be accepted by the final map.

8. That if necessary tentative tract No.53426 be **Received and Filed** prior to the final map recordation of this tract.
9. Provide any necessary onsite and offsite emergency access road within suitable easements as determined to be required by the Fire Department.

NOTE: See Condition S-3 on page 30 for improvement conditions.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

10. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 9, 2016, Log No. 92529-01 and attached to the case file for Tract No. 73427.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copies of the Certificate of Compliance from City Planning for the existing parcels within the boundary of this map. Lots cut after 7/29/1962 are required to obtain approval from City Planning.
 - b. Provide a copy of (T) condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - c. Provide a copy of CPC case CPC-2004-7308-ZC-ZAD-K. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Provide 20 ft. street frontage and 20 ft. wide access strip from Lot 34 to a public or private street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - f. The submitted Map does not comply with the minimum lot area (40,000 s.f.) requirement of the **(T)RE40-1 Zone** for Lots 1 to 7, Lot 20 to 21, and Lots 26 to 33. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

This property is located within the Valley Circle Boulevard - Plummer Street Scenic Corridor.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision

application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

12. Prior to recordation of the final map, satisfactory arrangements shall be made to satisfy the recommendations of the Department of Transportation.
 - a. All requirements and conditions listed in the DOT traffic assessment letter dated August 27, 2015, and all subsequent revisions to this traffic assessment, be applied to the tract map. This includes that the applicant shall submit final plans to conform to DOT's criteria as published in DOT Manual of Policies and Procedures, Section 321:
 - i. The parking layout plan shall include adjacent roadway curbs and existing all curb cuts, structures, vaults and trees within 25 of proposed driveways.
 - ii. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with an accessible width "W" (exclusive of side slopes) of 30 feet for two-way access.
 - b. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
 - e. Also see the following traffic measures listed under the CITY PLANNING – ENVIRONMENTAL MEASURES SECTION of this report: MM L-1 and MM L-2.

FIRE DEPARTMENT

13. Prior to the recordation of the final map, plot plans shall be submitted for Fire Department approval and review. In addition, the tract map shall be in accordance with the following:
 - a. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
 - b. Mitigation measures shall be considered. These measures shall include, but not be limit to the following: boxed-in eaves; single pane, double thickness (minimum 1/8" thickness) or insulated windows; non-wood siding; exposed wooden members shall be two inches nominal thickness; noncombustible finishes.

- c. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
- d. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.
- e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- h. As long as the grade is maintained at least 15 percent overall and 20 percent maximum at specific points and easement agreements are met to the satisfaction of the LAFD, secondary access as proposed is acceptable. Turning radius along secondary emergency access road shall be maintained at 20 feet minimum. Fire lane width shall not be less than 20 feet.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- k. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
- l. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
- m. All homes shall have noncombustible roofs (non-wood).
- n. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the Homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of

condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)
15. Developer must complete the following financial arrangements prior to tract recordation:
 - a. Supply System: Acreage Supply Charge
 - b. Existing and Proposed Water Mains
16. Engineering requirements prior to tract recordation:
 - a. An accurate street and site grading plan must be furnished to this Department:
 - i. To determine the safety or accessibility of existing or proposed facilities.
 - ii. To determine accurately the conditions or limitations of service.
17. Prior to receiving water service the developer must arrange for the Department to install the following: Connections to Existing System.
18. Proposed water services for tract will be provided subject to the following conditions: Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
19. Conditions under which water service will be rendered: Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lots where pressures exceed 80 psi at the building pad elevation: the entire subdivision.
20. Los Angeles City Fire Department requirements: New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

BUREAU OF SANITATION

21. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

INFORMATION TECHNOLOGY AGENCY

22. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such

arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

23. That the Quimby fee be based on the RE20 and RE40 Zones.

URBAN FORESTRY DIVISION AND DEPARTMENT OF CITY PLANNING

24. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
25. A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each protected one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

26. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed subdivision to a maximum of thirty-four (34) lots as provided on the Vesting Tentative Map.
 - b. Lot 34 shall be a minimum of 63 acres and shall be designated for open space uses only. Development of any structures or buildings shall be prohibited on this lot, with the exception of a horse watering station.
 - c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
27. **Valley Circle Boulevard – Plummer Street Scenic Corridor Specific Plan.** The following conditions serve to implement the Specific Plan standards:
- a. All utilities shall be underground.
 - b. Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
 - c. A "Horse Water Station" shall be installed and located near the westerly terminus of the Andora Avenue extension by Lot 12 and shall be maintained by the HOA.
28. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has reviewed and approved the following item(s) as it applies to this subdivision and the proposed development on the site:

- a. Lot Averaging for the Tract Map is permitted pursuant to LAMC 17.05.I, allowing for the following deviations in lot area and lot width requirements in the RE20-1-H-K and RE40-1-H-K zones:

In lieu of the required 40,000 square-foot lot area minimum of the RE40 Zone:

- Lot 20 lot area: 34,091 square-feet
- Lot 21 lot area: 33,592 square-feet

In lieu of the required 20,000 square-foot lot size minimum of the RE20 Zone:

- Lot 32 lot area: 19,972 square-feet

In lieu of the required 80-foot lot width minimum of the RE20 Zone:

- Lot 29 lot width: 77 feet
- Lot 30 lot width: 77 feet

29. Equine Keeping. The Final Tract Map shall depict equine areas on each residential lot in conformance with the following standards:

- For each lot, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage, and shall be in conformance with the provisions of LAMC Section 13.05 and 12.21.C5.
- It shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures; therefore they are prohibited in the 2,000 sq-ft area). Only landscaping, open and roofed unenclosed (except for structural supports) patio uses shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage of feed and equipment, preferably covered.
- Both the 2,000 square foot level area and the 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in a non-"K" district).
- A minimum 10-foot wide unobstructed vehicular access path to each equine area shall be required from a public street and shall be separate from any secondary access path or fire lane required by the Fire Department.

30. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The equestrian trail easement shall be fully improved along all portions adjacent to or within Lots 1 and 12-33 and in accordance with the following conditions:

- The public equestrian trail shall be double-railed (unless there is an existing wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Materials for the railings shall be either wood or concrete and the surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railing height and openings shall be as necessary per equestrian trail standards of the City Engineer. All concrete driveways or private street crossings within the equestrian trail easement shall be

provided with a stiff broom finish and/or acceptable equine walk surface treatment. The trail shall remain accessible and unobstructed at all times across the subdivision. A standard City horse trail sign shall be installed along the trail easement.

- b. A Homeowners Association shall be established and shall be required to maintain the horse trail easement free of obstructions, and to repair, restore and replace the public horse trail easement and rails constructed along the trails, as well as maintain the horse watering station. This requirement shall be included in the CC&Rs, a copy of which shall be given to the Advisory Agency for placement in the Tract file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

31. **Zone Change.** Prior to the issuance of the building permit or the recordation of the final map, a copy of the final action for Case No. CPC-2004-7308-ZC-ZAD-K shall be submitted to the satisfaction of the Advisory Agency. In the event that these cases are not approved, the subdivider shall submit a tract modification.

32. **Model Homes.** Approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Major Projects Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

33. **Haul Route.** Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

- a. The project is limited to the import of 4,780 cubic yards of material.
- b. Streets to be used are limited to: Andora Avenue, Valley Circle Drive, Lassen Street, Topanga Canyon Blvd., State Route 118, Interstate 405, State Route 126, and Newhall Ranch.
- c. Hauling hours of operation shall be restricted to between 9:00 a.m. to 3:00 p.m. Monday through Friday. No hauling activity occurs on Saturday or Sunday. Trucks shall not arrive at the construction site before the prescribed start time.
- d. A total of approximately 20 truck trips per day will occur over an estimated 24 days of hauling.
- e. Trucks shall be restricted to 10.0 cubic yard capacity semi-trailer trucks or smaller.
- f. All staging shall be on-site. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the adjacent residential streets.
- g. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start

of hauling (213-485-3106).

- h. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- i. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- j. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- k. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- o. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook".
- q. The City of Los Angeles, Department of Transportation, telephone 213-485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- r. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Services Investigation and Enforcement Division at 213-847-6000 before the change takes place.
- s. The permittee shall notify the Street Services Investigation and Enforcement Division, 213-847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- t. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling 818-374-5082.

34. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the

- entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MEASURES AND MITIGATION MONITORING PROGRAM

35. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items listed under this Tract's

approval and all subsequent approvals associated with this case. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of all mitigation items.

36. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. Where appropriate, the Project's Draft and Final EIRs have identified mitigation measures, regulatory compliance measures, and project design features to avoid or to mitigate potential impacts identified to a level where no significant impacts on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the Project's mitigation measures as well as its project design features.

As shown on the following pages, each required mitigation measure and proposed project design feature for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The Project's MMP will be in place throughout all phases of the Project. The Project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning,

engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the Applicant, shall assure that Project construction and operation occurs in accordance with the MMP.

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modifications. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in Secretary of Interior Standards. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

37. **Mitigation Measures (MM) and Project Design Features (PDF).** The development of the project site is hereby bound to the following Mitigation Measures and Project Design Features, which are conditions of approval for the project.

Aesthetics and Visual Resources

PDF-1 The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximately 63.26 acres under the Project.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-3 Common open space areas (i.e.: equestrian trails) and deed restricted areas shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails shall be maintained and remain accessible for the general public's use.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Ongoing

Action Indicating Compliance: Issuance of Building Permit

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction; Ongoing

Monitoring Frequency: Once at plan check; Field inspection sign-off; Ongoing

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-5 A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-8 The Applicant shall provide a one-time payment to the Mountain Recreation & Conservation Authority (MRCA) in the amount of \$15,000 for trail maintenance and signage.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-9 A conservation easement shall be granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity as a permanent open space conservation easement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-10 All structures proposed within Lots 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-11 The exteriors of all building structures shall utilize earth-tone colors and natural building materials in order to promote aesthetic compatibility with the surrounding area.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Air Quality

MM B-1: Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;

- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and
- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's homeowners association (HOA) in clean and sanitary conditions.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable Building Permit (Preconstruction); Issuance of Certificate of Occupancy (Operation)

MM B-2

The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make NIOSH approved respiratory protection with particulate filters as recommended by the CDPH available to workers who request them.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, at plan check for project; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy (Operation)

MM C-1: Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Prior to Project grading; Construction

Monitoring Frequency: Once, prior to grading; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-2: The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of building permit if grading occurs outside of reproductive season; Once, prior to the bat maternity roosting season (April 1 to September 30) if Project construction occurs during the maternity roosting season

Action Indicating Compliance: Issuance of building permits

MM C-3: No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susan tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

Enforcement Agency: California Department of Fish and Wildlife (CDFW); United States Fish and Wildlife Service (USFWS); Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-4: To offset the permanent loss of 0.35 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers [ACOE] jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the ACOE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the ACOE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

Enforcement Agency: CDFW; LARWQCB; ACOE; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of grading permit; Field inspection verification

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-5: To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other project mitigation measures.
- CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.
- Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- All tree protection measures in the above-referenced Tree Report would be implemented during project construction.
- Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-6: Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around

active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once during plan check; Once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-7: The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

Enforcement Agency: Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during brush and tree removals

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-8: Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-9: Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-10: The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-11: "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-12: The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Prior to Issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-13: All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-14: All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-15: Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in **Mitigation Measure C-5** above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

Cultural Resources—Historical

MM D-1: The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM D-2: Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Construction

Monitoring Frequency: Once, prior to issuance of grading permit; Ongoing during Construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Hydrology and Water Quality

PDF-12 A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

MM I-1: Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-2: When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-3: Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-4: The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Public Services - Fire Protection Services

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the LADWP, LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-1: Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Periodic field inspections prior to June 1

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-2: All landscaping on the Project Site shall utilize fire-resistant plants and materials.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

K.1-3: All homes shall be constructed with non-combustible (non-wood) roofs.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area." shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Operation

Monitoring Frequency: Ongoing after construction

Action Indicating Compliance: Issuance of Certificate of Occupancy; Ongoing

- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy permits

Public Services - Police Protection Services

- K.2-1:** Public Services (Police) The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Transportation and Traffic – Construction

- MM L-1** To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on

vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM L-2

Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.
- The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 485-3106).
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.

- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.
- The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Building Permit

Utilities - Water Supply

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Utilities - Energy Conservation

PDF-13 Each single family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall

be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No new street lights are required, in order to minimize lighting in accordance with the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, public and/or private drainage facilities including retention and/or debris basins may be required satisfactory to the City Engineer.
 - b. Improve Andora Avenue being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 30-foot roadway and a sidewalk of not less than four (4) feet unobstructed for that portion of Andora Avenue adjacent to Lots 26-31, in a manner satisfactory to the City Engineer. From that portion of Lot 31 west to its terminus, Andora Avenue shall be improved with concrete curb and gutters and a roadway surface of 35 feet. Sidewalks

- of six (6) feet on both sides of the street shall be provided within the required public sidewalk easement.
- iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvements satisfactory to the City Engineer.
 - v. The suitable improvement of the 35-foot curb radius cul-de-sac.
- c. Improve "A", Street being dedicated by the construction of the following:
- i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 36-foot wide roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvement.
 - v. Suitable improvements of the 35-foot curb radius cul-de-sac at the terminus.
- d. Improve any emergency access road onsite and off-site by the construction of a suitable surfacing to provide 20-foot roadway satisfactory to the Fire Department and the City Engineer.
- e. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- f. Construct a public equestrian trail on the provided 12-foot wide easement along Lots 1 and 12-28 within the tract map boundary line. Additional conditions may be required by the Department of City Planning (see Condition 30 on page 9, aka 'Public Equestrian Trail').

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variances from the Municipal Code, unless approved specifically for this project under separate conditions.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS

CEQA FINDINGS

California Environmental Quality Act (CEQA) – Having received, reviewed, and considered the following information as well as the other information in the record of proceedings on this matter, pursuant to the requirements of CEQA, including but not limited to Public Resources Code, section 21081 and CEQA Guidelines, section 15091 the City finds, determines, and declares as follows:

PROJECT SUMMARY AND BACKGROUND

The Andora Subdivision Project Draft Environmental Impact Report (EIR) evaluated a 44-lot Vesting Tentative Tract Map (VTTM), including 42 residential lots and 2 open space lots, originally proposed for the Project Site. The Draft EIR included analysis of a reasonable range of alternatives to the proposed 44-lot subdivision as required by the California Environmental Quality Act (CEQA) to provide additional information on how to reduce the environmental effects of the Project as originally proposed and evaluated in the Draft EIR. One of the alternatives evaluated, the Reduced Density Alternative, a 35-lot subdivision design, consisting of 33 single family residential lots and 2 open space lots, was identified as the Environmentally Superior Alternative in the Draft EIR as it reduced the environmental effects of the Project to the greatest degree of the alternatives evaluated, while still meeting most of the basic objectives of the Project.

After release of the Draft EIR for public review, the Project Applicant replaced the 44-lot subdivision filed with the application with a 35-lot subdivision that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR.

Following the public hearing on the project, the two open space lots were merged into one lot. The 34-lot subdivision Project as currently proposed will create 33 single-family residential and horse keeping lots and one open space lot on the 91-acre site. Related actions include a zone change to designate portions of the site, currently zoned Agricultural (A1-1) to Residential Estate zones (RE20 and RE40) and the establishment of a horsekeeping district. The proposed 34-lot tract map clusters residential development in the easterly portion of the site and uses Andora Avenue as the primary means of access to the community to minimize the amount of grading necessary and preserves the steeper hillside portions of the site in the open space lots.

Andora Avenue would be extended from its current terminus to provide access to the residential lots. A second single-entry access road ("Street A") extends south and easterly approximately 730-feet from the Andora Avenue extension and consists of a 44-foot-wide public right-of-way and a cul-de-sac bulb with a minimum 35-foot radius. Other components of the revised Project would also include a secondary emergency access road, utility infrastructure, permanent preservation of two open space lots, equestrian trails and a horse-watering station.

The open space lot zoned RE40-1-H-K/RE20-1-H-K will have an area of approximately 63.26 acres (85 percent of the total Project Site) and will remain in near natural condition, except for limited graded and landscaped slopes and retaining walls for slope stabilization at the westerly terminus of Andora Avenue and on several of the proposed single family residential lots.

Construction of the Proposed Project would occur over approximately 26 months and consist of 2 phases: Phase 1 - Grading and infrastructure construction (streets, sewer, storm drain, water, etc.); Phase 2 - Home construction, with construction of eight to nine homes at a time through completion of the Project.

ENVIRONMENTAL DOCUMENTATION BACKGROUND

The City of Los Angeles Department of City Planning, acting as lead agency, distributed a Notice of Preparation (NOP) of an Environmental Impact Report ("EIR") to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on February 17, 2015. The NOP was circulated for a period of 30 days, with the review period ending March 19, 2015. Following the end of the review period for the NOP, the City considered the comments received and prepared the Draft EIR that evaluated the potential environmental effects of the 44-lot VTTM as originally proposed, and which was circulated for public review, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), and the State CEQA Guidelines (14 Code of Regulations 15000 *et seq.*, "CEQA Guidelines") and City Guidelines (L.A. CEQA Thresholds Guide). The City provided an extended public review and comment period of 61 days starting on February 18, 2016 and ending on April 18, 2016 for the Draft EIR in lieu of the required minimum 45-day public comment period.

During this review period, the City Planning Department accepted comments from public agencies and the public. The City received 88 letters and email messages during this review period commenting on Draft EIR. Copies of the original comment letters are contained in Section III of the Final Environmental Impact Report (Final EIR). Upon the close of the public review period, written responses were prepared to comments received on the Draft EIR.

The Final EIR for the Andora Subdivision Project was prepared pursuant to CEQA and the State and City CEQA Guidelines, and includes the Draft EIR (incorporated by reference), additions and corrections to the Draft EIR, a list of parties commenting on the Draft EIR, the comments received on the Draft EIR, and written responses to these comments. The Final EIR included a set of topical responses addressing topics raised in multiple comment letters to facilitate understanding of the information provided in the Final EIR related to these topics: Wildlife Movement, Visual Character of Area, Land Use Compatibility, Baseline Hillside Ordinance, Construction Air Quality Impacts, Traffic Impacts, and Water Supply.

The Final EIR was made available on the Los Angeles Department of City Planning website starting on September 2, 2016.

On September 20, 2016, a public hearing was conducted by the City's Deputy Advisory Agency and a Hearing Officer at the Marvin Braude Building at 6262 Van Nuys Boulevard, at which public testimony regarding the Proposed Project was accepted. At the end of this hearing, the Deputy Advisory Agency and Hearing Officer took the case under advisement for further review and determination and provided additional time for the submittal of written comments. The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the EIR for the Project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant," these findings nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the Project, the following sections are provided:

Description of Significant Effects – A specific description of the environmental effects identified in the EIR, including a conclusion regarding the significance of the impact, if any.

Mitigation Measures – Identified mitigation measures as well as Project Design Features, Conditions of Approval and/or Regulatory Compliance Measures or actions that are applicable to/required as part of the Project.

Finding – One or more of the findings made pursuant to CEQA Guidelines Section 15091(a).

Rationale – A summary for the reasons for the City's finding(s) in accordance with CEQA Guidelines Section 15091(a)

Reference – A notation on the specific section(s) of the Draft and/or Final EIR, which includes

the evidence, analysis and conclusion regarding the identified impact.

For the environmental impacts identified in the Final EIR to be less than significant, a statement explaining why the impacts are less than significant is provided.

ENVIRONMENTAL EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT DURING THE INITIAL STUDY OF THE PROPOSED PROJECT

CEQA seeks to disclose environmental impacts associated with a proposed project. The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a proposed project prior to its consideration and approval. This is accomplished by the preparation of initial studies and an environmental impact report. In this case, an initial study was conducted and determined that the Project will not result in any potentially significant impacts related to the environmental topics identified and discussed below and, for this reason, these topics are not analyzed in detail in the Final EIR.

A. *Agricultural Resources*

The Project Site does not contain any area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Though the site is currently zoned Agricultural (A1-1) no agricultural uses occur on or adjacent to the site, the site has not been used historically for agricultural activities, and no Williamson Act contract applies to the site. For these reasons, the Initial Study prepared by the City concluded that there would be no impact on Agricultural Resources.

B. *Geology and Soils*

The Project would connect to the City of Los Angeles waste water collection and treatment system. For this reason, the adequacy of the soil to support septic tanks or similar on-site waste water disposal was not evaluated.

C. *Hazards and Hazardous Materials*

The Project Site is undeveloped and the Project would allow single family residential uses on a portion of the site. The proposed residential use would not involve the use, transport, emission, or disposal of hazardous materials. The Project Site is not listed on any regulatory databases of hazardous facilities or properties. No adjacent properties contain uses involving the handling of hazardous materials or are contaminated with hazardous materials that could affect the Project Site.

The single-family homes proposed on a portion of the site would not interfere with aviation operations or with emergency response or evacuation plans. The Project has also been designed to conform to necessary emergency access requirements and safety codes. Construction of the proposed Project would not pose a safety hazard except for a potential impact due to wildland fires which is discussed in **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

D. *Hydrology and Water Quality*

The Project Site is not located within a mapped flood zone nor would it be potentially exposed to damage from failure of a levee or dam.

E. *Mineral Resources*

The Project Site and the surrounding area are not used for mineral extraction and are not known to contain valuable mineral resource nor have been so delineated on any plan; therefore, no impacts to mineral resources would result from implementation of the Proposed Project.

G. *Population and Housing*

The Project Site is currently undeveloped land. Therefore, the Project would not displace existing housing or people.

H. Public Services - Schools

The City of Los Angeles CEQA Thresholds Guide provides an initial screening criteria of “a net increase of at least 75 residential units, 100,000 square feet (sf) of commercial floor area or 200,000 sf of industrial floor area”. If a project does not meet one of these criteria, the Thresholds Guide states that “there would normally be no significant impact on Public Schools from the Proposed Project.” The Project is smaller than the screening criteria and would generate a relatively small population increase. LAUSD has been implementing a new facility construction program and a school upgrade program to address capacity issues within the district. The Project Applicant will be required to pay mandatory developer fees pursuant to *California Education Code*, Section 17620(a)(1); to offset the Project’s demands upon local schools as indicated in Regulatory Compliance Measure RC-PS-1 in the Draft EIR:

Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee): Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with Government Code Section 65995.

These fees provide full and complete mitigation of school facilities impacts.

I. Public Services - Parks

The population increase associated with the Project would be relatively small compared to the service population of the City of Los Angeles and the County of Los Angeles and within the population projections used to develop the City’s current plans for park facilities. Furthermore, the Project Applicant would be assessed development fees for the acquisition or improvement of parks within the surrounding community as indicated in Regulatory Compliance Measure RC-PS-2 in the Draft EIR:

Regulatory Compliance Measure RC-PS-2 (Increased Demand for Parks or Recreational Facilities): [Subdivision] Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the Applicant shall pay the applicable Quimby fees for the construction of dwelling units.

J. Public Services – Libraries

The population increase associated with the Project is relatively small compared to the service population of the City of Los Angeles and the population projections used to develop the City’s current plans for library facilities and services.

K. Recreation

The Project as proposed would not include the construction of an active recreation facilities that could result in impacts on the environment. The open space and equestrian features of the Project would provide recreational amenities consistent with the existing environment. The existing trails, currently located on private property, are located on the portion of the Project Site that will be preserved as open space in a conservation easement to be granted to the Mountains Recreation and Conservation Authority (MRCA). Funds will also be provided by the applicant to provide for signs and limited improvements to these existing trails by the MRCA.

ENVIRONMENTAL EFFECTS FOUND TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION

The EIR found the following environmental impacts to be less than significant. In making each of the findings below, the City considered the project features, programs, and policies, and environmental setting discussed in the Final EIR. The following environmental impacts of the proposed Project will be less than significant. No mitigation measures are required.

A. Aesthetics

1. Visual Character

The City finds that the Project would result in ***less than significant impacts*** related to the visual and community character of the area. The Project would permanently alter the existing visual character of the Project Site through the development of 33 single family lots on the eastern portion of the site adjacent to the existing neighborhood on Andora Avenue. The aesthetic impact would be considered less than significant as the Project would be developed in a manner that is consistent with existing residential properties in the immediate vicinity on Andora Avenue and Trigger Street, would minimize grading and preserve most of the site in an undeveloped natural state, would follow contour grading practices consistent with the City's Landform Grading Manual, in conformance with Regulatory Compliance Measure RC-AE-1, and would not be prominently visible from the Valley Circle Scenic Corridor.

The Project Site is not visible from Valley Circle Boulevard between Plummer Street and Chatsworth Oaks Park and, for this reason, the impact of the Project on the visual character of the area and views from the Valley Circle Boulevard Corridor and the unincorporated community of Chatsworth Lake Manor would not be significant. Visual impacts would be less than significant. The Final EIR determined that the elevation of the representative viewpoints on Valley Circle Boulevard vary range from 915 to 935 feet and the elevations of the representative viewpoints in the unincorporated community of Chatsworth Lake Manor located west of the Project Site range from 995 to 1055 feet. The intervening topography between Valley Circle Boulevard and Chatsworth Lake Manor and the portion of the site proposed for development would obstruct views of the proposed homes from Valley Circle Boulevard and the community of Chatsworth Lake Manor. As stated in the letter commenting on the Draft EIR submitted by the Santa Monica Mountains Conservancy (SMMC), visual impact concerns from public lands, which include Chatsworth Oaks Park, are not considered significant because the 33 residential lots currently proposed are located within a portion of the Project Site that is a natural bowl that is lower in elevation than the surrounding topography.

The Final EIR concluded that the 35-lot VTTM Project would only impact several small rock outcroppings in the southern portion of the grading limits of the site, out of the more than 66 rock outcroppings present on the site. Overall, the Project Site contains 7.4 acres of rock outcroppings and the 35-lot VTTM Project will impact 0.1 acres of this total. Almost all the rock outcroppings present on the Project Site, including the larger and more visible and scenic rock outcroppings on the site will be preserved in the two open space lots and the deed restricted portions of the residential lots.

Landscaping in designated common space areas to be maintained by the Homeowner Association (HOA) will be designed to blend in with the existing vegetation and terrain of the area and would be consistent with the City of Los Angeles Landscape Ordinance and the provisions of the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan. Therefore, aesthetic impacts associated with site design and compatibility with the overall character of the neighborhood would be less than significant.

Further, the Project has been designed to minimize impacts to protected oak trees by minimizing the removal of and designing around sizable tree species. A modified street design

is proposed for Andora Avenue at the entry to the site to preserve existing oak trees at this location to the greatest extent feasible. The single-family residences would reflect the style and design of single-family homes typical to Southern California and would not exceed two stories, or 36 feet, in height (and 26 feet in height on Lots 25 and 26). After the Final VTTM is recorded, the new residential lots would be subject to the City's Baseline Hillside Ordinance as required by Regulatory Compliance Measure RC-AE-1. Each structure would maintain a safe and sanitary condition as required by Regulatory Compliance Measure RC-AE-2.

RC-AE-1: Compliance with Baseline Hillside Ordinance. To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage, and grading restrictions.

RC-AE-2: Compliance with provisions of the Los Angeles Building Code. The Project shall comply with all applicable building code requirements, including the following:

- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish, garbage, trash, overgrown vegetation, or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

2. Views and Vistas

The City finds that the Project would result in ***less than significant impacts*** related to views and vistas. The Project would occupy a relatively small portion of the field of view from locations surrounding the site and would not block views of the portion of the Project Site that would be preserved as open space. The Final EIR determined that due to intervening topography the portion of the site proposed for development would not be visible from Chatsworth Lake Manor or almost all of Valley Circle Boulevard. Portions of the homes on Lots 25 and 26 may be visible from a small section of Valley Circle Boulevard. Project Design Feature 10 (see Section 4 below), would be implemented to reduce any potential views from Valley Circle Boulevard to the extent feasible. Further, the Project is not visible from Chatsworth Lake Manor and therefore, there would be no impacts to views from this roadway segment. Comments to the Draft EIR submitted by SMMC (discussed above), further indicate that impacts to views from public lands near the Project Site would also not be significant. Therefore, approval of the Project would not lead to adverse effects on views and/or vistas.

3. Light and Glare

The City finds that the Project would result in ***less than significant impacts*** relating to light and glare. Lighting for the Project would include low-level exterior security lighting and street lighting located throughout the Project Site. The intervening topography located between the portion of the Project Site and the surrounding area will minimize the effect of lighting on the surrounding area. The masonry walls located along the rear edge of the building pad areas on some of the lots would also reduce the effect of lighting from homes and backyards onto adjacent areas.

The development of the site would be similar to the adjacent single-family neighborhood to the east of the site. To further minimize the effect of lighting on the surrounding area, no street lighting will be required for the 35-lot VTTM under the City's approval of the project. Further, and in an abundance of caution, Mitigation Measure C-14 requires all outdoor lighting at the proposed residences to be shielded, low luminescence and directed toward structures to

minimize nighttime lighting in the natural areas (though mitigation is not required to reduce impacts from light and glare to less than significant levels).

The Project would not create any substantial glare impacts. Any glass to be incorporated into the façades of the single-family dwelling units would be low-reflectivity or accompanied by a non-glare coating, as feasible.

For these reasons, the approval of the project would not result in any significant impacts relating to light or glare.

4. Project Design Features

PDF-1 The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lot, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

PDF-3 Common open space areas (i.e.: equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

PDF-5 A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas** (of the Final EIR), consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

PDF-10 All structures proposed within Lot 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.

PDF-11 The exteriors of all building structures shall utilize earth-tone colors and natural building materials to promote aesthetic compatibility with the surrounding area.

5. Cumulative Impacts – Aesthetics

The City finds that the Project would result in *less than significant cumulative impacts*

relating aesthetics. There are no related projects adjacent to or within the primary viewshed of the Project Site. As such, the Project Site and related projects would not have the potential to result in a cumulative aesthetic impact as they are all visually disconnected. Therefore, the Project's cumulative aesthetic impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

B. Air Quality

1. Consistency with Air Quality Management Plan

The City finds that the Project would result in *less than significant impacts* relating to consistency with the Air Quality Management Plan (AQMP). The AQMP focuses on long-term sources of emissions. Compliance with the United States Environmental Protection Agency (US EPA) exhaust standards and California Air Resources Board (CARB) emission reduction strategies, in conjunction with local control measures such as the City's Green Building Ordinance, would ensure that development of the Project would not interfere with the implementation of AQMP. At expected build-out, VOCs would increase but still fall below the SCAQMD significance threshold. Therefore, approval of the Project would be consistent with the AQMP goals to reduce pollution levels.

2. Construction Emissions (Regional and Local)

The City finds that the Project would result in *less than significant impacts* relating to air quality emissions from construction activities. The EIR studied the worst-case daily construction emissions for each phase of construction for the original project of 42 homes, using the California Emissions Estimator Model (CalEEMod) modeling program. The highest emission source for Reactive Organic Gas (ROG) was architectural coating at 6.78 pounds/day, the highest emission for Nitrogen Oxides (NOx) was site clearing at 38.96 pounds/day, the highest emission for Carbon monoxide (CO) was site clearing at 39.96 pounds/day, the highest emission for Sulphur Oxide (Sox) was site clearing at 0.09 pounds/day, the highest emission for PM₁₀ was site clearing at 10.33 pounds/day, and the highest emission for PM_{2.5} was site clearing at 5.57 pounds/day. The Project's construction emissions were below the South Coast Air Quality Management District's (SCAQMD's) significance thresholds for each of the five criteria pollutants under the 42 homes and would be even further below these thresholds for the 33 home Project. Therefore, the Project's contribution to regional construction emissions would be less than significant.

Localized on-site emissions for NOx, CO, PM₁₀, and PM_{2.5} would be below the thresholds of significance, with adherence to regulatory compliance measures RC AQ-1 through RC AQ-4, for a 5-acre site in SRA 6 during all phases of construction. Based on the construction schedule, it is not anticipated that any overlap of construction activities would occur during Project buildout. Maximum daily on-site emissions from each construction activity are examined individually as they would not take place concurrently. The highest estimated emission for NOx was excavation/grading at 29.78 pounds/day, the highest emission for CO was excavation/grading at 37.94 pounds/day, the highest emission for PM₁₀ was site clearing/grubbing at 8.57 pounds/day, and the highest emission for PM_{2.5} was site clearing/grubbing at 4.90 pounds/day. Localized air quality impacts would remain less than significant.

Individual construction projects that exceed SCAQMD recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment (as set forth by AQMD). As discussed previously, construction emissions associated with the Project would not exceed the SCAQMD's regional thresholds of significance for air quality pollutants. Therefore, the cumulative impact of the Project for construction emissions would be considered less than significant.

RC-AQ-1: Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the SCAQMD, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Trucks having no current hauling activity shall not idle but be turned off.

RC-AQ-2: In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

RC-AQ-3: In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

RC-AQ-4: The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

3. Operational Emissions

The City finds that the Project would result in ***less than significant impacts*** related to operational emissions. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities on the Project Site after occupancy of the proposed homes. Operation of the Project would primarily generate emissions associated with motor vehicles traveling to and from the Project Site, energy use, architectural coatings (re-application of paint every ten years), consumer products, and the operation of landscape maintenance equipment. The analysis of daily operational emissions from the 42 residential unit Project was quantified utilizing the CalEEMod modeling software. The highest emission source with regulatory compliance for ROG was wintertime at 6.23 pounds/day, the highest emission for NO_x was wintertime at 6.19 pounds/day, the highest emission for CO was summertime at 25.51 pounds/day, SO_x was the same for summertime and wintertime at 0.06 pounds/day, PM₁₀ was the same for summertime and wintertime at 4.48 pounds/day, and PM_{2.5} was the same for summertime and wintertime at 1.29 pounds/day. The operational emissions associated with the 42-unit Project would not exceed the established SCAQMD threshold levels, with incorporation of regulatory compliance measures, during the summertime (smog season) and wintertime

(non-smog season) for any of the six criteria pollutants and the proposed 33 residential unit Project would have even lower emissions. Therefore, impacts associated with regional operational emissions from the Project would be less than significant. Compliance with Regulatory Compliance Measures RC-AQ-5 and RC-AQ-6 as contained in the Draft EIR will minimize operational air emissions:

RC-AQ-5 SCAQMD's Rule 445, Wood - Burning Devices was adopted on March 7, 2008 and includes the following requirement for new home construction projects:

- No permanently installed indoor or outdoor wood burning device can be installed in new developments (open hearth fireplaces with a gas log set or other design feature that precludes wood burning are acceptable).

RC-AQ-6 The Project will comply with the energy efficiency requirements of the L.A. Green Building Code. Specifically, the Project is subject to the following requirements:

- The Project shall reduce potable water consumption by 20% through the use of low-flow water fixtures; and
- All residential grade equipment and appliances provided and installed in the proposed dwelling units shall be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.

4. Toxic Air Contaminants

The Project would not include the operations of any land uses involving the routine use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. Thus, no appreciable operational-related toxic airborne emissions would result from Project implementation. With respect to construction, the construction activities associated with the Project would be typical of other similar single-family housing developments in the City and would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and federal level that would protect sensitive receptors from substantial concentrations of potentially hazardous emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Like the Project, related projects construction activity would not result in long-term substantial sources of toxic air contaminants (TAC) emissions (i.e., 70 years) and would not combine with the Project to generate ongoing TAC emissions. Thus, cumulative TAC emissions from the Project and related projects would be considered less than significant.

5. Odor Impacts – Construction

The City finds that the Project would result in ***less than significant impacts*** related to odors from construction activities. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents as well as asphalt paving. SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Based on mandatory compliance with SCAQMD Rules, odors associated with construction activities and/or the use and storage of materials such as paints, pesticides, and/or household cleaning solvents in small quantities in individual residential garages would not create a significant level of objectionable odors and impacts would be less than significant.

Based on mandatory compliance with SCAQMD Rules, it is anticipated that construction activities and materials used in the construction of the Project and related projects would not combine to create objectionable odors.

6. Air Quality Impacts - Valley Fever

The City finds that the Project would result in ***less than significant impacts*** related to

risk/exposure to Valley Fever. The risk of Valley Fever infection is considered low due to the characteristics of the Project area, the type and amount of construction excavation activities completed at any one location. The Project Site is in an area with a rate of infection of Valley Fever that is lower than the statewide average, and is not known to be mildly endemic for Valley Fever. Alkaline soils with a high salt content, rodent burrows, and Amerindian middens at archeological sites may increase the chance that the fungus is present, but there is no indication that live Valley Fever spores are present at a particular location. In addition, though not necessary to reduce this particular impact to less than significant, the implementation of Mitigation Measure B-2 to reduce worker exposure and compliance with RC-AQ-1 (see Section 2 above) for dust reduction during construction, will further reduce the potential for exposure to any Valley Fever spores that may be present in the soil on the Project Site for construction workers and residents in the surrounding area. For these reasons, potential air quality impacts related to Valley Fever exposure are determined to be less than significant. For these reasons, potential air quality impacts resulting from related to Valley Fever exposure are determined to be less than significant. (Final EIR, Section III, Comments and Response, pages III-28-III-30)

MM B-2 The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make National Institute for Occupational Safety and Health (NIOSH) approved respiratory protection with particulate filters as recommended by the California Department of Public Health (CDPH) available to workers who request them.

C. *Biological Resources*

1. Noise/Vibration Impacts

Vibration and noise associated with Project grading and construction may have indirect effects on wildlife. Given the documented general adaptability of wildlife to urban noise and vibrations, as well as the seismically active environment in which local fauna evolved, it is determined that significant vibration effects are unlikely to occur. Sound from grading and construction would be expected to generate noise on site on an intermittent basis for approximately 26 months. Animals sensitive to noise generally would forage at night or away from this residential area. Noise-tolerant organisms will not be affected. Therefore, no significant noise or vibration impacts to wildlife are expected to occur from Project grading and construction activities.

2. Operational Impacts from Light/Increased Human Activity

It is reasonable to expect a certain area would be subject to household noise, dogs barking, home and auto alarms which could deter occupation by less urban-tolerant species. This zone would probably not exceed 300 feet in length from the edge of development. Most species, however, would be unaffected. Precautions taken by the developer and active management practices by the MRCA will work together to avoid serious edge effect impacts and promote the long-term integrity of the conserved area. The Santa Monica Mountains Conservancy (SMMC) submitted comments on the Draft EIR stating that the proposed Project, including conservation easements as currently proposed, would result in a compact lighting, fencing, and disturbance footprint but would nevertheless provide adequate local and regional habitat connectivity.

2. Operational Impacts from Maintenance Activities

After completion of construction, periodic maintenance activities of conserved open space within the deed-restricted areas of the private lots in accordance with City fuel modification requirements would be required. Impacts that could occur would include noise, dust, or death for animals in the way of maintenance activities. These activities should be conducted outside of spring and early summer, which correlates generally to mating/nesting season for animals in Southern California. The potential for disruption to nesting or denning animals in adjacent conserved areas, therefore, would be low. Because the area under individual homeowner control is a relatively small portion of the oversite, the effects due to maintenance activities are not anticipated to be significant.

3. Potential Impacts on Vegetation Communities

Numerous biological resource surveys have been conducted on the Project Site have been conducted since 2008 to support environmental review of a previous proposal to develop the site. Field investigations were performed by Impact Sciences in March and April 2008 (March 18, 2008, April 23, 2008 and April 30, 2008) that were included in a 2010 Draft EIR released for public review by the City. The results of these surveys were reviewed as part of the preparation of a new biological resources study of the Project Site conducted in August 2015 as part of the Draft EIR prepared by the City to evaluate the Proposed Project. Field surveys were conducted on June 9-12, 2015. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. A total of 71 hours of field surveys were completed by two biologists on June 1-3, June 9-10, June 12, and June 26-27, 2016). Five species of plants were added of which four had no status, including coyote brush (*Baccharis pilularis* ssp. *consanguinea*), prickly phlox (*Linanthus californicus*), chaparral currant (*Ribes malvaceum*) and southern tauschia (*Tauschia arguta*). Since these plant species have no special status, impacts to these and other common plant species present on the site are not significant (Final EIR, Appendices B1 and B2).

4. Wildlife Movement

Approximately 63.26 continuous acres within the northern, southern and western portions of the Project Site would be contained in the open space lot subject to an easement to be granted to the Mountains Recreation and Conservation Authority (MRCA) to preserve this portion of the site as open space. This Project design feature would ensure substantial areas are present on both the northwest and southeast face of the Simi Hills to allow for wildlife movement through the Simi Hills and Santa Susana Mountains located north of the site and to the Chatsworth Nature Preserve located south of the site. An adjacent 3.5-acre off-site parcel (not a part of the Project Site) will also be placed within a conservation easement granted to the MRCA to ensure a wider habitat linkage between the Chatsworth Nature Preserve and the Simi Hills. The existing off-site habitat linkage on the west side of Chatsworth Nature Preserve would not be affected by the Project.

Project design features (PDF-1, PDF-2, PDF-3, PDF-4, PDF-9) will permanently preserve a secondary wildlife linkage between the Simi Hills and Chatsworth Nature Preserve with a width over 1,500 feet between the nearest homes in the Lake Manor neighborhood located west of the Project Site and the buildable portions of the proposed residential lots, a sufficient width to allow for the continued movement of wildlife between the Chatsworth Nature Preserve and the Simi Hills located to the north of the of the Project Site. As discussed on page III-12 of the Final EIR, according to the Natural Resources Conservation Service, corridors are linear strips of vegetation that differ from the adjacent surroundings and which function to conserve soil, water, plants, wildlife or fish resources. Studies indicate that the recommended width for wildlife movement corridors generally ranges from 300 meters (approximately 1,000 feet) for sub-regional corridors to 500 meters (approximately 1,600 feet) for regional corridors. The SMMC consulted with the applicant on the design of the 35-lot subdivision and concluded that the 35-lot VTTM Project provides adequate local and regional habitat connectivity. The 35-lot VTTM

Project would be consistent with applicable plans and policies addressing wildlife movement in the area. The 35-lot VTTM Project as currently proposed would not result in any significant impact on the ability of wildlife to use the wildlife linkage across the site and impacts would be less than significant (Draft EIR, Biological Resources, pages IV.C-17 – IV.C-19).

5. Cumulative Impacts

Los Angeles and Ventura Counties are biologically diverse and contain both common and sensitive plant and animal species. The physical separation of the Project Site from the four related projects identified in Section III, Environmental Setting, and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited. Development of any of the related projects would be subject to the City of Los Angeles Protected Tree Ordinance. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to biological resources would be less than significant. (Draft EIR, Biological Resources, page IV.C-19 of the Draft EIR).

D. Cultural Resources

1. Historic Resources

The City finds that the Project will have a ***less than significant impact*** on historic resources. The EIR and supporting technical appendix identified two resources listed on the National Register of Historic Places properties (Old Santa Susana Stage Road and Minnie Hill Palmer House) located within the vicinity of the Project area, as well as one resource identified as the Los Angeles Historic Cultural Monument (Chatsworth Community Church) located within the search radius of 0.5 miles from the Project Site. Though these resources were identified, construction and development activities for the Project will occur away from and will not disturb these resources. Therefore, the Project will not result in significant impacts to historic resources (Draft EIR, Cultural Resources, page IV.D-6)

2. Cumulative Impacts

The Project, in combination with the construction and operation of the four related projects would contribute to development of the surrounding area. However, impacts to cultural resources tend to be site specific and are assessed on a site-by-site basis. Furthermore, the physical separation of the related projects limits to cumulative nature of any impacts. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to cultural resources would be less than significant.

E. Geology

1. Geologic Hazards, Sedimentation, Soil Erosion and Loss of Topsoil, and Lateral Spreading, Subsidence, and Collapse

The City finds that the Project would result in ***less than significant impacts*** related to geological, hazards. The Project Site is not located in an area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. In addition, the Project Site is not located within a fault rupture zone. The Northridge Hills fault is located approximately 3 miles to the north-northeast of the Project Site. As such, the potential for surface fault rupture at the Project Site is low and impacts related to surface fault rupture would be less than significant.

The Project would be designed and constructed in conformance with Site Class D per the applicable California Building Code (CBC) design parameters in conformance with regulatory compliance measure RC-GEO-1, which are specifically tailored to minimize the risk of structure failure due to seismic hazards. The Project Site is located outside of the seismically induced liquefaction hazard zone as identified by the California Department of Conservation.

Because the lots are clustered away from the hillside, the potential for rock falls and/or rolling boulders to negatively impact the Project is considered low. The Project would be designed to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues.

Construction of the Project would be required to comply with the CBC and LAMC, which includes building foundation requirements appropriate to site-specific conditions. Compliance with Regulatory Compliance Measures RC-GEO-1 through RC-GEO-3 will result in less than significant impacts. These regulatory compliance measures require the design and construction of the Project to conform to CBC seismic standards as approved by the Department of Building and Safety and comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report approval letter addressing subsidence and soil strength loss, settlement, and lateral movement or reduction in foundation soil-bearing capacity. (Draft EIR, Geology, pages IV.E-15 – IV.E-19)

- RC-GEO-1:** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- RC-GEO-2:** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, v-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- RC-GEO-3:** The Project shall be designed and constructed in accordance with the recommendations provided in the *Assumption of Geotechnical Responsibility and Updated Soils and Engineering Geological Report, Vesting Tentative Tract 73427 (Formerly Vesting Tentative Tract No. 53426), 9503 Andora Avenue Los Angeles, California*, by GeoSystems, Inc., dated January 30, 2015 ("Geotechnical Report"), as approved by the Department of Building and Safety, and in any subsequent geotechnical reports and recommendations.

F. Greenhouse Gas Emissions

1. Construction and Operational GHG Emissions

The City finds that the Project will have a ***less than significant impact*** related to GHG emissions. The amount of greenhouse gases (GHGs) that would be generated by the construction of the Project and occupancy of the proposed homes was estimated using the CalEEMod Emissions Model for the 44-lot VTTM as originally proposed for each phase and each year of construction of the Project. The greatest annual increase in GHG emissions from the Project's construction activities would be 397.4 million metric tons of carbon dioxide equivalent (MtCO₂e) in 2016. The total amount of construction-related GHG emissions is estimated to be approximately 639.1 MtCO₂e, or approximately 21.3 MtCO₂e amortized over a 30-year period. These emissions would be less for the 35 lot VTTM as currently proposed.

The interim screening threshold recommended for residential projects by the SCAQMD is 3,000 MtCO₂e per year. The total construction and operational emissions estimated for the 44-lot VTTM project originally proposed was 1,147 MtCO₂e per year. These emissions would be less for the 33 lot VTTM as currently proposed. As the amount of GHG emissions generated by the 35-lot VTTM would be less than the 3,000 MtCO₂e per year threshold, the GHG emissions are not significant. Compliance with Regulatory Compliance Measure RC-GHG-1 will minimize

operational GHG emissions:

RC-GHG-1: The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

2. Project Consistency with Plans, Policies, and Regulations

The City finds that the Project would result in *less than significant impacts* related to greenhouse gas emissions. The Project as proposed, is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding scoping plan. The scoping plans encourage communities to adopt building codes that go beyond the state code. Accordingly, as the City of Los Angeles Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that complies with the City's Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32.

3. Cumulative Impacts

The City finds that the Project *will not result in significant, cumulative impacts* related to GHG emissions. Consistent with CEQA Guidelines Section 15064(h)(3), there is a presumption of less than significant impacts with respect to climate change for a project that complies with a previously approved plan for the reduction of GHG emissions that includes specific requirements that will reduce or avoid the cumulative impact for the geographic area in which the project is located. This quantified GHG reductions will be realized through incorporation of the energy conservation features into the proposed homes. In conformance with the City of Los Angeles recommendations for green buildings, GHG emissions reductions would be achieved through energy-efficient lighting and building design, installation of low-flow appliances and water conservation, and 50 percent reduction in solid waste generation. These reductions would support State goals for emissions reduction. The methods used to establish this relative reduction are consistent with the approach used in the California Air Resources Board (CARB) Scoping Plan for the implementation of AB 32 through 2020. The Project's features and GHG reduction measures make the Project consistent with the goals of AB 32.

The Project is also consistent with the approach outlined in the CARB Scoping Plan, particularly its emphasis on the identification of emission reduction opportunities that promote economic growth while achieving greater energy efficiency and accelerating the transition to a low-carbon economy. In addition, as recommended in the CARB Scoping Plan, the Project incorporates green building features as a framework for achieving crosscutting emissions reductions.

The Project also would comply with the City of Los Angeles Green Building Ordinance, which emphasizes improving energy conservation, energy efficiency, and increasing renewable energy generation. It is assumed that all related projects would also comply with the City of Los Angeles Green Building Ordinance.

Based on the Project's compliance and consistency with Federal, State and local GHG emission reduction goals and objectives, the Project would not result in significant cumulative impacts to greenhouse gas emissions.

G. Hydrology and Water Quality

1. Construction and Operational Impacts

Pre-developed and post-development areas drain to the same off-site location, the northeast corner of the Project Site. The two drainage areas were compared to show that the elevation change and drainage paths area about the same in both areas. The post-development condition, due to grading, results in a much longer flow path. The longer flow path and the smaller impervious portion results in a reduced flow leaving the Project Site in the post-

developed state.

The Project would be required to incorporate Best Management Practices (BMPs) and retain and treat the first 0.75-inches of rainfall on the Project Site in accordance with the Low Impact Design (LID) Ordinance. Site design and source control BMPs help manage the quantity and quality of both wet and dry weather runoff by limiting the frequency of occurrences and decreasing pollutant concentration. Based on the information presented above, compliance with the City's LID Ordinance is technically feasible and would ensure that post development flows would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

New developments are required to be designed to reduce water pollution by implementing BMPs and to retain and treat the first 0.75-inch rainfall as required by the LID Ordinance. Treatment control BMPs are designed to remove pollutants once they are mobilized by rainfall and runoff. Implementation of the LID Ordinance requirements and site design would ensure that the Project's impact upon surface water quality would be less than significant.

Implementation of the Stormwater Pollution Prevention Plan (SWPPP) and LID Ordinance would ensure that the construction and operation of the Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality that may affect groundwater.

The City finds that Project will have ***less than significant impacts*** to water quality. Compliance with Regulatory Compliance Measures RC-WQ-1 through RC-WQ-5 will minimize any impacts to water quality:

- RC-WQ-1:** National Pollutant Discharge Elimination System General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff from construction activities.
- RC-WQ-3:** Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or SWPPP to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- RC-WQ-4:** Development Best Management Practices (BMPs). The BMPs shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed BMPs meet this numerical threshold standard shall be provided.

RC-WQ-5: (Alteration of a State or Federal Watercourse): The Project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the Applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:

- United States Army Corps of Engineers (USACE). The Applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
- State Water Resources Control Board (SWRCB). The Applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- California Department of Fish and Wildlife (CDFW). The Applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

2. Flooding and Inundation

The Project Site is located in Flood Zone D, which indicates there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. As such, the Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or any other flood hazard delineation map. Conformance with regulatory compliance measure RC WQ-3 will ensure that the Project's potential impacts from landslides, mudflows, and flooding would be less than significant.

RC-WQ-3: Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

H. Land Use and Planning

1. Land Use Compatibility

The proposed residential homes would range in size from approximately 3,500 square feet to 5,500 square feet. This range in size is consistent with existing homes in the neighborhood, which range from approximately 2,200 to 5,700 square feet. Similar to the surrounding neighborhood, the homes are proposed to be 2 stories and would range in height from 26 to 36 feet above grade. Depending on the plan layout, each home would include either a two- or three-car attached garage. Furthermore, lots would include designated equinekeeping areas consistent with the Equinekeeping district. Based on these collective features, the Project would be compatible with the existing single-family neighborhood bordering the Project Site to the east.

The 35-lot VTTM Project clusters the development toward the central and easterly portions of the site. By clustering the 35-lot VTTM Project to this location of the Project Site, the 35-lot VTTM Project utilizes the existing Andora Avenue extension as the primary means of access to the community, reducing the amount of earthwork necessary to achieve vehicular access and buildable area for new home-sites, and allowing for the consolidation of steeper hillside portions of the Project Site into open-space lots comprising approximately 63.26 acres (85 percent of the total Project Site). Use of the cluster concept in this case is consistent with the Community Plan, and is responsive to neighborhood concerns of compatibility by creating an extension of the Andora neighborhood that is similar in lot size and home size with existing neighborhoods. Moreover, the use of the cluster concept, when compared with other alternative land use configurations, results in: less grading, reduced traffic impacts, provides greater assurance for the preservation of open space areas and preserves existing equestrian trails. Therefore, land use would be compatible with the area and there would be no impacts.

2. Plan Consistency

Project design features PDF 1 through PDF 5 would incorporate aspects into the design and layout of the site to conform to the City's General Plan, the Chatsworth – Porter Ranch Community Plan, the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan, the LAMC, and the National Park Service Rim of the Valley Corridor Resource Study. Compliance with Regulatory Compliance Measure RC-LU-1 as will ensure the density of the Project is compatible with the City's standards for development in hillside areas:

RC-LU-1: The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts).

3. Baseline Hillside Ordinance

The Baseline Hillside Ordinance (BHO) applies to single family lots in hillside areas. While the BHO does not apply to the proposed land division Project, the 35-lot VTTM Project will minimize the extent of hillside grading by clustering the 33 proposed residential lots in the easterly portion of the Project Site and will preserve the western portion of the site in an open space lot through a conservation easement granted to the MRCA. Impacts would be considered less than significant. After the Final VTTM is recorded, the residential lots created would be subject to the BHO.

4. Project Design Features

PDF-1 The open space lot shall be donated in fee title to the MRCA to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

PDF-3 Common open space areas (i.e. equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native

drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides in the Project development to minimize indirect impacts to wildlife movement.

PDF-5 A perimeter fence, as shown in Figure II-7, Proposed Deed Restricted Areas, of the Final EIR, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

5. Cumulative Impacts

Cumulative land use impacts could occur if the Project and other related projects together conflict with any of the thresholds described above. Based upon the information available regarding the related projects that are currently under construction, it is reasonable to assume that they were approved in conformity to local and regional planning goals and policies. Therefore, development of the Project would not result in a significant cumulative land use impact.

I. Noise

1. Construction-Related Groundborne Vibration to Existing Buildings

A significant vibration impact would occur if Project construction activities would cause a peak particle velocity (PPV) groundborne vibration level to exceed 0.3 inches per second at any building that is constructed with engineered concrete and masonry buildings. The Project's construction activities would not have the potential to cause or create building damage upon structures in the Project vicinity and, therefore, vibration impacts would be considered less than significant.

2. Operational Noise

The Project would increase local noise levels by a maximum of 0.8 dBA Community Noise Equivalent Level (CNEL) during the PM peak hour at the intersection of Valley Circle Boulevard/Lassen Street/Baden Avenue. This increase would not exceed the identified thresholds of significance. Because the increase in local noise levels at all the analyzed roadway intersections resulting from implementation of the Project would be less than the 3 dBA and 5 dBA CNEL thresholds established under the *L.A. CEQA Thresholds Guide*, impacts for all scenarios would be less than significant. In addition, as the other roadway intersections that are located even further away from the Project Site would experience less traffic increases due to the Project, the increase in local noise levels at these roadway segments would also not exceed the identified thresholds of significance, and traffic generated noise impacts would be less than significant.

Nighttime noise limits would be applicable to any equipment items required to operate between the hours of 10:00 P.M. and 7:00 A.M. The use of residential Heating, ventilation and air conditioning (HVAC) equipment would not create a substantial impact to the ambient noise levels at the residential community such that the resulting noise would exceed the acceptable noise standards for single-family residential uses. As such, potential impacts related to stationary noise sources would be less than significant.

The Project consists of a residential subdivision of 33 single-family dwelling units and would not include any stationary equipment that would result in excessive operational vibration levels.

Thus, vibration impacts associated with operation of the Project would be less than significant.

Impacts that could occur would include noise for animals in the way of maintenance activities. These activities would be conducted outside of Spring and early Summer, which correlates generally to mating/nesting season for animals in Southern California. During maintenance operations, some animals would naturally relocate away from human activity with no long-lasting negative consequences. Lower awareness organisms, such as snakes, may have to be actively relocated to avoid incidental injury or death. It is common for homeowners to consider all snakes a threat and snakes are sometimes killed when encountered. Because the area under individual homeowner control is small, no significant effects due to maintenance activities are anticipated. Therefore, no significant noise or vibration impacts are expected to result from project grading and construction activities. Compliance with Regulatory Compliance Measure RC-1-4 as contained in the Draft EIR would minimize noise generated by the proposed homes:

RC I-4: All new mechanical equipment associated with the Project shall comply with Section 112.02 of the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels CNEL.

3. Cumulative Impacts

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the immediate vicinity (generally within a distance of 500 feet or less) would have the potential to combine with the Project in a manner that would result in cumulatively considerable noise impacts. As none of the related projects are located within 500 feet of the Project, the Project's cumulative noise impacts from construction would be considered less than significant.

The Project's traffic volume on area roadways would yield an increase in cumulative roadway noise levels with the Project (i.e., existing conditions, plus project, plus ambient growth, plus related projects). As shown therein, local noise levels would not increase by more than 3.0 dBA CNEL at any of the roadway segments analyzed. Therefore, the cumulative impact associated with mobile source noise would be less than significant.

J. Population, Housing, and Employment

1. Project Impacts

Based on an average household size of 3.18 person per single-family dwelling unit, the 35-lot VTTM would result in an increase of 105 residents. The Project's population growth represents approximately 0.04 percent of the total population growth anticipated to occur within the City of Los Angeles between 2020 and 2035. On a regional scale, the Project represents only 0.006 percent of the growth that is expected to occur in the SCAG region between 2020 and 2035. The new residents anticipated to be generated by the Project would result in a negligible increase in the City's population growth forecast, and is within SCAG's regional population growth projection and therefore there would be no impacts to population, housing, and employment.

2. Cumulative Impacts

Including the development of 143 single family homes that was not considered in the Draft EIR, the related projects would consist of 315 new housing units, and thus approximately 1,002 new residents (average household size of 3.18 persons). Together, the Project and related projects would result in a total of 348 new housing units and approximately 1,107 new residents. The Chatsworth – Porter Ranch Community Plan Area is projected to grow to contain 96,500 persons and 33,200 households. The combined Project and related projects would account for approximately 1.1 percent of estimated persons and 1.0 percent of all households within the

Chatsworth Porter Ranch Community Plan Area and would result in a negligible portion of the regional growth projections. As such, the cumulative housing and population impacts would be less than significant.

K. Public Services

1. Fire Protection Services

a) Construction

The construction of the Project would incrementally increase the potential for personal injury and fires from such sources as the operation of mechanical equipment; the use and storage of flammable fuel and construction materials; and other dangers that are inherent to the construction industry. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and by partial lane closures during street improvements and utility installations. The impacts, while potentially adverse, will be less than significant as described below.

Throughout the construction process, the Project would be required to maintain appropriate fire flow and access pursuant to the Fire Code. Project construction would not be expected to tax firefighting and emergency services to the extent that there would be a need for new or expanded fire facilities, the construction of which could cause significant environmental impacts. Therefore, construction-related impacts to fire protection services would be less than significant.

b) Operational

The Project Site is located within a Very High Fire Hazard Severity Zone; thus, an increase in the demand for fire protection services is anticipated.

Station 96 reported an annual average turnout time to respond to incidents in 2015 as 1:18 (one minute and eighteen seconds) for non-emergency medical service incidents and 1:17 (one minute and seventeen seconds) for emergency medical service (EMS) incidents. The reported annual average travel time to respond to incidents in 2015 was 4:43 (four minutes and forty-three seconds) for non-EMS incidents and 4:45 (four minutes and forty-five seconds) for EMS incidents. These turnout and response times are consistent with the Citywide average and below the National Fire Protection Association standard of responding to 90 percent of medical calls within six minutes from call to arrival, and Station 96's 2015 average turnout time was almost 2:30 (two minutes and thirty seconds) faster than the City's average turnout times. Due to the proximity of the Project Site to Fire Station 96, and the services provided by Fire Station 96, fire protection response would be considered adequate with respect to response distances and impacts would be less than significant.

As part of regulatory compliance described below, the Project Applicant would be required to ensure adequate fire flows and infrastructure pursuant to the LAFD Fire Code. The proposed points of connection would need to be verified at the time of connection to ensure adequate water supply and pressure existing in the proposed connection lines. As such, no significant adverse effects on fire flow are expected. The Project Applicant also will be required to provide access roads that comply with Fire Code and Government Code section 66474.02 ("to the extent practicable, ingress and egress for the subdivision [should] meet[] the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance").

The Fuel Modification Zone is required to maintain landscape vegetation in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire. This defensible space would further reduce fire risks associated with constructing dwellings within a High Fire Hazard Area and would serve to reduce demands on firefighting activities in the event of a wildfire. Therefore, with code compliance, impacts upon LAFD services would be

considered less than significant.

c) Project Design Features

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the Los Angeles Department of Water and Power (LADWP), LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

d) Cumulative Impacts

Similar to the Project, each of the other cumulative residential projects would be individually subject to LAFD review and would be required to comply with all applicable construction-related and operational fire safety requirements of the LAFD, Government Code section 66474.02, and the LADWP to adequately mitigate fire protection impacts. In addition, if the other four residential projects are more than 1.5 miles from the nearest LAFD Engine Company or Truck Company, the Fire Code would require the installation of automatic fire sprinkler systems, to compensate for the additional response distance. Therefore, cumulative impact would be less than significant.

2. Police Protection Services

a) Construction

Construction sites can be sources of nuisances, providing hazards and inviting theft and vandalism. As standard practice, the Project Site would be secured with fencing; equipment, tools, and materials would be secured overnight. While some calls for service are likely, the impact on police facilities would not be significant.

b) Operational

Implementation of the Project would result in the increase of residents and in the number of service calls from the Project Site. Such calls are typical of problems experienced in the existing neighborhoods, and do not represent unique law enforcement issues specific to the Project. In addition, though not necessary to reduce this particular impact to less than significant, impacts related to police services will be further reduced with the implementation of security/design features noted in mitigation measure K.2-1 and PDF-5, identified below. Therefore, the Project's impacts upon police services would be less than significant. (See **Section IV.K.2., Police Protection Services** in the Draft EIR)

Mitigation Measure

MM K.2-1: Public Services (Police): The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits

Project Design Features

- PDF-5** A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

c) Cumulative Impacts

To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the development of any new police station would be subject to further CEQA review and evaluated on a case-by-case basis. On this basis, the Project would not make a cumulatively considerable contribution to police protection services, and cumulative impacts on police protection would be less than significant.

L. Transportation and Circulation

1. Construction Impacts

It is not expected that complete closure of any streets would be required during construction of the Project. Construction activities may, however, result in partial lane closures on streets adjacent to the Project Site on a temporary and/or intermittent basis for utility upgrading, relocations, and hook-ups; delivery of materials; and other construction activities, as required. Any traffic lane or sidewalk closures would need to be coordinated with and approved by the Los Angeles Department of Transportation (LADOT) prior to being implemented. Because partial lane closures would be temporary in nature, and would not require long-term complete closures of any adjacent roadway, such impacts would be considered less than significant.

The impact of construction worker trips on the surrounding roadways and intersections during the AM and PM peak hours is therefore expected to be negligible and traffic impacts from construction worker trips would be less than significant.

2. Operational Impacts

All study intersections during Existing with Project and Future with Project conditions would operate at Level of Service (LOS) A, except for Baden Avenue and Plummer Street AM peak hour with the traffic generated by the 42-lot VTTM originally proposed. The amount of traffic generated by the 33-lot VTTM currently proposed would be less. Baden Avenue and Plummer Street would operate at LOS B during Existing with Project and LOS C during Future with Project conditions. None of the study intersections will be significantly impacted by the Project for Existing with Project and Future with Project traffic conditions using the significant impact criteria established by LADOT, and no significant impact would occur. The reduced number of peak hour and daily trips that would be generated by the 35-lot VTTM Project as currently proposed would not result in significant impacts to the intersections analyzed in the Draft EIR or local streets, including Andora Avenue, which have sufficient capacity to accommodate the additional trips that would be generated by the Project.

The on-site streets and each driveway will be designed and constructed in accordance with the standards of the LADOT. The Site Plan is also subject to review and approval by applicable departments of the City of Los Angeles to ensure no significant impacts would occur.

3. Cumulative Impacts

The Final EIR updated the analysis for cumulative impacts to traffic to include the development of 143 single family homes at Roscoe and Valley Circle Boulevards was not considered in the analysis of cumulative traffic impacts in the Draft EIR. This updated analysis determined the traffic from this additional project, when combined with the traffic generated by the 35-lot VTTM Project and other related projects considered in the cumulative impact analysis, would not result in any significant cumulative traffic impacts. The addition of the traffic from this project would not change the LOS at the study intersections of Devonshire Street & Valley Circle Boulevard and Lassen Street/Andora Place & Valley Circle Boulevard/Baden Avenue. The LOS would decrease from a LOS C to a LOS D during the AM Peak Hour and would decrease in the future conditions without and with the 35-lot VTTM Project during the PM Peak Hour from a LOS A to a LOS B at Baden Avenue & Plummer Street. However, cumulative traffic impacts would remain less than significant.

K. Public Utilities

The numbers within this section were updated for the 35-lot VTTM proposed Project from the 44-lot VTTM as originally proposed, based on information provided within Section IV.M Public Utilities of the Draft EIR.

1. Water Supply

a) Construction

Construction of the Proposed Project would require the contractor to connect to the existing potable water infrastructure in the Project's service area to serve the Project's operational demands. Advisory notices would also be distributed in advance to the affected homeowners to inform existing LADWP water customers of any planned disruptions in service. Therefore, any temporary disruptions in local water service during the construction period would result in a less than significant impact. Construction of the Proposed Project would result in a less than significant impact with respect to water resources and/or water conveyance infrastructure.

b) Operation

The 44-lot VTTM as originally proposed would require approximately 11,592 gallons per day (gpd) of water. Water required by the Proposed Project was updated and as proposed, the Project is expected to generate approximately 9,108 gpd of water. LADWP determines the adequacy of water supplies to meet the needs of a project based on the project's consistency with the demographic projection from the Regional Transportation Plan (RTP) by the SCAG. The LADWP Board of Water and Power Commissioners adopted the 2015 Urban Water Management Plan (UWMP) on June 7, 2016. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the demographic projections in the SCAG 2012 RTP. The conclusion of the water supply analysis is that with its current water supplies, planned future water conservation, and planned future water supplies, LADWP has available supplies to meet all projected water demands for all three of these hydrologic scenarios through the year 2040. The UWMP also accounts for multiple dry years (drought conditions). Since the 35-lot VTTM Project is consistent with growth projections and is accounted for in the UWMP, impacts on water supply during multiple dry years would also be less than significant.

The City's Water Efficiency Requirements Ordinance No. 180,822, effective December 2009; 2013 California Plumbing Code, effective January 1, 2014; 2013 CALGreen, effective January 1, 2014; 2014 Los Angeles Plumbing Code, effective January 1, 2014; and 2014 Los Angeles Green Building Code, effective January 1, 2014, require the use of numerous conservation measures, as described in the regulatory compliance measures. Additional voluntary

conservation measures recommended by LADWP as project design features yield additional savings. As the Proposed Project would be designed and developed in accordance with the LADWP specifications and design requirements for new residential subdivisions, and would not exceed the planned growth projections that were relied on as part of the 2015 UWMP, the Project would result in a less than significant impact on water resources. Compliance with Regulatory Compliance Measures RC-WS-1 through RC-WS-3 will ensure impacts are minimized:

RC-WS-1: (Fire Water Flow). The Project Applicant shall consult with the Los Angeles Department of Building and Safety (LADBS) and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.

RC-WS-2: (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.

RC-WS-3: (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

c) Project Design Features

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

d) Cumulative Impacts

The total water demand by the related projects and the proposed Project would be approximately 96,048 gpd. The LADWP has determined that the Project's anticipated water demands are within the growth projections of the 2010 UWMP, the Project's cumulative contribution to impacts upon the City's water resources would be less than significant. Further, the cumulative water demand for the Proposed Project and the related projects would not substantially increase the water demand for the area. Therefore, the Proposed Project in combination with the related projects would not require the City or the MWD to identify any new sources of water or develop new water infrastructure. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the LADWP and comply with all applicable City and state water conservation programs and ordinances. Therefore, cumulative impacts on water supply would be less than significant.

2. Wastewater

a) Project Impacts

The 44-lot VTTM as originally proposed would generate approximately 9,660 gallons per day (gpd) of wastewater, or 3.53 million gallons per year. Wastewater generation associated with the Proposed Project was updated using generation factors based on land use, as provided by the City of Los Angeles Bureau of Engineering. As proposed, the Project is expected to

generate approximately 7,590 gpd of wastewater or 2.8 million gallons per year. Sewage generated by the Proposed Project would be conveyed and treated at the Tillman Treatment Plant, which has adequate capacity to accommodate the increased wastewater flows generated by the Proposed Project. The projected increase of 7,590 gpd would represent a fraction of one percent of the available treatment capacity at the Tillman Plant, which has an available capacity of 13 millions of gallons per day (mgd). As such, Regional Water Quality Control Board (RWQCB) treatment standards area would be maintained and impacts would be less than significant. The 35-lot VTTM as currently proposed would generate less wastewater than the 44-lot VTTM as originally proposed and analyzed in the Draft EIR.

A preliminary Sewer Capacity Availability Report (SCAR) was prepared in August 2014 and concluded that the existing 8-inch-diameter pipe under Andora Avenue could accommodate the expected flow of the previously proposed 44-lot VTM. The Applicant will be required to submit the finalized SCAR to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. If it is determined that the sewer system has insufficient capacity to serve the Proposed Project, the developer may be required to replace or build new sewer lines to a point in the sewer system with sufficient capacity to accommodate the Proposed Project's increased flows. Infrastructure improvements to update or expand the sewer lines in the Project vicinity, if necessary, would be limited to trenching, excavating and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

- RC-WS-1:** (Fire Water Flow). The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SCAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- RC-WS-2:** (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- RC-WS-3:** (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

b) Project Design Features

- PDF-7** The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.
- PDF-12** A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

c) Cumulative Impacts

The total sewage generation by the related projects and the Proposed Project would be approximately 80,040 gpd. Sewage generated by the Proposed Project would contribute approximately 9 percent of the total cumulative sewage generation created by the related projects. Furthermore, the cumulative sewage generation for the Proposed Project and the related projects would represent a fraction of one percent of the available capacity of the Tillman Treatment Plant. Therefore, the Proposed Project in combination with the related projects would not require the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the Bureau of Sanitation and comply with all applicable City and state water conservation programs and sewer allocation ordinances. Therefore, cumulative impacts on wastewater services would be less than significant.

3. Solid Waste

a) Construction

Based on national averages for residential projects, construction of the 44-lot VTTM as originally proposed was estimated to generate approximately 431 tons of construction debris. The 35-lot VTTM currently proposed is estimated to generate approximately 325 tons of construction debris. Soil would be balanced on site; however, it is anticipated that 3,670 cubic yards of soil may need to be imported on site. The Sunshine Canyon Landfill has a remaining capacity of approximately 3.775 million tons, approximately a 3-year lifespan assuming the maximum disposal rate of 12,100 tons per day. The Chiquita Canyon Landfill has a remaining capacity of approximately 48.1 million tons and has a remaining lifespan of 46 years. The amount of solid waste generated during construction would fall well within the available permitted daily intake capacity of area landfills and recycling centers. The California Green Building Standards Code prescribes mandatory measures for residential projects to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. Implementation of regulatory compliance measures CM M.3-1, CM M.3-2 and CM M.3-3, described below, would achieve a 50 percent reduction in the Project's solid waste disposal needs upon area landfills. Implementation of the regulatory compliance measures and mitigation measures below would ensure that the Project's construction related solid waste impact upon regional landfill capacity would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).

- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

b) Operational

The 44-lot VTTM as originally proposed was estimated to generate approximately 420 pounds of solid waste per day, or approximately 76.7 tons per year. The 35-lot VTTM as currently proposed would generate approximately 330 pounds of solid waste per day. Both estimates are conservative, as they do not factor in the diversion of the Project waste stream from implementing on-site recycling areas. There is sufficient daily capacity at the Sunshine Canyon Landfill and at the Chiquita Canyon Landfill. For purposes of a Project specific impact conclusion, the Project's impact upon solid waste disposal facilities would be considered less than significant with the implementation of the regulatory compliance measures below.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

c) Cumulative Impacts

Although it is impossible to calculate at present, the impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the Sunshine Canyon Landfill and Chiquita Canyon Landfill. Furthermore, although there are several proposals for new landfills in the region, there are currently few viable options for City of Los Angeles waste past 2029. The Proposed Project would contribute approximately 330 pounds of solid waste per day to the Sunshine Canyon landfill or the Chiquita Canyon Landfill, which represents under one percent of the current excess remaining capacity. Because this increase is negligible in relation to the region and solid waste disposal solutions are continuously being sought after on the regional level, the Project's contribution to cumulative impacts would be considered less than significant. The total solid waste generation by the Proposed Project and the related projects would be approximately 3,480 pounds per day or approximately 635 tons per year.

As with the Proposed Project, related projects would participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Although there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, it should be noted that continued capacity into the future is an increasing regional concern. Solutions to resolve the regional solid waste disposal needs are continuously being investigated at the state, regional and local levels. Nevertheless, since there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, cumulative impacts with respect to solid waste would be less than significant.

4. Energy Conservation

a) Electricity

1. Construction

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities. Accordingly, energy demands during construction would be less than significant.

2. Operation

The estimated net increase in electricity consumption by the 44-lot VTTM as originally proposed was estimated to be approximately 236,313 kilowatts per year. The 35-lot VTTM as currently proposed, would generate approximately 185,675 kilowatts per year. The projected increase in electrical demand due to the Proposed Project would not have an adverse impact on its electrical system. New service connections may occasionally result in temporary disruptions in electrical services for existing customers. However, no outages or short outage is anticipated to occur when hooking up the Proposed Project. Energy supplies are adequate to serve the Project and the installation of needed infrastructure would not be expected to result in any significant secondary environmental effects. Additionally, implementation of the regulatory compliance measure below would ensure that the impact of the Project on the electrical service

system would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

3. Cumulative Impacts

The total electricity consumption by the Proposed Project and related projects would be approximately 1,958,023 kilowatts per year. In accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. Compliance with Title 24 energy conservation standards, the Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative energy demands. Cumulative impacts to electricity service would therefore be less than significant.

4. Project Design Features

PDF-13 Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

b) Natural Gas

1. Operation

The Proposed Project would increase demand for natural gas service in the Project Area. The natural gas demand for the 44-lot VTTM as originally proposed was estimated to be approximately 279,930 cubic feet (cf) per month, or approximately 3,359,160 cf/year. The natural gas demand of the 35-lot VTTM as currently proposed is estimated to be 219,945 cf/month or approximately 2,639,340 cf/year. It is anticipated that the SCG would be able to meet the natural gas demands of the Proposed Project; however, a natural gas survey of equipment will be completed before knowing if the current infrastructure will sustain the demand for the Project. Further, since natural gas supplies vary with time, the ability of the Southern California Gas Company (SGC) ability to accommodate Project's demand for natural gas supplies can only be evaluated when the Project is approved. Since the Proposed Project is in an area already served by existing natural gas infrastructure, the Project would not require extensive infrastructure improvement to serve the Project Site. Impacts associated with utility upgrades or additional connections would be temporary in nature and thus result in less than significant impacts upon the environment. Therefore, impacts associated with natural gas consumption would be less than significant.

2. Cumulative Impacts

The total natural gas consumption by the Proposed and related projects would be 2,319,420 cubic feet per month. As a public utility provider, the SCG continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area, and SCG anticipates that it would be able to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Administrative Code would reduce cumulative demands for natural gas resources. Each of the related projects would be reviewed on a case-by-case basis to determine the Gas Company's ability to serve each project. As such, it is anticipated the related projects would likely also be accommodated by SCG. Cumulative impacts upon natural gas resources and infrastructure would therefore be less than significant.

3. Project Design Features

PDF-13 Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The Final EIR identifies significant impacts, which are reduced to a "less than significant" level by the inclusion of mitigation measures and project design features identified in the Final EIR. It is hereby determined that the significant environmental impacts that these mitigations address, will be avoided or substantially lessened by their inclusion in the Project.

A. *Air Quality*

1. *Odor Impacts*

The 35-lot VTTM would allow the development of 33 single-family homes. Single-family homes do not generate any substantial odor impacts. Horsekeeping would be allowed on all the proposed lots.

a) *Odor Impacts (Operational)*

While the proposed lots will be designed to comply with the standards of the City's "K" Equinekeeping District, and would be consistent with the surrounding properties where horses are kept, equine enclosures, bedding materials and manure can cause odors. Notwithstanding compliance with SCAQMD Rule 402, the Project has the potential to generate potentially significant odors affecting nearby residential properties. Cumulative odor impacts from the Project Site and the equine-oriented properties within the immediate vicinity have the potential to generate significant cumulative odor impacts.

b) *Mitigation Measure*

MM B-1 Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;
- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and

- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's HOA in clean and sanitary conditions.

c) Finding

The Project's equine related uses have the potential to generate Project-specific and cumulatively significant odor impacts. Implementation of **MM B-1** and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels.

d) Rationale for Finding

Implementation of Mitigation Measure B-1 and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels because these measures will ensure the source of odors are kept as far away from dwellings as possible and that conditions that cause excessive odors are minimized through proper maintenance of facilities. Mitigation Measure B-1 will be enforced by the City as described in the MMP. Based on the foregoing, the City finds that impacts related to odors would be mitigated to less-than-significant levels.

e) EIR Reference

Section IV.B, Air Quality of the Draft EIR, beginning on page IV.B-34.

B. Biological Resources

1. Potential Impacts on Vegetation Communities

a) Significant Environmental Effects

The 35-lot VTTM minimizes impacts to the existing native vegetation communities on the Project Site. The vegetation communities identified on the 91-acre Project Site include Venturan Coastal Sage Scrub (86.11 acres), Coast Live Oak/Sage Scrub Association (2.65 acres), Non-native grassland (0.73 acres) and Ruderal (1.51 acres). The Proposed Project would impact 18.11 acres of Venturan Coastal Sage Scrub vegetation, 0.84 acres of Coast Live Oak/Sage Scrub Association, 0.61 acres of Non-native grassland and 0.81 acres of the ruderal vegetation present on the Project Site. The required fuel modification would impact 3.95 acres of Venturan Coastal Sage Scrub vegetation, 0.76 acres of Coast Live Oak/Sage Scrub Association, 0.07 acres of Non-native grassland and 0.00 acres of the ruderal vegetation present on the Project Site.

Impacts to Venturan coastal sage scrub vegetation present on the site is minimized by the location and configuration of the lots and the dedication of a conservation easement over approximately 77 acres of the Project Site for conservation. As described above, a total of 22.06 acres of Venturan coastal sage scrub will be impacted by the proposed 35-lot VTTM Project, and for this reason, the 35-lot VTTM Project will only incrementally contribute to the cumulative loss of Venturan coastal sage scrub in the region, and will preserve 64.05 acres of Venturan coastal sage scrub (75 percent of the total) connected to local sage scrub resources with the dedication of open-space lots and deed-restricted property that will remain in its natural condition.

The 35-lot VTTM will impact approximately 0.84 acres of the 2.65 acres of Coast Live Oak/Sage Scrub Association present on the Project Site. Impacts to these native plant communities will be mitigated by replanting graded or disturbed areas with native plants associated with this vegetation community. These native plants will readily grow on areas that area graded or have been previously disturbed.

Potential impacts to areas of native vegetation to remain on the Project Site and on surrounding

properties will be minimized to a less than significant level by restricting the use of non-native invasive plants on the proposed residential lots.

b) Mitigation Measure

MM C-1 Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Project Design Features

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions (CC&Rs) forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides within the Project to minimize indirect impacts to wildlife movement.

c) Finding

Implementation of the mitigation measure identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub association on the Project Site. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The loss of Venturan coastal sage scrub and Coast live oak/ sage scrub vegetation present on the Project Site is a potentially significant impact. However, the portion of the dedicated open space or deed-restricted areas of the Project will be revegetated with native seed and plants from the areas that will be graded to mitigate this impact. Therefore, the implementation of MM C-1 and incorporation of PDF-4 ensures that any potential environmental effects relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub will be reduced to less than significant levels as these measure will reduce the potential for invasion by non-native vegetation.

e) Reference

See page IV.C-14 in **Section IV.C, Biological Resources**, of the Draft EIR; and the responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses** of the Final EIR.

2. Potential Impacts on Animal Species

a) Significant Environmental Effects

Direct impacts could occur through incidental death during tree and brush removal operations and grading. Indirect impacts would be expected to occur with project implementation through habitat loss and associated stresses related to adjacent habitat carrying capacity negatively affected via competition by displaced organisms. As adjacent habitats adjust to influx from displaced individuals, effects range from minor and temporary to direct loss of some organisms which are out-competed for resources.

Several species with regulatory status have been confirmed present and could be impacted. Regulatory-status reptile species (silvery legless lizard, coast horned lizard, and coast patch-

nosed snake) have a moderate or high potential to occur on the site. Regulatory-status bird species (Cooper's hawk, grasshopper sparrow, and Bell's sage sparrow) have a moderate potential for nesting on the subject property; another regulatory-status bird species (Southern California rufous-crowned sparrow) has a high potential of occurrence on site. Regulatory status small mammal species (San Diego black-tailed jackrabbit and San Diego desert woodrat) have been confirmed or are presumed present on the subject property. Four regulatory-status bat species (pallid bat, California leaf-nosed bat, pocketed free-tailed bat, and big free-tailed bat) have a moderate likelihood of occurrence on the subject property, and two regulatory-status bat species (spotted bat and western mastiff bat) have a high likelihood of occurrence on the subject property.

Rock outcrops (the are generally known to be a habitat for bat species) are distributed throughout the property. The EIR identifies 66 different rock outcrops and/or large boulders that could be mapped via aerial photography using computer aided drafting (CAD) analysis. These 66 outcrops comprise 7.4 acres, which is 8.13 percent of the 91-acre Project Site. Additionally, it was determined that just 5 outcrops consisting of a total of 0.1 acres are present within the grading footprint for the 35-lot VTTM Project. With the implementation of a bat pre-construction survey the impact to bats with mitigation will be less than significant.

b) Mitigation Measures

MM C-2 The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

MM C-6 Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- a. A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- b. If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- c. If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

MM C-7 The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on

the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

- MM C-8** Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.
- MM C-9** Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.
- MM C-10** The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.
- MM C-11** "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.
- MM C-12** The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.
- MM C-13** All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.
- MM C-14** All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.
- MM C-15** Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in Mitigation Measure C-5 (see MMP pp. V-10-11).

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status animal species. These mitigation measures have been required in, or incorporated into the project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status species could be potentially significant, implementation of the mitigation measures identified above will mitigate these impacts to less than significant. Impacts during construction will be minimized and avoided by conducting pre-

construction surveys and having a biological monitor onsite during construction. Indirect impacts will be minimized and avoided by educating residents and controlling lighting. Bat-roosting habitat will be created on the Project Site under the direction of a qualified biologist to reduce impacts to bat species. Taken together, MM C-2 and MMC-6 through MMC-15 will mitigate potential impacts to less than significant.

e) Reference

See pages IV.C-14-IV.C-15 in **Section IV.C, Biological Resources**, of the Draft EIR; and responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses**, of the Final EIR.

3. Regulatory Status Plant Species Impacts

a) Significant Environmental Effects

A biological survey was conducted as part of the Draft EIR in August 2015. After receiving comments regarding the amendments to the California Code of Regulations about Take of Rare Plants, an additional biological survey was conducted in June 2016. A total of 290 individual plants of Santa Susana tarplant were detected and mapped within the 94.5-acre Project Site. Of those 290 plants, only 4 are located within the potential grading and fuel modification area. Authorization to affect those plants will be sought from the CDFW. In accordance with the revision to Mitigation Measure MM C-3, development will not occur anywhere on the site where a Santa Susana tarplant is located without first obtaining an Incidental Take Permit (ITP) from the CDFW. In addition, once an ITP is obtained from the CDFW, seeds will be collected from individual plants of Santa Susana tarplant to be impacted and either distributed on-site or within the 3.5-acre conservation parcel or donated to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity, consistent with Mitigation Measure MM C-1. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of MM C-1.

Invasive species could potentially outcompete, and therefore reduce, existing occurrences of Santa Susana tarplant on-site. In order to minimize this indirect effect, the California Invasive Plant Council's list of invasive plants will be identified as prohibited plants in the Covenants, Conditions and Restrictions applied to the 33 proposed residential lots. Please refer to PDF-4 regarding deed restrictions on invasive, non-native plants. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of PDF-4 and Mitigation Measure MM C-3.

A biological assessment was conducted in August 2015 as part of the Draft EIR. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. Out of these five additional plant species, only Plummer's mariposa lily is considered sensitive. A total of 26 individual plants of Plummer's mariposa lily were detected within and adjacent to the Project Site. Out of the 26 Plummer's mariposa lilies detected, only one is located within the 35-lot VTTM Project's grading and fuel modification area that would be impacted by development of the 35-lot VTTM Project. ***As only 1 of the 26 plants on the site would be impacted, this impact is considered adverse but not significant.*** To minimize this adverse impact, the bulbs/seeds from the one Plummer's mariposa lily to be impacted will be salvaged and either transplanted on site or within the 3.5-acre conservation parcel or donated for use by a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material. Section IV in the Final EIR includes a revision to Mitigation Measure MM C-1 to address salvage of the bulbs/seeds from the Plummer's mariposa lily that will be impacted.

Prior to preparing the Final EIR, the Coast live oak was discussed with CDFW staff. The coast live oak woodland cells described in the Draft EIR and General Biological Assessment have been re-categorized as Coast live oak/coastal sage scrub. Coast live oak/coastal sage scrub on

the Project Site is limited in geographic extent to 2.65 acres and include even smaller, outlying single oaks located throughout the Project Site. Per the January 2015 Tree Report, most of the trees on the Project Site will be preserved. Up to eleven (11) oak trees impacted by the 35-lot VTTM Project, five (5) are located within the 35-lot VTTM Project grading footprint and will be removed, and six (6) are located along the south side of Andora Avenue and will be conserved but affected via minor incursion into the protected zone of the oak tree associated with the extension of Andora Avenue. The coast live oak/coastal sage scrub that has been avoided will be placed into a conservation easement in favor of the MRCA. Therefore, the approval of the Project would result in a **significant impact** resulting to the permanent loss of the specified live oak and sage scrub, prior to mitigation.

b) Mitigation Measures

- MM C-1** Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).
- MM C-3** No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susan tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.
- MM C-5** To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:
- a) The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other Project mitigation measures.
 - b) CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.

- c) Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- d) All tree protection measures in the above-referenced Tree Report would be implemented during Project construction.
- e) Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status plant species. These mitigation measures have been required in, or incorporated into the Project.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status plants could be potentially significant, Mitigation Measures C-1, C-3 and C-5 will mitigate these impacts to less than significant by compensating for the loss of Venturan coastal sage scrub/grassland, Santa Susana tarplant, Plummer's mariposa lily and oak trees by collecting seeds and other materials and planting replacement plants in open space areas under the supervision of a qualified biologist to ensure successful implementation.

e) Reference

See page IV.C-16 in **Section IV.C, Biological Resources**, of the Draft EIR; and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

4. Potential Impacts to Jurisdictional Resource Areas

a) Significant Environmental Effects

The Project has the potential to permanently impact 0.21 acres of non-wetland waters on the Project Site. The Project has the potential to permanently impact 0.15 acres of CDFW streambeds on the Project Site. Stream areas on site are limited to ephemeral systems, which likely only contain flowing water during and shortly after rainfall events. No subsites were identified that could support successful amphibian reproduction, and vegetative structure in all these ephemeral washes is identical to adjoining scrub habitat.

Most of the 0.15 acre of affected streambeds is comprised of effects to Drainage D. Drainage D is a human-induced and discontinuous erosional feature. Further, the lower portion of Drainage D has been disturbed from historic grading, dumping and construction of Andora Avenue. As directed by CDFW, a fee mitigation is generally an acceptable primary mitigation option after avoidance had been thoroughly evaluated and achieved to the greatest extent feasible, and that the mitigation needed to be approved by the CDFW.

b) Mitigation Measure

MM C-4 To offset the permanent loss of 0.15 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "Waters of the U.S." (i.e., CDFW, Los Angeles

Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers (USACE) jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the USACE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the USACE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts to streambeds. This mitigation measure has been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Impacts to streambeds will be mitigated by creating, restoring, and/or enhancing streambeds on the Project Site by the applicant or in the watershed the Project Site is in through fee mitigation by the applicant, to compensate for the loss of streambed habitat subject to permits issued by, and oversight, by the California Department of Fish and Wildlife and Army Corps of Engineers.

e) Reference

See pages IV.C-16- IV.C-17 in **Section IV.C, Biological Resources**, of the Draft EIR and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

C. Cultural Resources

1. Archeological and Paleontological Resources

a) Significant Environmental Effects

There are no known paleontological resources on the Project Site. No vertebrate fossil sites have been identified on or near the Project Site. Regulatory Compliance Measures require preservation in place for the identified prehistoric resource. However, given the documented

occupation of the Los Angeles Basin by indigenous tribes, both prehistorically and historically, there is a reasonable potential that the Project site may contain previously unknown archeological or paleontological resources. Therefore, Project development that would substantially disturb the soil would result in a significant impact related to archaeological or paleontological resources without mitigation.

b) Mitigation Measures

MM D-1: The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

MM D-2: Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

c) Regulatory Compliance Measures

RC-CR-1 (Archaeological): If additional archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RC-CR-2 (Paleontological): If paleontological resources are discovered during excavation, grading, or construction, the LADBS shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

RC-CR-3 (Human Remains): If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the Los Angeles County Coroner:
1104 N. Mission Road, Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

d) Finding

Implementation of the mitigation measures and regulatory compliance measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to archaeological and paleontological resource impacts. The mitigation measures have been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Implementation of the included mitigation measures would ensure that any impacts would remain less than significant. The mitigation measures will ensure that the Project will not impact archaeological or paleontological resources in the future because of the monitoring and protocols for handling the discovery of paleontological and archeological resources required during construction activities.

e) Reference

See pages IV.D-6-IV.D-7 in **Section IV.D, Cultural Resources**, of the Draft EIR.

D. Public Services

1. Fire Protection Services - Operational

a) Significant Environmental Effects

The Project would result in a less than significant impact with respect to traffic, emergency access, design hazards, or alternative modes of transportation that currently serve the Project area. With respect to each of these areas, the design of the Project would be evaluated individually in coordination with LADOT, LAFD, and Los Angeles Police Department (LAPD) to minimize any potential impacts. Overall, the Project's transportation and traffic impact would be less than significant. Implementation of the regulatory compliance measures and mitigation measures would ensure that adequate emergency access to the Project Site is maintained.

A 20-foot wide paved secondary emergency access road easement is proposed in the southeastern portion of the Project Site to provide emergency access from Plummer Street to the westerly extension of Andora Avenue. This access road will to the extent practical meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and the Fire Code. This access road joins with a 13-foot wide paved access road extending from and providing additional vehicle access to lots 18 through 25 as well as to adjacent lot 1 of Tract 23710 (APN No. 2724-011-019) and parcel B of Parcel Map Los Angeles No. 2996 (APN No. 2007-001-009). A public equestrian trail will be located adjacent to this road. Based on a correspondence from the LAFD, the secondary access as proposed is acceptable and will be sufficient to allow fire agreement to access the Project Site while simultaneously allowing residents to exit the Project site.

The design of the proposed water infrastructure system would provide necessary updates to the water mains in the area to ensure adequate fire pressure flows to the neighborhood. The 12-inch water main was tested for an 8-inch lateral within Andora Avenue and resulted in 98 pounds per square inch (psi) for full diameter gallons per minute (gpm) flow and 79 psi for 2,500 gpm flow. The 6-inch water main within Plummer Street was tested for 8-inch lateral. These flows meet minimum fire flow requirements.

The 6-inch water line within Plummer Street resulted in 130 psi for full diameter gpm flow and 16 psi for 2,500 gpm flow, which does not maintain minimum pressure. As such, a water main

upgrade would be required for Plummer Street to achieve minimum pressure. As described in **Section II** of the Final EIR, the 35-lot VTTM Project would install an 8-inch line to upgrade the system at Plummer Street.

The design, construction, and operation of the Project are subject to the review of the LAFD to ensure adequate site access and safety. With adherence to the Fire Code and the recommendations of the LAFD, the Project would be adequate with regards to fire safety. Further implementation of regulatory compliance measures and mitigation measures below, would ensure that the Project's impact to fire protection services are less than significant.

b) Mitigation Measures

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.
- K.1-2:** All Landscaping on the Project Site shall utilize fire-resistant plants and materials.
- K.1-3:** All homes shall be constructed with non-combustible (non-wood) roofs.
- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area", shall be cleared or thinned periodically by the HOA under supervision of the LAFD in order to reduce the risk of brush fires spreading to homes.
- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

c) Regulatory Compliance Measures

- RCM K-1:** The Project shall comply with the 2014 Fire Code and any subsequent codes at the time of building permits, including the requirements for automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Chief (e.g., fire signaling systems, fire extinguishers, smoke removal systems, etc.).
- RCM K.1-2:** The plot plan shall be submitted to the LAFD for review and approval, and shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- RMC K.1-3:** A plot plan shall be submitted to the LAFD for review and approval prior to occupancy of the Project, which shall provide the capacity of the fire mains serving the Project Site. Any required upgrades shall be identified and implemented prior to occupancy of the Project.
- RMC K.1-4:** Prior to occupancy of the Project, an emergency response plan shall be submitted to the LAFD. The emergency response plan would include, but not be limited to, the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire stations. Any required modifications shall be identified and implemented prior to occupancy of the Project.

d) Finding

The Proposed Project would present a potentially significant impact on fire protection services. However, implementation of the mitigation measures and regulatory would reduce the potentially significant impact to less than significant. These mitigation measures have been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The mitigation measures and regulatory compliance measures identified above will minimize the impacts of the Proposed Project on fire protection services by reducing the potential for fire risks and ensuring adequate access for emergency vehicles will be provided.

e) Reference

See **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

E. Transportation and Circulations

1. Construction Impacts

a) Significant Environmental Effects

Temporary impacts to the surrounding neighborhood could be anticipated during the hauling phases as a result of trucks staging, idling excessively, and traveling on area roadways. The Project's construction activities, including hauling, would be subject to the City of Los Angeles standard conditions to mitigate any adverse impacts upon the neighborhood. The 35-lot VTTM has been designed to minimize the need for hauling of soil to minimize temporary construction impacts.

b) Mitigation Measures

MM L-1 To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

MM L-2 Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by LADBS, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.

- The Traffic Bureau of the LAPD shall be notified prior to the start of hauling at (213) 485-3106.
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The LADOT, telephone (213)485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Los Angeles Bureau of Street Services, Street Use Inspection Division at (213) 485-3711 before the change takes place.
- The permittee shall notify the Los Angeles Bureau of Street Services, Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

c) Finding

The construction of the Proposed Project would present a potentially significant impact on traffic and transportation. However, implementation of the mitigation measures would reduce the potentially significant impact to less than significant. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

Implementation of mitigation measures MM L-1 and L-2 will mitigate potential traffic impacts during construction by limiting and controlling the time periods construction traffic is allowed to avoid the evening commute time period, avoid Sundays and Holidays, and requiring use of an approved haul route.

e) Reference

See **Section IV.L, Transportation and Circulation and Appendix I** in the Draft EIR.

ENVIRONMENTAL IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

The Final EIR indicates that potentially significant and unavoidable impacts attributable to the Project are limited to Noise resulting from construction activities. As discussed in the findings below, there are either no feasible mitigation measures or the feasible mitigation measures would only partially mitigate this significant impact and would cease upon the completion of Project construction.

The City finds, based on the facts set forth in the record, which include but are not limited to the facts discussed below, those facts contained in the Draft EIR, Responses to Comments, Final EIR, EIR Appendices and Technical Exhibits, that there are no feasible mitigation measures, changes or alterations available to reduce the significant and unavoidable impacts attributable to construction noise associated with the Project.

A. Noise

Construction of the Project would require the use of heavy equipment for grading/excavation, installation of new utilities, and building construction for the proposed development. Development activities would also require the use of smaller power tools, generators, and other sources of noise.

1. Construction-Related Noise and Groundborne Vibration Effects to Surrounding Land Uses

a) Significant Environmental Effects

Due to the use of construction equipment, the Project has the potential to impact existing residential uses located adjacent to the Project Site. The surrounding residential land uses on Andora Avenue, Baden Street, Plummer Street, and Trigger Street would be exposed to increased noise levels during Project construction. The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. Properties within 500 feet of and with a direct line-of-sight to the Project Site would be the most directly impacted. Outdoor noise levels at land uses 50 feet from the noise source could range from 77 dBA to 86 dBA L_{eq} with the use of noise-attenuating devices on construction equipment. These noise levels would represent short-term, but substantial, noise level increase compared to the existing noise level range of 44.7 dBA L_{eq} . The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. The highest noise levels that would be experienced by the off-site receptors shown would occur only for a limited duration during construction of the Project. As construction progresses, noise levels would be reduced at the ground level as construction activities move to interior spaces that would break the line-of-sight noise transmission from the Project Site to the immediately adjacent land uses. However, construction noise impacts would exceed the thresholds of significance and would thus be considered potentially significant.

In terms of human annoyance, construction activities would require the use of large bulldozers and loaded trucks within 15 feet of two adjacent homes on Andora Avenue. As such, the Project's construction activities would have the potential to cause or create vibration levels in the range of 94 velocity decibel (VdB), above the 72 VdB annoyance threshold for residential land uses. All Project construction activities would subject to LAMC Section 41.40, which prohibits construction activities (including any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power driven drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling) between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday. All such construction activities are also prohibited on

Sundays and all federal holidays. Nevertheless, vibration annoyance impacts at the existing adjacent residential land uses could exceed the vibration annoyance threshold for limited periods during construction and are potentially significant and unavoidable for this reason.

b) Mitigation Measures

- MM I-1:** Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.
- MM I-2:** When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM I-3:** Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.
- MM I-4:** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Regulatory Compliance Measures

- RC I-1:** The Project shall comply with the City of Los Angeles Noise Ordinance No. 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- RC I-2:** Construction activities shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday, and prohibited on all Sundays and federal holidays.
- RC I-3:** The Project shall comply with the City's Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.

d) Finding

Specific economic, legal, social, technological or other considerations, including considerations identified in **Section IX, Statement of Overriding Considerations**, make infeasible additional mitigation measures or alternatives to the Proposed Project identified in the Final EIR. Construction related noise impacts would be significant and unavoidable.

e) Rationale for Finding

Mitigation measures MM I-1 through MM I-4 and regulatory compliance measures RC I-1 through RC I-3 will mitigate potential temporary noise and vibration impacts during construction to the fullest extent feasible by limiting the hours of construction and requiring all construction equipment to be located and operated in a manner that minimizes effects on nearby residents. After diligent research and analysis, additional feasible mitigation measures that would further reduce these impacts to a less than significant level were not identified

f) Reference

See **Section IV.I, Noise** of the Draft EIR.

ALTERNATIVES TO THE PROJECT

Pursuant to CEQA Guidelines Section 15126.6, the Draft EIR described and provided comparative analysis of a reasonable range of reasonable alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

According to the CEQA Guidelines, alternatives initially considered by the Lead Agency but rejected as infeasible during the scoping process and not analyzed in the Draft EIR are to be identified and discussed. An alternative location was initially considered but determined to be infeasible because the Project Applicant does not own or control other property near the Project Site that could be used for the Project. It is speculative to evaluate the ability of the Project Applicant to find and purchase an alternative site to develop the Project. In addition, the Project is not unique in that development of a similar Project elsewhere would not preclude nor eliminate demand for the development of the Project on this Project Site.

In addition, use of the site under the current A1 zone for agricultural uses was also rejected as inconsistent with the objectives of the Project.

Based on the objectives of the Project and the significant impacts identified for the 44-lot VTTM as originally proposed the Draft EIR included comparative analysis of three alternatives: (1) the No Project Alternative as required by the CEQA Guidelines; (2) the Existing Zoning Alternative; and (3) a Reduced Density Alternative consisting of a 35-lot VTTM. Under the Existing A1 Zoning, the entire Project Site could be subdivided into 16 five-acre residential parcels. While fewer residences would be built under this alternative than with the 44-lot VTTM or the Reduced Density Alternative, more of the Project Site would be disturbed and graded, which would result in greater impacts. Based on the analysis in the Draft EIR, the Reduced Density Alternative was identified as the Environmentally Superior Alternative. After the release of the Draft EIR for public review, the Project Applicant replaced the 44-lot VTTM filed with the application with a 35-lot VTTM that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR. Following the public hearing, the two open space lots were merged into one lot, resulting in a 34-lot VTTM. As such, the reduced density alternative was determined to be feasible and is now proposed as the project for approval.

STATEMENT OF OVERRIDING CONSIDERATIONS

The implementation of the Project may have significant and adverse effects on the environment as described in the EIR, specifically potential significant temporary noise impacts during construction. No further changes or alterations in the Project to avoid or substantially lessen these significant environmental effects are feasible (i.e., no feasible mitigation measures or alternatives to the Proposed Project have been identified which will reduce the impacts listed above to less than significant levels).

CEQA Guidelines Section 15093(a) requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of a Project against its unavoidable environmental risks. If the specific economic, legal, social, technological or other benefits of a proposal outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.

The City, having balanced the benefits of the proposed Andora Subdivision Project against the adverse environmental effects of the Project as described in the Final EIR, and these findings, the City, acting pursuant to Section 15093 of the CEQA Guidelines, hereby determines that the proposed Project will result in substantial community benefits, including economic, legal, social, technological, or other benefits, that outweigh and render acceptable the significant effects on the environment that cannot be mitigated to a level less than significant. Such benefits include, but are not limited to, the following, any one of which, standing alone, would justify the approval of this project:

- Furtherance of goals and objectives of the Chatsworth-Porter Ranch Community Plan by expanding opportunities for residential housing with the development of an equestrian-oriented community consistent with the surrounding neighborhood, clustering the single family lots on the eastern portion of the site to minimize grading quantities, preserving the natural terrain in the majority of the site including 7.4 acres of the 7.5 acres of rock outcroppings on the site; and preserving views from Valley Circle Boulevard consistent with the policies in the Valley Circle Boulevard/Plummer Street Corridor Specific Plan;
- Implementation of the Project will help respond to the City's housing deficiency, as well as the Mayoral Objective to add 100,000 new residential units within the City by 2021, and further the goals of the City's Housing Element of its General Plan by adding new 33 housing units to the Site.
- Preserve views, the unique topography and vegetation, and the existing wildlife movement corridor by granting a conservation easement over approximately 63.26 acres of the site and an additional 3.5-acre parcel to the north of the Project Site to the Mountains Recreation and Conservation Authority, as well as preserving an additional 13.74 acres of open space through deed restrictions on the 33 residential lots, to ensure the open space area will remain in perpetuity;
- Permanently preserve public access to the existing trails located on the Project Site by preserving these trails in the open space lots and providing new trails and equestrian amenities to link to existing trails;
- Provide a secondary emergency ingress/egress route for the adjacent Andora Avenue neighborhood, which currently has limited emergency access as Andora Avenue is a dead-end street. Residents along Andora Avenue and the dead-end feeder streets will be provided a secondary emergency access to and from Plummer Street by the Project; and

- Provide construction jobs, tax revenues and economic benefits, including community development fee revenue to support local schools.

MITIGATION MONITORING PLAN

Pursuant to Section 15091 (a)(1) of the CEQA Guidelines, the City finds that implementation of the mitigation measures, regulatory compliance measures, and project design features included in Section 4 of the Final EIR would substantially lessen the significant environmental effects resulting from the Project. These mitigation measures, regulatory compliance measures, and project design features have been required in, or incorporated into the Project. In accordance with Section 15091(d) and Section 15097 of the CEQA Guidelines that require a public agency to adopt a program for reporting or monitoring required changes or conditions of approval to substantially lessen significant environmental effects, the Mitigation Monitoring Plan provided as Section 4 of the Final EIR is hereby adopted as the mitigation monitoring plan for this Project. The Mitigation Monitoring Plan for the Project is contained in full in **Section V, Mitigation Monitoring Plan** in the Final EIR, and is included herein as Conditions of Approval for the Project.

FINDINGS REGARDING FINAL EIR

Pursuant to CEQA, on the basis of the review and consideration of the Final EIR, the City finds the following:

1. Factual corrections and minor changes have been set forth as clarifications and modifications to the Draft EIR;
2. The factual corrections and minor changes to the Draft EIR are not substantial changes in the Draft EIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigated or avoid such an effect, or a feasible project alternative;
3. The factual corrections and minor changes to the Draft EIR will not result in new significant environmental effects or substantially increase the severity of the previously identified significant effects disclosed in the Draft EIR;
4. The factual corrections and minor changes in the Draft EIR will not involve mitigation measures or alternatives that are considerably different from those analyzed in the Draft EIR that would substantially reduce one or more significant effect on the environment; and
5. The factual corrections and minor changes to the Draft EIR do not render the Draft EIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Thus, none of the conditions set forth in CEQA requiring recirculation of a Draft EIR have been met. Incorporation of the factual corrections and minor changes to the Draft EIR into the Final EIR does not require the Final EIR to be circulated for public comment.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73427, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan divides the City into 35 Community Plan areas, which provide local guidance and policies for future development within the City. The Chatsworth-Porter Ranch Community Plan designates the site for Minimum and Very Low I Residential land uses, with respective corresponding zones of OS, A1, A2, RE40, and RE20, RA. The Community Plan Map also indicates two proposed horse trails running through the property, connecting from Los Angeles County areas west of the subject site, to Valley Circle Boulevard and Plummer Street to the east of the site.

Although the Community Plan does not address subdivisions directly and instead addresses residential issues more broadly, it notes that the intensity of planned land use shall be limited in accordance with "the adequacy of the existing and potential street circulation system", "the availability of sewer, drainage facilities, fire protection services and facilities, and other public utilities" and "the compatibility of proposed developments with the existing adjacent developments" (Housing Section, pg.5). Development within the vicinity of high fire danger areas should also include features for protection against brush fires. In addition, the Plan encourages the preservation of archeological sites, horse-keeping uses, and the development of equestrian trails.

The site is also located within the Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan, which primarily sets width and improvement standards for Valley Circle Boulevard and seeks to preserve the area's natural terrain and scenic view sheds.

The subdivision of the site into thirty-four lots for the purpose of a residential development with integrated equestrian and public open space amenities, is consistent with the General Plan Framework, Community Plan, land use designations, and Valley Circle Scenic Corridor Specific Plan. The map is consistent with the Minimum and Very Low I Residential designations under the proposed (T)(Q)RE40-1-H-K and (T)(Q)RE20-1-H-K zones.

The recommended project and tract map will meet the Plan's objectives and policies by creating a logical land use pattern, consistent with the density and character of the surrounding established residential community. The property is accessed from Andora Avenue, with secondary fire road access from Valley Circle Boulevard, and internal streets to provide vehicular approaches for the individual lots. The development of thirty-three new single-family residences is not expected to create a significant impact on traffic or circulation, as evidenced in the traffic analysis provided in the Environmental Impact Report for the project. The land use intensity is also compatible with the available utilities. The availability of sewer and drainage facilities, fire and traffic access, as well as other public services and utilities, were found to be adequate or were appropriately mitigated during the environmental analysis for the project which included recommendations submitted from respective City departments or agencies. The tract map and its associated mitigation measures also incorporate fire protection features, the preservation of archaeological resources, installation of equestrian facilities, and

dedicated open space conservation easements, in-line with Plan policies. The project also meets the tract map technical requirements of the Municipal Code.

As conditioned, the proposed Tentative Tract Map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Subdivision Map Act and Los Angeles Municipal Code

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Bureau of Engineering, Bureau of Sanitation, Department of Water and Power, Fire Department, Department of Transportation, Department of Building and Safety, and Grading Division) have reviewed the map and found the subdivision design satisfactory and have imposed improvement requirements and/or conditions of approval. The proposed street design, public right-of-ways, and easements, which include the extension of Andora Place, modifications to the Andora Place Local Street standard for the protection of several mature oak trees, internal streets, a secondary access road, and horse trail easements, have all been found to be adequate. The proposed site drainage, grading, and availability of sewer connections would be able to accommodate the proposed project. In addition, secondary traffic access and fire protection measures have been imposed for public safety.

In addition, in conformance with LAMC 17.05.I, the Advisory Agency finds that traffic access, topography, and drainage conditions will safely allow lot averaging, and that such averaging is consistent with proper subdivision design, and in addition will provide the following benefits: require less grading than would a subdivision of conventional design not utilizing lot averaging and other environmental benefits such as the preservation of natural open space areas. Therefore, the width and area of not more than 20 percent of the lots in the subdivision are reduced as follows, in conformance with the minimum standards set in LAMC 17.05.I, while maintaining an average lot size of 22,340 square-feet for RE20-1-H-K zoned lots, and an average lot size of 43,372 square-feet for RE40-1-H-K zoned lots:

Lot 20 lot size (RE40 zone): 34,091 square-feet
Lot 21 lot size (RE40 zone): 33,592 square-feet
Lot 32 lot size (RE20 zone): 19,972 square-feet

Lot 29 lot width (RE20 zone): 77 feet
Lot 30 lot width (RE20 zone): 77 feet

General Plan and Community Plan

Other physical project features, such as lot sizes, lot configuration, equestrian amenities, and open space conservation easements, would be consistent with the General Plan and Community Plan. The existing site is currently vacant and adjacent to open space areas as well as single-family properties, with lot sizes primarily ranging from 15,000 to 40,000 square feet in area, and with larger half- to five-acre lots located further east of Andora Avenue. The improvement of the site with thirty-three single-family homes will be located on lots ranging in size from approximately 19,972 square-feet to 63,615 square-feet of lot area, with average lot sizes of 22,340 square-feet for RE20 zoned lots, and average lot sizes of 43,372 square-feet for RE40 zoned lots. These residential lots would all be clustered on the flatter portions of the site, compatible with the design and improvement of existing adjacent developments and designed to minimize grading and disruption to ecological communities and scenic and cultural resources.

The site's proposed equine-keeping "K"-district designation and the submitted Tract Map illustrating feasible locations for equinekeeping uses on each lot, indicate that the improvement of the proposed subdivision will remain viable for the keeping of horses on all lots, in-line with the policies of the Chatsworth-Porter Ranch Community Plan. Improvements on the site, such as approximately 1.5 miles of public equestrian trails, a horse water feature, and over 63 acres of open space conservation easements, further the goals of the Community Plan to retain the unique semi-rural and natural character of the area.

Improvements to the site, such as roadway, sidewalk, lighting and streetscape improvements on the proposed streets (**Condition S-3**) will also promote safety and visually enhance the public-right-of-way adjoining and within the property. The street widening improvement condition for Andora Avenue has been tailored to protect the existing oak trees with a modified 30-foot to 36-foot wide roadway. In compliance with LAMC 12.37.H.4, the Advisory Agency finds that the reduced improvement on Andora Avenue is made necessary by the conditions of the terrain and the existing improvements contiguous to the property involved.

Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan

In addition, the site design would be in conformance with the standards of the Valley Circle Specific Plan through the following features: minimized lighting; installation of horsekeeping features such as trails and water station; a reasonable protection of the scenic corridor through the use of earth-tone colors and materials for the residences; appropriate landscaped screening of the development from Valley Circle Boulevard; a preservation of over 63 acres of terrain through the designation of an open space lot; minimized grading; and landscaping of areas with native, low-water-need, fire-resistant plants.

Therefore, as conditioned, the design and improvement of the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the physical characteristics of the site are suitable for the proposed residential development. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, flood-related hazards, erosion hazard area, Alquist-Priolo Fault Zone,

etc.) However, the site is located within a sloping hillside area, within a very high fire hazard zone, and has a low potential for Valley Fever spores in the soil. The proposed residential portions of the development have therefore been concentrated on the flatter segments of the lot in order to minimize grading and to protect existing ecological and cultural resources. The proposed project site would also maintain appropriate fire buffer and brush clearance areas. Compliance with existing Air Quality Management District (AQMD) regulations and conformance to additional mitigation measures included in the project conditions will aim to protect workers from dust inhalation and to limit soil disturbance and dust generation to mitigate potential effects from Valley Fever exposure. In addition, the project's geological and soils engineering report, dated July 21, 2016, has been conditionally approved by Grading Division of the Department of Building and Safety, and the Fire Department has conditionally approved both the tract map and initial plans for the secondary access road for the development. Therefore, the site is considered suitable and safe for the proposed development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The subject site is suitable for the proposed 34-lot subdivision and development of 33 single-family residences. Approximately 61 acres of the site is designated for Minimum Residential land uses, with the remaining 30 acres designated for Very Low I Residential land uses. Compounded with the reduced density standards for Hillside areas, as noted in the Community Plan and LAMC Section 17.05-C, the maximum allowable density for the site would be capped at 43 dwelling units. The proposed project for 33 dwelling units has clustered the residential homes on the eastern and central portions of the property with access from Andora Avenue, thereby minimizing grading and disruption to areas of natural wildlife habitat located on the surrounding portions of the site. The resulting subdivision design also sets aside 63.2 acres of the property (approximately 70-percent of the site), including areas with the steepest local slopes, to be retained as open space and dedicated to a private non-profit entity. In addition, approximately 13.7 acres of the single-family residential lots are also "deed-restricted" to remain clear of structures and to serve as a buffer and transition between the open-space areas and the developed single-family residences. The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), further established that the physical characteristics of the site are suitable for the proposed residential development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is undeveloped and primarily comprised of natural open space. Habitat values are generally intact on site, although the eastern and central area that lies at the terminus of Andora Avenue is substantially disturbed, having been graded and used in the past for dumping of building waste. The site contains streambeds, non-wetland waters, several animal and plant regulatory species, habitat and migratory paths, as well as nine (9) non-protected trees and 30 protected oak trees located throughout the site.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the project would have a less than significant impact on the biological environment after the incorporation of several mitigation measures. Construction on the site has been limited to the previously-disturbed eastern and central portions of the site in order to protect a majority of the natural terrain for existing habitat and migratory linkages. In addition, a robust set of

mitigation measures have been included in the environmental report for the revegetation of riparian and plant areas, the protection of natural resources through the conservation of approximately 70 percent of the site area, and measures for minimized disturbance to local wildlife during construction and operation of the project.

Therefore, no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned as part of the project.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code and the Building Code. Any applicable health and safety related requirements as mandated by law would be enforced to ensure for public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management). The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The development would be connected to the City's sanitary sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards.

In addition, a Draft Environmental Impact Report ("DEIR") has been prepared for the proposed project, which further analyzed the project's potential to impact air quality, noise, hazards, public services, and utilities on the immediate and surrounding community. The environmental analysis concluded that with the imposition of prescribed mitigation measures, that the project would not result in any adverse impacts to public health or safety, with the exception of temporary and intermittent construction noise impacts. However, these noise impacts would not be sustained and would not result in a serious public health problem.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are two irrevocable offer easements located on the Subject Property that are proposed to be merged because they are no longer needed. They are:

- Sanitary sewer easement 01-0089302 O.R. with an area of 2,769 square feet;
- Future street (3.27 acres), slope (20.58 acres) and storm drain easement 01-0089303 O.R.

There are no additional existing public access easements. Needed public access for roads and utilities, as well as an equestrian trail will be acquired by the City prior to recordation of the proposed tract.

Therefore, the design of the proposed subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73427.

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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June 16, 2017

Councilmember Jose Huizar, Chair
Councilmember Marqueece Harris-Dawson
Councilmember Gilbert A. Cedillo
Councilmember Mitchell Englander
Councilmember Curren D. Price, Jr.
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re: City Planning Case Nos: VTT-73427-2A
CPC-2004-7308-ZC-ZAD-K-1A, and
ENV-2014-3995-EIR
Project Address: 9503 N. Andora Place, Chatsworth

The proposed Andora Estates Subdivision project involves a 34-lot subdivision (33 residential lots and 1 open space lot) on an approximately 91-acre undeveloped site. The project proposal includes the development of 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 70 percent of the total project site) proposed as an open space lot to be donated to the Mountains Recreation and Conservation Authority (MRCA). In addition to the open space lot, portions of the privately-owned residential lots (totaling approximately 14 acres) will together be dedicated as a conservation easement in favor of the MRCA.

This land donation, conservation easements, as well as trail improvement payments to the MRCA, will all serve to preserve natural resources and features on the site.

On October 20, 2016, the applicant and the MRCA entered into a conservation easement agreement, which guaranteed these above-mentioned benefits (see Attachment A). In order to reflect this agreement, the applicable Project Design Features listed as conditions of approval for the project should be updated to more accurately clarify the status of the donation.

In addition, some Project Design Features reference deed-restricted areas within the rear portions of the residential lots, which are all located within the conservation easement area to be donated to the MRCA. Conservation easements are a stronger enforcement mechanism for the protection of natural resources than deed-restrictions placed on the individual lots. Therefore, at the request of the California Department of Fish and Wildlife (CDFW), language referencing deed-restricted areas should be clarified to reflect that these areas have all been placed under a conservation easement to the MRCA.

In order to address these recommended changes, the following Project Design Features should be clarified as follows (~~red-strike-through~~ indicating deletion and **bold underline** indicating addition):

- PDF-1 The open space lot, ~~shall be donated in fee title which has already been donated~~ to the Mountains Recreation and Conservation Authority (MRCA) **as a conservation easement, and which will become a fee title donation to the MRCA after the recordation of the tract map, to** ~~shall~~ be retained in perpetuity **by the MRCA** as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximately 63.26 acres under the Project.
- PDF-2 ~~The Project shall include a deed restriction to designate a~~ **A** non-buildable conservation easement **has been donated to the MRCA** on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the **non-graded portions of the conservation easement subdivision**. ~~The MRCA shall retain this area as a permanent open space conservation easement.~~ The ~~deed-restricted~~ **conservation easement** areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.
- PDF-3 Common open space areas (i.e.: equestrian trails **and the secondary access road**) ~~and deed-restricted areas~~ shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space, hiking and equestrian trails shall be maintained and remain accessible for the general public's use.
- PDF-4 Landscaping within the HOA designated common space areas shall be limited to **California** native drought-tolerant plant and tree species, **consummate with Venturan coastal sage scrub plants,** and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the ~~deed restricted~~ **conservation easement** areas. ~~In the entire~~ **the entire** Project development area ~~and a there shall be a~~ ban on the use of rodenticides to minimize indirect impacts to wildlife movement.
- PDF-5 A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas,** consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the ~~Tentative Tract's~~ HOA during the life of the Project. No other fencing shall be allowed within any ~~deed-restricted~~ **conservation easement** area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.
- PDF-8 The Applicant **has contractually agreed to** ~~shall~~ provide a one-time ~~payment~~ **donation** to the Mountain Recreation & Conservation Authority (MRCA) in the amount of \$15,000 for trail maintenance and signage. **Payment shall be completed prior to the recordation of the final tract map.**
- PDF-9 A conservation easement ~~shall be~~ **has been** granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity **by the MRCA** as a permanent open space conservation easement.

These clarifications and project features do not involve any substantive changes to the project, do not present new information of substantial importance to the project, do not result in changes to the conclusions or analysis undertaken by the Environmental Impact Report, and do not change the findings of approval for the project.

Therefore, Department of City Planning staff respectfully recommends incorporating the above clarifications and project features for both the proposed tract map (VTT-73427-2A), other land use entitlements (CPC-2004-7308-ZC-ZAD-K-1A) and associated environmental clearance (ENV-2014-3995-EIR).



Luciralia Ibarra
Senior City Planner
Major Projects, Department of City Planning

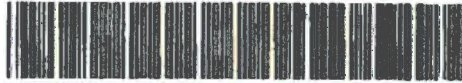
Attachments:
Attachment A – Conservation Easement Agreement

Attachment A - Conservation Easement Agreement

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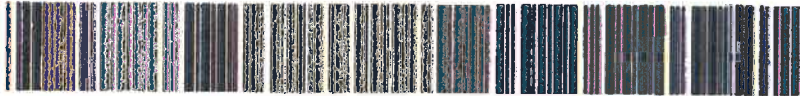


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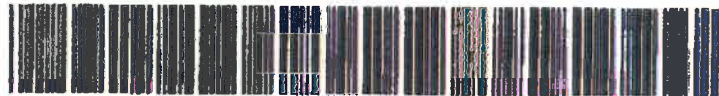
Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/20/16 AT 08:00AM

FEES:	0.00
TAKES:	0.00
OTHER:	0.00
PAID:	0.00



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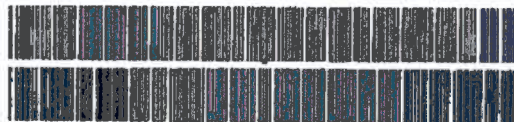
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DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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**RECORDING REQUESTED BY
AND AFTER RECORDING MAIL
TO:**

Mountains Recreation and
Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065
Attn: Jeffrey K. Maloney



Exempt from recording fees pursuant to Government Code § 6103. Exempt from documentary transfer tax pursuant to Revenue and Tax Code § 11922 (transfer to public entity).

CONSERVATION EASEMENT AGREEMENT

This Conservation Easement Agreement (the "Agreement" or "Easement") is entered into on June 8, 2016 (the "Effective Date"), by and between Andora Properties I, LLC, a Delaware limited liability company, hereinafter referred to as "Grantor," and Mountains Recreation and Conservation Authority, a local public agency established pursuant to Government Code Section 6500, et seq., hereinafter referred to as "Grantee."

WHEREAS, Grantor is the owner in fee simple of certain real property situated in the County of Los Angeles, California and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, Grantor has proposed to subdivide the Property pursuant to the Subdivision Map Act of the State of California, with up to thirty-three (33) residential lots and at least two (2) non-residential subdivisions. Copies of renditions of Grantor's proposed tentative tract map for the Property is attached as Exhibit B hereto and incorporated herein by this reference (the "Tract Map").

WHEREAS, Grantor desires to voluntarily create and freely transfer an easement on and over two proposed non-residential lots identified as Lots 34 and 35 on the Tract Map for the purpose of retaining such land in its natural, scenic and open-space condition, which proposed parcels shall be more particularly and legally described in an addendum to this Agreement should this Easement ever become perpetual in accordance with its terms (the "Easement Area").

WHEREAS, Grantee is a governmental agency qualified under California Civil Code section 815 *et seq.* to acquire and hold conservation easements, and agrees, by accepting the grant in this Agreement, to preserve and protect, during the term of this Agreement, including possibly in perpetuity, the conservation values of the Easement Area.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions and restrictions contained in this Agreement, and pursuant to the laws of the State of California, and in particular, excepting the perpetual requirement of California Civil Code section 815.2, subsection (b) unless the Easement should become perpetual in accordance with the terms of this Agreement, California Civil Code section 815 *et seq.*, Grantor hereby voluntarily grants to

Grantee a conservation easement on and over the Easement Area of the nature and character and to the extent and for the term set forth in this Agreement (collectively, the "Grant").

1. **Purpose.** It is the purpose of this Grant that, during the Term (as defined in section 7 below), the Easement Area will be retained, to the fullest extent possible, in its natural, scenic and open space condition and to prevent any use of the Easement Area that will substantially interfere with, or impair, the conservation values of the Easement Area. Grantee and Grantor intend that, during the Term and except to the extent otherwise specifically provided herein, this Grant will confine the use of the Easement Area to open space, and wildlife habitat purposes that are consistent with the purpose of this Grant.

2. **Reserved Rights of Grantor.** Notwithstanding any other provision of this Agreement, the following rights, activities and uses shall be permitted within the Easement Area, provided that they do not materially impair the purpose of this Grant:

- a. The right to engage in all acts and uses not expressly prohibited in this Agreement that do not materially impair the purpose of this Grant;
- b. The right of access to, and use and enjoyment of, the Easement Area, and the right to undertake activities reasonably necessary to carry out the rights reserved to Grantor;
- c. the right to carry out fuel modification and other fire and brush clearance required in writing by the City of Los Angeles Fire Department;
- d. the right to install and maintain drainage infrastructure required by the City of Los Angeles (the "City") that specifically relates to Grantor's proposed Residential Development (defined below) adjacent to the Easement Area;
- e. the right to repair or otherwise address erosion and landslides within fifteen (15) calendar days after written notice to Grantee;
- f. the right to plant and irrigate plants and trees indigenous to the Santa Monica and San Gabriel Mountains;
- g. the right to construct, maintain and use recreational trails for hiking and equestrian uses only;
- h. the right to grade, dredge, excavate, place fill, and access the Easement Area to erect and maintain retaining walls that abut the Easement Area solely in connection with permitted uses and activities, including such activities as required for the Residential Development (defined below) in the area depicted as "GRADED IN OPEN SPACE LOTS TO BE RESTORED WITH NATIVE PLANTS," "RETAINING WALL #1," and "RETAINING WALL #2" on Exhibit C, within the Easement Area; and
- i. the right to repair, maintain and use all existing improvements, including, but not limited to, concrete v-ditches, other drainage devices, landscaping and irrigation.

3. **Rights of Grantee.** To accomplish the purpose of this Grant, the following rights are conveyed to the Grantee by this Grant:

- a. to preserve, protect and enhance the conservation values of the Easement Area;

- 4
- b. to prevent any activity or use of the Easement Area that is inconsistent with the terms of this Grant and to require the restoration of such areas or features of the Easement Area that may be damaged by any inconsistent activity or use, pursuant to Section 8 below; and
 - c. to enter onto the Easement Area by giving not less than twenty-four (24) hours prior written notice to the legal owner to monitor compliance with and otherwise enforce the terms of this Grant.

4. **Prohibited Uses.** Any activity on or use of the Easement Area inconsistent with the terms of this Agreement is prohibited, including without limitation the following uses, except as otherwise provided in section 3 above:

- a. the erection of fences, barriers or any other structures which would interfere with wildlife movement and/or paths;
- b. hunting and/or trapping of any wildlife;
- c. dumping and/or discharge of any type onto the Easement Area;
- d. driving or parking of any vehicle, whether or not motorized and including bicycles of any kind or nature, on the Easement Area, other than temporary use of fire trucks to put out fires or emergency vehicles to evacuate injured persons;
- e. storage of any materials;
- f. removal of any native plant species, except as otherwise permitted in Section 2, above;
- g. erection of any signs other than those required by Grantee;
- h. paving, grading, bulldozing, burning, excavation of materials or construction of any structures or utilities, except as required for the completion of current construction operations on the Property and except for the items described in Section 2 above;
- i. satellite dishes;
- j. cellular or other communication towers;
- k. irrigation, unless otherwise permitted in writing by Grantee or permitted in accordance with Section 2 above;
- l. use of herbicides, pesticides or other chemical that could damage, injure or kill the native plants and/or wildlife species; grazing or construction of any livestock containment structures or corrals, including beehives; and
- m. any artificial lighting in the Easement Area.

5. **Reserved Rights.** Grantor reserves to itself, and to its successors and assigns, all rights accruing from its ownership of the Property, including the Easement Area, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited by this Agreement and are not inconsistent with the purpose of this Grant. Without limiting the generality of the foregoing, the following rights are expressly reserved: (a)

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all right, title, and interest in and to all tributary and non-tributary water, water rights, and related interests in, on, under, or appurtenant to the Property, including the Easement Area, provided that such water rights are used on the Property in a manner not inconsistent with the purpose of this Easement; and (b) all right, title, and interest in subsurface oil, gas, and minerals; provided that the manner of exploration for, and extraction of any oil, gas, or minerals shall be only by subsurface method, and shall not damage, impair, or endanger the protected values of the Easement Area.

6. Grantors Planned Residential Development. The parties acknowledge that under currently applicable zoning regulations of the City, the Property is so classified that on receipt of required government approvals, including the approval of the Tract Map, the Property could be developed to a density of one (1) single family residential dwelling unit per every 40,000 square feet, but that the Grantor may seek denser or different development rights for the Property (the "Development Rights"). The parties agree that Grantor shall retain all Development Rights associated with the Property but has agreed for the term of this Agreement not to develop the Easement Area. The Development Rights retained by Grantor shall apply to and may be utilized on the Property. Grantor or its successors or assigns may build, use, maintain, repair, and replace residences on the Property with, to the extent required, the approval of appropriate governmental agencies and in conformity with all applicable provisions of this Agreement.

During the term of this Agreement, Grantor further has agreed to limit the development of the Property, despite potentially greater density rights, to the residential development proposed in the Tract Map or any other tentative tract map proposed by Grantor (or its assignee) so long as the tentative tract map is for residential purposes, does not exceed the number of single family residential dwellings proposed on the Tract Map, and, except as permitted in Section 2 above, does not affect the Easement Area (collectively, the "Residential Development").

Nothing in this Agreement shall impede or restrict Grantor's ability to develop or obtain the required government approvals of the Residential Development. Grantee expressly acknowledges and agrees that the Residential Development will not affect the Easement Area and that this provision shall be interpreted to the fullest extent allowed by the law, including but not limited to the provisions of Government Code section 66474.4, subsections (i) and (j), to not restrict the future subdivision of the Property as depicted in the Tract Map or any other tentative tract map proposed by Grantor (or its assignee) required for the Residential Development.

7. Term of the Grant of Easement. The Grant provided to Grantee under this Agreement shall be for the following Term and subject to the following termination and extension rights:

- a. Initial Term The easement rights granted to Grantee shall commence as of the Effective Date and automatically terminate two (2) years from the Effective Date. The parties, however, may mutually agree in writing to extend this two (2) year term.
- b. Grantor's Termination Rights. Should Grantor determine, in its sole and absolute discretion, that Grantor cannot reasonably and in timely manner obtain all necessary government approvals for the Residential Development, that the Residential Development is not economically feasible, or that it cannot obtain all of the government approvals that Grantor, in its sole and absolute discretion, deems necessary for the Residential Development or the Tract Map while this Easement remains valid ("Grantor's Right to Terminate"), Grantor may terminate

this Easement by providing Grantee thirty (30) days written notice of such termination.

- c. The Parties' Rights Post-Termination or Expiration of Term. Grantee shall not be entitled to any compensation or damages awarded or payable because of the expiration of the term of this Agreement or upon Grantor exercising its Right to Terminate. Should either the term of this Agreement expire or Grantor exercise its Right to Terminate, Grantor may record a notice of termination with respect to this Agreement and such notice shall be deemed conclusive proof of the termination of this Easement.
- d. Agreement May Become Perpetual. Notwithstanding anything to the contrary set forth in section 7, subsections a through c above, the Grant set forth shall continue in perpetuity if and upon the Grantor's recordation of the Tract Map. Should the Grant set forth in this Agreement become perpetual pursuant to this provision, the parties agree to execute and record an addendum acknowledging and confirming that Grantee holds this Conservation Easement in perpetuity, which addendum shall more particularly and legal describe the easement parcels in accordance with the final Tract Map for the Residential Development. After the addendum acknowledging and confirming that Grantee holds this Conservation Easement in perpetuity is recorded, Grantor shall provide fee title to the Easement Area to Grantee subject to certain reservations.

8. Remedies. If either party to this Grant determines that the other party is in violation of the terms of this Grant, or that a violation is threatened, that party shall give written notice to the party in violation and demand corrective actions sufficient to cure the violation, and where the violation involves injury to the Easement Area resulting from any use or activity inconsistent with the purpose of this Grant, to restore the portion of the Easement Area so injured. If the party in violation fails to cure the violation within thirty (30) days after receipt of notice thereof from the other party hereto, or under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, the other party may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Grant, to enjoin the violation, to recover any actual and reasonable damages to which it may be entitled for violation of the terms of this Grant or injury to any conservation values protected by this Grant, including actual and reasonable damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Easement Area to the condition that existed prior to any such injury. If Grantee, in its reasonable judgment, determines that seriously deteriorating circumstances of substantial impact to the ecology of the Easement Area require remedial or preventive action within less than thirty (30) days to prevent or to mitigate significant damage to the ecological values of the Property, and it appears to Grantee that Grantor is unwilling or unable to take such action (or to stop its own actions, if such actions are the cause of the harm), then Grantee may pursue its legal and equitable remedies under this Section with only ten (10) days prior written notice to Grantor rather than the normal thirty (30) days of notice. The parties hereto acknowledge that Grantee shall be entitled to all legal and equitable remedies, including specific performance of the terms, conditions, covenants and provisions of this Grant, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. The remedies described in this Section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

9. Attorney's Fees and Costs. The prevailing party in any action or proceeding brought by either party to enforce the provisions of this Grant shall be entitled to reimbursement of its costs and expenses, including, without limitation, reasonable experts' fees and reasonable attorneys' fees.

10. Exercise of Rights and Remedies Subject to Sole Discretion of Party and Does Not Waive Future Exercise. The exercise of any right or remedy by either party hereunder is at the sole discretion of such party and the failure to exercise or delay in the exercise of any right or remedy shall not act as a future waiver of such right or remedy with respect to any other breaches.

11. Acts Beyond Grantor's Control/Development Rights. Nothing contained in this Grant shall be construed to entitle Grantee to bring an action against Grantor for any injury to or change in the Easement Area resulting (a) from causes beyond Grantor's reasonable control, including, without limitation, acts of trespassers or the unauthorized or wrongful acts of third persons (except to the extent it is determined by a court of competent jurisdiction that such unauthorized or wrongful acts were due in part to Grantor's negligence), fire, flood, storm, earth movement or tree or plant disease, (b) from any prudent action by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes, or (c) from pursuing the Residential Development, including, without limitation, the construction, use, maintenance and/or repair of the Residential Development if Grantor substantially complies with the applicable laws, regulations and permits for the Residential Development.

12. Costs and Liabilities. Grantor in its capacity as grantor and owner of the fee interest in the Property described herein, retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including but not limited to, maintenance of reasonable amounts of comprehensive general liability insurance coverage. Grantor and Grantee shall each keep the property free of any mechanic and/or material persons' liens and any other type of lien or encumbrance which could jeopardize the priority status of the Grant including but not limited to real property taxes owing on the Property.

13. Taxes. Grantor shall be solely responsible for all property taxes assessed against the Property.

14. Hold Harmless By Grantee. Grantee agrees to defend, indemnify and hold Grantor, its members, directors, officers, employees, agents and contractors, and the heirs, personal representatives, successors and assigns of each of them (collectively "Grantor Parties") harmless from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments, including, without limitation, reasonable attorneys' fees, resulting from any negligent act or omission of any Grantee Party.

15. Hold Harmless By Grantor. Grantor agrees to defend, indemnify and hold Grantee and its members, directors, officers, employees, agents and contractors, and successors and assigns of each of them (collectively, "Grantee Parties") harmless from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments, including, without limitation, reasonable attorneys' fees, resulting from any negligent act or omission of any Grantor Party on or otherwise directly relating to the Easement Area. Grantor shall maintain sufficient comprehensive general liability insurance, naming Grantee as an additional insured, if reasonably available, endorsed for contractual liability, in support of the preceding indemnification.

16. Transfer by Grantee. Grantor agrees that Grantee may, at its sole and reasonable discretion, transfer its interest in the Easement Area to any entity qualified by law to acquire, hold and administer this Grant pursuant to California Civil Code Sections 815 et seq., provided that such transfer shall only be effective if such assignee, transferee or successor assumes in writing all of Grantee's duties, responsibilities and obligations under this Grant and such assignment is recorded in the Official Records of Los Angeles County, California (the "Official

Records"). Grantee shall provide not less than sixty (60) days' prior written notice of any intended assignment of this Grant.

17. Transfer by Grantor. This Grant is a covenant, condition and restriction that runs with the Easement Area. Grantor acknowledges that without further notice, other than that provided by recordation of this Grant in the Official Records that this Grant shall be binding on all successor owners of the Easement Area.

18. Compensation. The easement rights granted by this Agreement constitute a real property interest immediately vested in Grantee. Grantee agrees to acknowledge the acceptance of the Easement over the Easement Area, whether now or when the Easement becomes perpetual, and/or any future fee title interest, by executing a completed IRS Form 8283. Grantee makes no representations or warranties regarding the ultimate valuation of the Easement, any future fee title, or the success of any claim of charitable donation.

19. Eminent Domain/Condemnation. If the Easement Area is taken, in whole or in part, by exercise of eminent domain or in a condemnation action, Grantee shall not be entitled to any compensation or damages awarded or payable so long as this Agreement remains subject to termination pursuant to section 7, subsections a or b above; provided however that, if and once the grant of easement rights under this Agreement become perpetual pursuant to section 7, subsection d above, Grantee shall be entitled to compensation in accordance with applicable law.

20. Successors. Grantor and Grantee hereby express their mutual and individual intent that this Grant be binding upon all successive owners of the Easement Area and, in furtherance thereof, and in satisfaction of California Civil Code Section 815.5, agree that this Grant shall be recorded in the Official Records upon its execution by the parties hereto. An owner of the Property shall only be responsible for those breaches of this Grant first occurring on the Property during such owner's ownership and while still an owner of the Property; provided, however that a subsequent owner may also be held responsible for those violations first occurring during another's prior ownership of the Property an estoppel or compliance certificate as described in section 22, below was obtained by such subsequent owner prior to or at the time of the transfer of the Property's ownership to such subsequent owner.

21. Executory Limitation. In the event that Grantee is no longer legally able to hold title to its ownership interest in the Easement, the parties hereto agree that title to the Easement shall be transferred to a state or local governmental entity including but not limited to a municipal park department agency qualified to hold title to the Easement pursuant to California Government Code Section 815.3.

22. Compliance Certificate. Grantee shall, with thirty (30) days following Grantor's request, execute and deliver to Grantor an estoppel or compliance certificate which certifies that, to the best of Grantee's knowledge, that Grantor is in compliance with its obligations under this Grant or otherwise to evidence the status of this Grant. Grantor shall allow Grantee access to the Easement Area adequate and within a sufficient time for Grantee to make a determination sufficient to enable the execution of such certificate.

23. Controlling Law. The interpretation and performance of this Grant shall be governed by the laws of the State of California.

24. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Agreement shall be liberally construed to effect the purpose of this Grant and the policy and purpose of California Civil Code section 815 et seq., excepting only the duration requirement set forth in Civil Code section 815, subsection (b). If any provision in this Agreement is found to be ambiguous, an interpretation consistent with the purpose of this

Agreement that would render the provision valid shall be favored over any interpretation that would render it invalid.

25. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

26. Entire Agreement. This Grant sets forth the entire agreement of the parties with respect to the Conservation Easement granted herein and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement, all of which are merged herein.

27. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's fee interest in the Property.

28. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

29. Counterparts. The parties hereto may execute this Grant in two or more counterparts which shall, in the aggregate, be signed by both parties. Each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

30. Notices. Any notice to be given hereunder to any party hereto shall be deemed given or delivered upon personal delivery to the recipient or two days after deposit in the United States mail, registered or certified, return receipt requested, postage prepaid and addressed as follows:

If to Grantor:

Andora Properties I, LLC
9748 Topanga Canyon Blvd.
Chatsworth, California 91311
Attention: Mr. Daniel Bernstein

If to Grantee:

Joseph T. Edmiston
Executive Officer
Mountains Recreation and Conservation Authority
5810 Ramirez Canyon Road
Malibu, CA 90265

With a copy to:

Jeffrey Maloney, Esq.
Staff Counsel
Mountains Recreation and Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Each party hereto may, by notice to the other, designate a different address which shall be substituted for the one specified above.

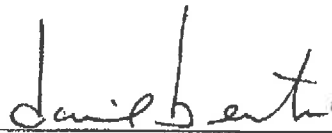
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IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant as of the date first above written.

Grantor:

ANDORA PROPERTIES I, LLC

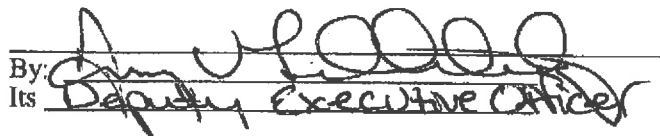
BY: Daniel Bernstein & Associates, Inc.,
a California Corporation, Manager of ANDORA
PROPERTIES I, LLC



By: Daniel Bernstein
Its President

Grantee:

MOUNTAINS RECREATION AND CONSERVATION
AUTHORITY



By: _____
Its Deputy Executive Officer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On OCT 17 2016 before me, ALAN KAMINSKY NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared

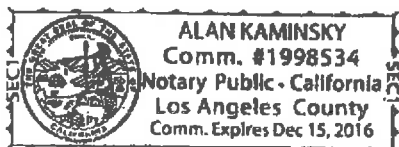
DANIEL BERNSTEIN

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Alan Kaminsky

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CONSERVATION EASEMENT AGREEMENT Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer -- Title(s): _____

☐ Partner -- ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer -- Title(s): _____

☐ Partner -- ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) ss.

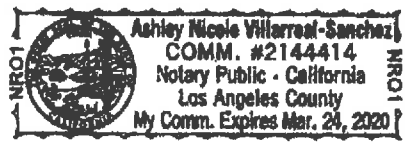
On 10-13-16, before me, Ashley Nicole Villarreal-Sanchez, a Notary Public, personally appeared

Amy LeMbridge, who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/hers authorized capacity, and that by his/hers signature on the instrument the person, or the entities upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

(Signature)
(SIGNATURE OF NOTARY)



(Seal)

Exhibit A**Legal Description of Andora Properties I Property**

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, City of Los Angeles and described as follows:

PARCEL 1:

THAT PORTION OF LOT 3, SECTION 23 TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, PLUS A PORTION OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 17 WEST, RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 3 WITH THE NORTHWESTERLY BOUNDARY LINE OF RANCHO EX-MISSION DE SAN FERNANDO, THE BEARING OF SAID RANCHO LINE FOR THE PURPOSE OF THIS DESCRIPTION IS NORTH 37 DEGREES 57 MINUTES 20 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY BOUNDARY LINE NORTH 37 DEGREES 57 MINUTES 20 SECONDS EAST 642.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 26 MINUTES 50 SECONDS WEST 100.15 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 165.00 FEET; A RADIAL OF SAID CURVE TO SAID POINT BEARS SOUTH 22 DEGREES 26 MINUTES 50 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 13.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 62 DEGREES 57 MINUTES 30 SECONDS EAST 65.00 FEET; THENCE NORTH 27 DEGREES 02 MINUTES 30 SECONDS WEST 110.00 FEET; THENCE NORTH 79 DEGREES 53 MINUTES 32 SECONDS WEST 168.32 FEET; THENCE NORTH 39 DEGREES 06 MINUTES 41 SECONDS WEST 158.52 FEET; THENCE SOUTH 72 DEGREES 34 MINUTES 07 SECONDS WEST 295.00 FEET; THENCE SOUTH 41 DEGREES 35 MINUTES 16 SECONDS WEST 82.50 FEET; THENCE NORTH 32 DEGREES 41 MINUTES 35 SECONDS WEST 258.38 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 660.00 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 32 DEGREES 41 MINUTES 35 SECONDS WEST; THENCE NORTHEASTERLY ALONG SAID CURVE 19.20 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 31 DEGREES 01 MINUTES 38 SECONDS EAST; THENCE NORTH 22 DEGREES 52 MINUTES 22 SECONDS WEST 187.09 FEET TO THE WESTERLY LINE OF SAID LOT 3 THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 23 MINUTES 45 SECONDS WEST 258.00 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER BEING ALSO THE SOUTHWESTERLY CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, SAN BERNARDINO MERIDIAN, NORTH DEGREES 17 MINUTES 05 SECONDS EAST 685.13 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN 10 FOOT STRIP OF LAND DESCRIBED IN PARCEL 1 OF THE DEED TO FRONTIERS, INC., RECORDED AS INSTRUMENT NO. 2272 ON MARCH 1, 1955 IN BOOK 47044 PAGE 252 OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY DESCRIBED AS FOLLOWS:

NORTH 60 DEGREES 44 MINUTES 10 SECONDS EAST 111.69 FEET, NORTH 41 DEGREES 38 MINUTES 00 SECONDS EAST 204.37 FEET; NORTH 37 DEGREES 59 MINUTES 00 SECONDS EAST 108.61 FEET, NORTH 42 DEGREES 38 MINUTES 50 SECONDS EAST 312.87 FEET, NORTH 64 DEGREES 03 MINUTES 00 SECONDS EAST 161.50 FEET, SOUTH 21 DEGREES 18 MINUTES 00 SECONDS EAST 57.78 FEET AND NORTH 69 DEGREES 36 MINUTES 20 SECONDS EAST TO THE MOST WESTERLY CORNER OF LOT 33 OF TRACT NO. 29591, AS PER MAP RECORDED IN BOOK 733 PAGES 65 THROUGH 68 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF SAID TRACT NO. 29591 TO THE MOST SOUTHERLY CORNER OF LOT 38 OF SAID TRACT NO. 29591, SAID MOST SOUTHERLY CORNER BEING A POINT IN THE NORTHWESTERLY BOUNDARY LINE OF SAID RANCHO; THENCE ALONG SAID NORTHWESTERLY BOUNDARY LINE, SOUTH 37 DEGREES 57 MINUTES 20 SECONDS WEST 4.53 FEET TO THE INTERSECTION

WITH

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CLTA Standard Coverage Policy - 1990

THE EASTERLY LINE OF SAID SECTION 23, RANCHO EX-MISSION DE SAN FERNANDO; THENCE ALONG SAID LAST MENTIONED, EASTERLY LINE, SOUTH 0 DEGREES 03 MINUTES 25 SECONDS 732.10 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 574.23 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO ROY ROGERS FRONTIERS, INC., RECORDED ON SEPTEMBER 25, 1984 AS INSTRUMENT NO. 950.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO B. R. RANCHOS, INC., RECORDED ON SEPTEMBER 24, 1984 AS INSTRUMENT NO. 951.

PARCEL 2.

THOSE PORTIONS OF LOTS 1, 2 AND 3 OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 6, 1896, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 3 WITH THE NORTHWESTERLY BOUNDARY LINE OF RANCHO EX-MISSION DE SAN FERNANDO; THE BEARING OF SAID RANCHO LINE FOR THE PURPOSE OF THIS DESCRIPTION IS NORTH 37 DEGREES 57 MINUTES 20 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY BOUNDARY LINE NORTH 37 DEGREES 57 MINUTES 20 SECONDS EAST 542.68 FEET; THENCE NORTH 22 DEGREES 28 MINUTES 50 SECONDS WEST 100.18 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 185.00 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS SOUTH 22 DEGREES 28 MINUTES 50 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 13.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 62 DEGREES 57 MINUTES 30 SECONDS EAST 65.00 FEET; THENCE NORTH 27 DEGREES 02 MINUTES 33 SECONDS WEST 1100.00 FEET; THENCE NORTH 79 DEGREES 53 MINUTES 32 SECONDS WEST 158.32 FEET; THENCE NORTH 39 DEGREES 08 MINUTES 41 SECONDS WEST 168.52 FEET; THENCE SOUTH 72 DEGREES 34 MINUTES 07 SECONDS WEST 295.00 FEET; THENCE SOUTH 41 DEGREES 35 MINUTES 18 SECONDS WEST 82.60 FEET; THENCE NORTH 32 DEGREES 41 MINUTES 35 SECONDS WEST 268.38 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 32 DEGREES 41 MINUTES 35 SECONDS WEST; THENCE NORTHEASTERLY ALONG SAID CURVE 1920 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 31 DEGREES 01 MINUTES 35 SECONDS EAST; THENCE NORTH 22 DEGREES 52 MINUTES 22 SECONDS WEST 187.09 FEET TO THE WEST LINE OF SAID LOT 3; THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 23 MINUTES 45 SECONDS WEST 258.00 FEET; MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 NORTH 0 DEGREES 17 MINUTES 05 SECONDS EAST 200.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 44 DEGREES 56 MINUTES 40 SECONDS WEST 284.52 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 36 MINUTES 15 SECONDS WEST 1166.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO THE NORTHWESTERLY CORNER OF LOT 2; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 SOUTH 0 DEGREES 52 MINUTES 05 SECONDS WEST 210.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 36 MINUTES 15 SECONDS EAST 580.00 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 49 SECONDS WEST 210.00 FEET; THENCE NORTH 39 DEGREES 48 MINUTES 00 SECONDS EAST 305.29 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 47 SECONDS EAST 148.70 FEET; THENCE SOUTH 75 DEGREES 15 MINUTES 23 SECONDS EAST 78.59 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 43 SECONDS EAST 348.63 FEET; THENCE SOUTH 42 DEGREES 01 MINUTES 20 SECONDS EAST 147.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET, A RADIAL OF SAID CURVE TO SAID

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POINT BEARS NORTH 42 DEGREES 01 MINUTES 20 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 17.28 FEET; THENCE RADIALLY TO SAID CURVE SOUTH 43 DEGREES 31 MINUTES 20 SECONDS EAST 275.00 FEET; THENCE SOUTH 41 DEGREES 36 MINUTES 18 SECONDS WEST 144.31 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 45 SECONDS EAST 490.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE NORTH 89 DEGREES 36 MINUTES 15 SECONDS EAST 415.23 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM SAID PORTION OF LOT 1 OF SECTION 23, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, UPON OR UNDER SAID LAND, AS RESERVED IN THE DEED FROM FRED C. MEYER AND WIFE, RECORDED OCTOBER 11, 1943 IN BOOK 20394 PAGE 389 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 615.

PARCEL 3:

THOSE PORTIONS OF LOTS 2 AND 3 OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 5, 1896, DESCRIBED AS A WHOLE AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 NORTH 0 DEGREES 52 MINUTES 06 SECONDS WEST 210.00 FEET; THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 36 MINUTES 15 SECONDS EAST 560.00 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 45 SECONDS WEST 210.00 FEET; THENCE NORTH 38 DEGREES 48 MINUTES 00 SECONDS EAST 305.78 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 47 SECONDS EAST 148.70 FEET; THENCE SOUTH 75 DEGREES 15 MINUTES 23 SECONDS EAST 78.58 FEET; THENCE NORTH 41 DEGREES 16 MINUTES 43 SECONDS EAST 348.63 FEET; THENCE SOUTH 42 DEGREES 01 MINUTES 20 SECONDS EAST 147.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 860.00 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 42 DEGREES 01 MINUTES 20 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 17.28 FEET; THENCE RADIALLY TO SAID CURVE SOUTH 43 DEGREES 31 MINUTES 20 SECONDS EAST 275.00 FEET; THENCE SOUTH 41 DEGREES 36 MINUTES 18 SECONDS WEST 144.31 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 45 SECONDS EAST 490.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF SAID LOT 2 SOUTH 89 DEGREES 36 MINUTES 15 SECONDS WEST 1404.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

APN: 2724-007-004

(End of Legal Description)

Exhibit B**Depiction of Proposed Tract**

EXHIBIT B
TRACT BOUNDARY AND LOT LAYOUT

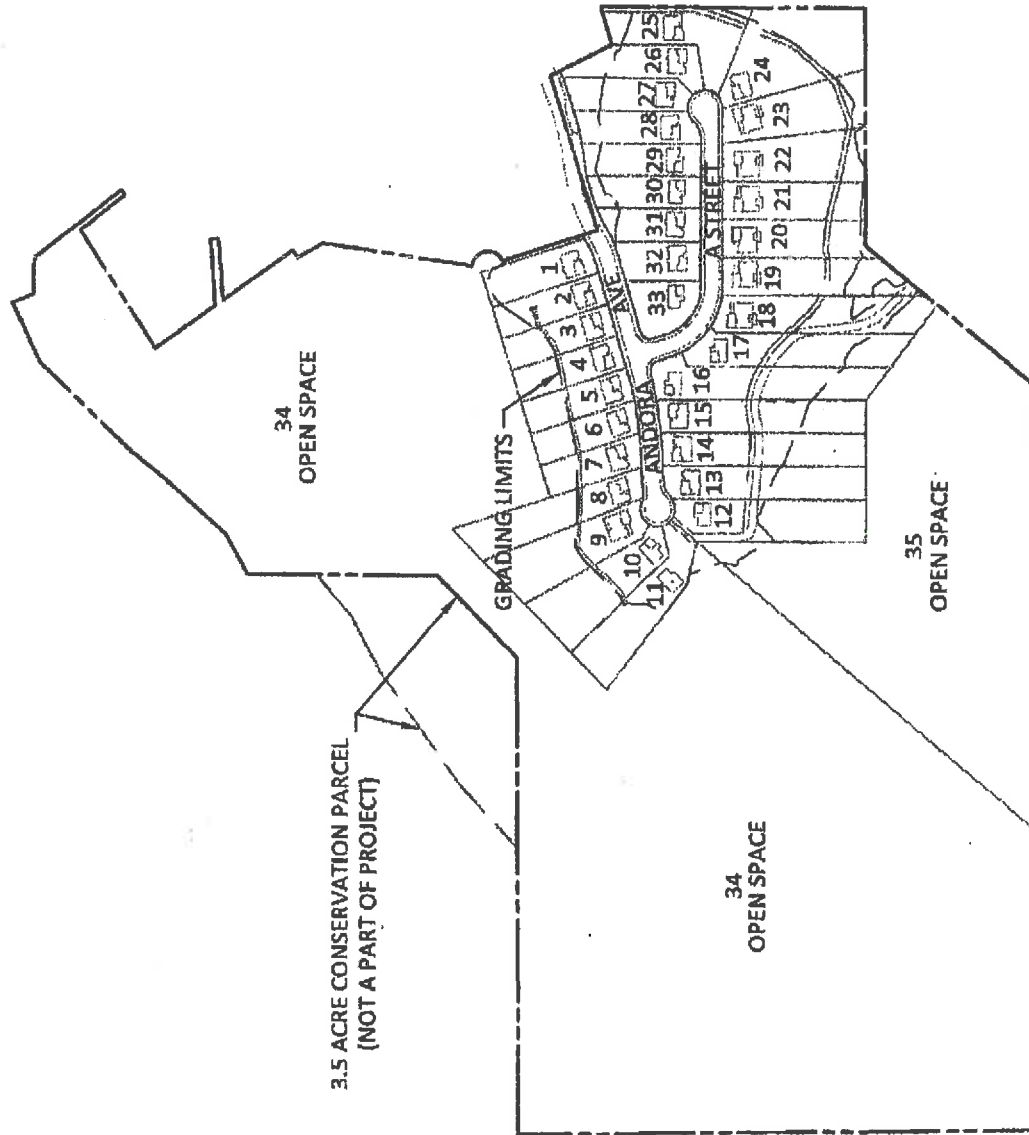


Exhibit C

Depiction of Proposed Construction Related Activities

EXHIBIT C

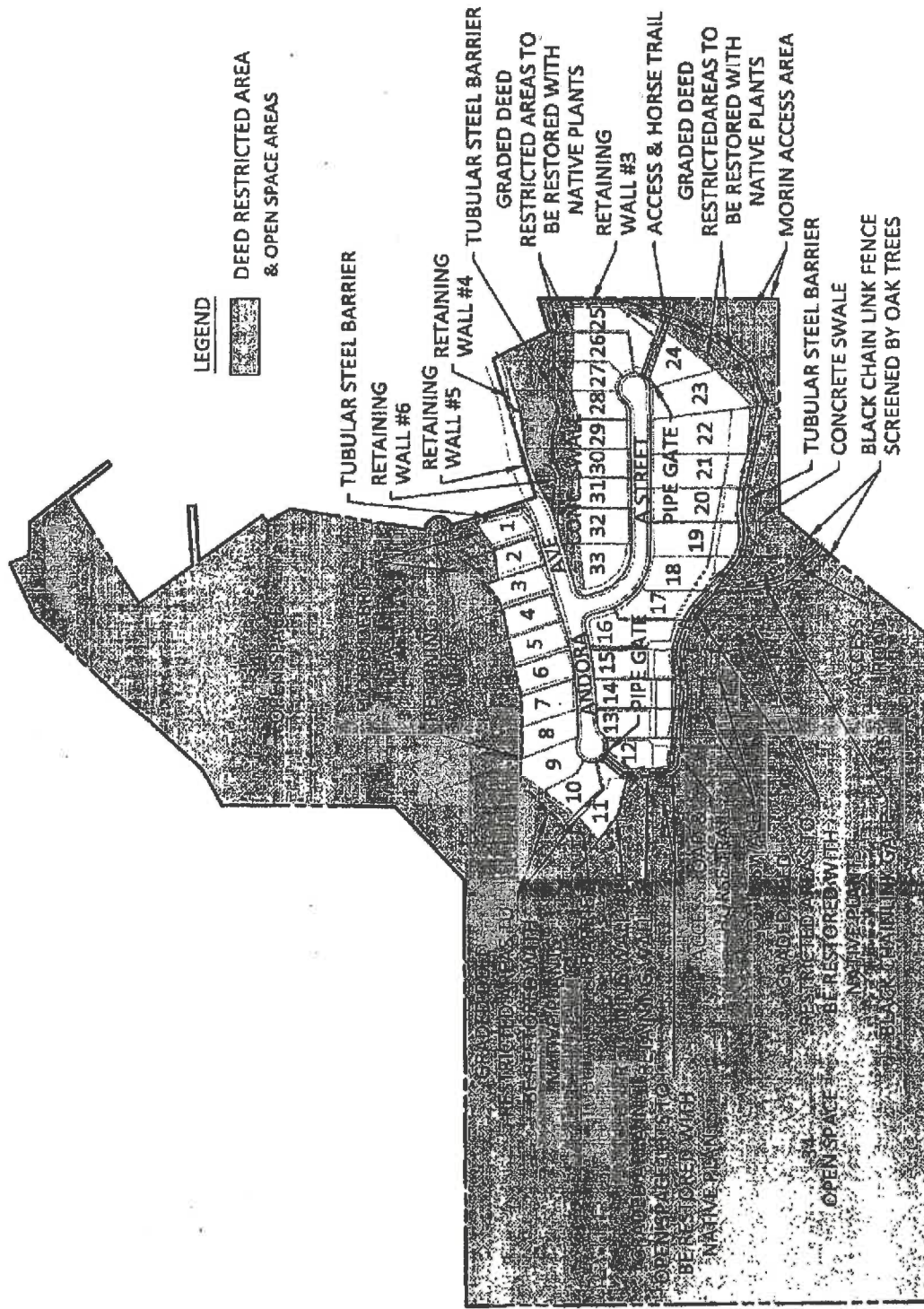
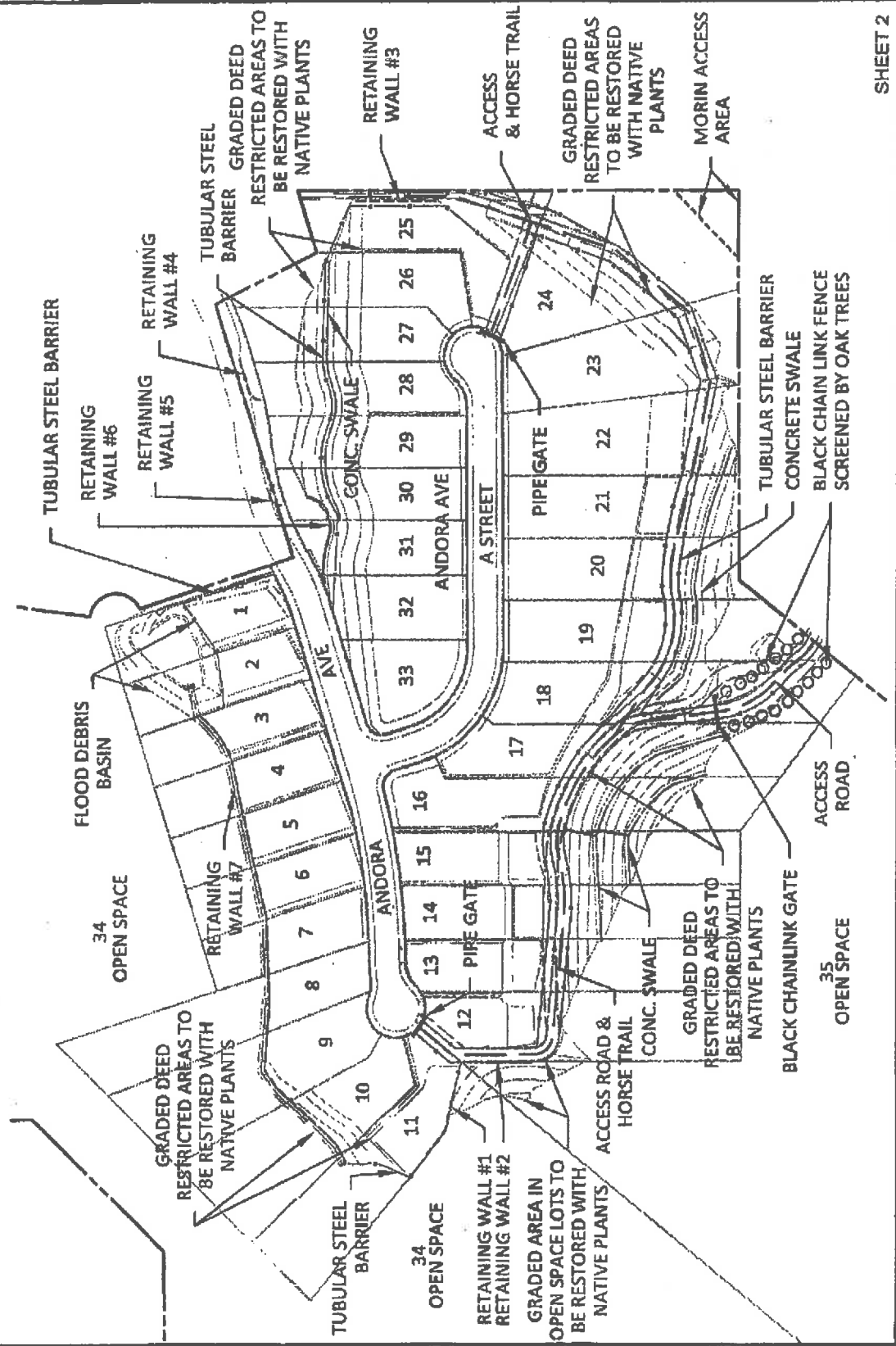


EXHIBIT C



22

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a local park agency established pursuant to Government Code Section 6500 et. seq., hereby accepts the Conservation Easement Agreement executed by Andora Properties I, LLC, a Delaware limited liability company, on _____, 2016 in favor of the Mountains Recreation and Conservation Authority, to which this Certification of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 15-134 adopted on September 2, 2015 and the Mountains Recreation and Conservation Authority consents to the recordation of the Grant Deed and this Certificate of Acceptance.

Dated: 10/13/16

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

BY: _____

Amy Lethbridge
Deputy Executive Officer

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

June 8, 2017

Councilmember Jose Huizar, Chair
Councilmember Marqueece Harris-Dawson
Councilmember Gilbert A. Cedillo
Councilmember Mitchell Englander
Councilmember Curren D. Price, Jr.
Planning and Land Use Management Committee
Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012

Re: City Planning Case Nos: VTT-73427-2A and
ENV-2014-3995-EIR
Related Case: CPC-2004-7308-ZC-ZAD-K and appeal
Project Address: 9503 N. Andora Place, Chatsworth

On March 30, 2017, the City Planning Commission certified the EIR and granted in part, and denied in part, the first level appeal of VTT-73427, in order to deny the appeals filed by seven separate groups or individuals (California Native Plant Society LA-Santa Monica Mountains Chapter & Snowdy Dodson, Chatsworth Nature Preserve Coalition & Carla Bollinger, Chatsworth Lake Manor Citizen's Committee, LA County District 5 Town Council & Dina Fisher, Friends of Chatsworth Wildlife, James Van Gundy, Jason Sandler, and Teena Takata) and to permit technical corrections to the Letter of Determination issued by the Deputy Advisory Agency on December 30, 2016 in approving the proposed Andora Estates Subdivision project, involving a 34-lot subdivision (33 residential lots and 1 open space lot) on an approximately 91-acre undeveloped site. The project proposal included the development of 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 70 percent of the total project site) proposed as an open space conservation easement.

On April 10, 2017, a second level appeal of the City Planning Commission's actions was filed by five separate groups or individuals claiming to be aggrieved by the action, which include:

- (1) California Native Plant Society, LA-Santa Monica Mountains Chapter
- (2) Chatsworth Nature Preserve Coalition and Teena Takata
- (3) Friends of Chatsworth Wildlife
- (4) Karen McElhaney
- (5) David Ramey, DVM

The appeals addressed both the Environmental Impact Report and Vesting Tentative Tract Map approval actions of the City Planning Commission's determination.

APPEAL ANALYSIS

The *statements of the Appellants* have been summarized in the following pages, followed by staff responses:

Appellant 1:**CALIFORNIA NATIVE PLANT SOCIETY,
L.A.-SANTA MONICA MOUNTAINS CHAPTER
JULIE CLARK DE BLASIO****CNPS Appeal Point 1:**

The Environmental Impact Report's analysis of impacts and mitigation measures, as well as plant surveys, is deficient regarding protected plants and native vegetation, specifically regarding the Santa Susana tarplant, sage scrub habitat, and protected oak trees.

Staff Response:**Biological Surveys.**

The CNPS stated that the methods and timing of the biological surveys resulted in an underreporting of plants and wildlife; that the surveys lacked information on arthropods (insects), bryophytes (mosses, lichens, liverworts), and fungi; and additional focused rare plant surveys should have been conducted (including in cooler season in early spring and mid-summer).

As documented in the Environmental Impact Report (EIR), biological surveys were conducted over a number of years for previous project iterations on the site, which were then used to inform several updated biological surveys conducted by field experts between 2014 and 2016:

- **General Biological Assessment:** Published for the project by TERACOR Resource Management in August 2015 (Draft EIR, Appendix H.1), the Assessment based information on several surveys, including surveys conducted in early Spring 2008, Fall 2014, and late Spring 2015.
- **Tree Survey and Report:** A report was prepared by Richard W. Campbell, Landscape Architect, dated January 12, 2015 (Draft EIR, Appendix D).
- **Preliminary Jurisdictional Delineation and Determination:** U.S. Army Corps of Engineers "Waters of the U.S." and Wetlands and California Department of Fish and Wildlife (CDFW) "Streambeds" Jurisdiction and Impact Analysis Report was prepared by TERACOR Resource Management in August 2015 (Draft EIR Appendix H.2).
- **Four additional flora and fauna surveys:** Additional surveys were conducted by Biologists Jared Reed and Michael C. Long on April 27th and June 1st through June 3rd, 2016 (Final EIR Appendix B.1 and B.2), and included a survey of the special status species - Santa Susana tarplant and Plummer's mariposa lily (Final EIR, Figure III-9: Sensitive Plant Impact Map, page III-55).

Surveys were conducted during the Spring, Summer, and Fall seasons and presented an accurate depiction of the flora and fauna on-site. Focused surveys were conducted for special status species such as the Santa Susana tarplant and mariposa lily, and no other special status species were documented during the numerous on-site surveys conducted over the past decade.

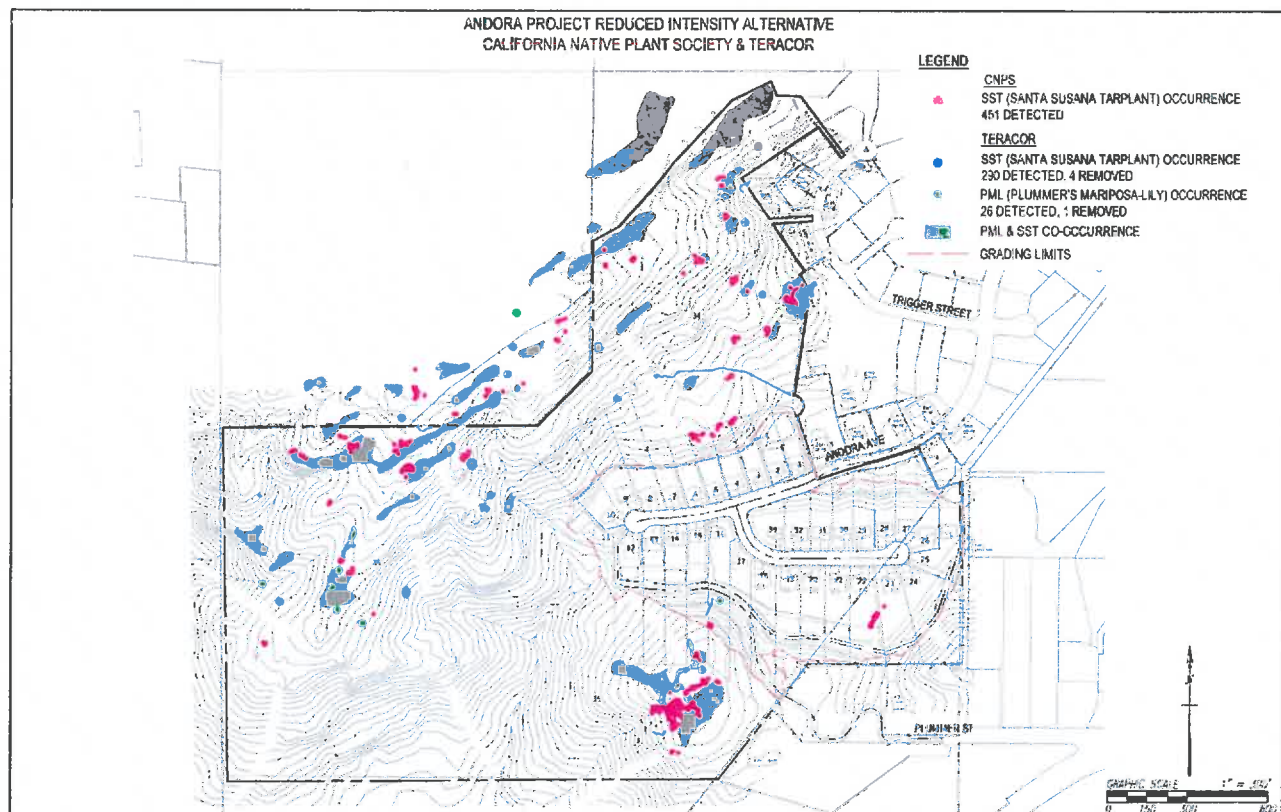
Contrary to the appellant's comment, the General Biological Assessment did consider both arthropods and bryophytes, and the Biological Assessment references the CDFW Natural Diversity Database, and the Database's "Special Vascular Plants, Bryophytes, and Lichens List"

from April 2015. The assessment evaluated the potential for special status insects, and did not find any present on-site (Draft EIR, Appendix H.1, pages 107 and 111). In addition, the updated fauna survey listed the presence of several non-special-status invertebrate species such as: Pygmy Blue and Common Hairstreak butterfly, Dainty Sulphur, Punctate Blister Beetle, and Sand Wasp (Final EIR Appendix B.1, page 10). Similarly, bryophytes were discussed in both the DEIR and FEIR documents. The floral compendium identified a moss species on the site (Bigelow's spike-moss) (Final EIR Appendix B.2, page 5) and evaluated the potential for a sensitive moss species, the bluish spike-moss to occur on the site, but suitable habitat for this species was not identified on the site (Draft EIR, Appendix H.1, page 46 and 89). No special-status species were present on-site and observations on the property yielded a list of non-special-status species, including those identified by the Appellant as "essential to habitat function and ecosystem health of plants, animals, and other living or decomposing creatures." The CNPS statements do not reflect the approach, methodology and content of the Biological Assessment, which comprehensively addressed biological resources on the site, including arthropods and bryophytes.

The appellant has not submitted evidence of the occurrence of any other special status species on-site. The surveys and conclusions presented in the EIR were adequately substantiated, and the following specific issues were also addressed in the EIR analysis:

Santa Susana Tarplant Surveys.

The California Native Plant Society (CNPS) noted that they conducted general botanical surveys on the property in Spring 2016 and a focused survey for Santa Susana tarplant in August 2016. The CNPS Santa Susana tarplant survey showed discrepancies from the total and impacted number of plants identified between their survey and the survey in the EIR. The survey in the EIR was conducted by biological experts TERACOR earlier in June 2016. The following exhibit shows a comparison between the Santa Susana tarplant locations identified by CNPS (pink) and TERACOR (blue).



Biological resources are subject to fluctuations over the course of months and seasons, and the CNPS survey, which was conducted later in the Santa Susana tarplant flowering season, identified a greater number of total and impacted plants. The EIR survey identified 290 plants, with 4 impacted plants occurring within the potential disturbance footprint, while the CNPS survey identified 451 plants, with impacts to 12 of the plants.

In reviewing the two surveys, although the count of individual tarplants differed, the groupings and locations of the tarplants were generally consistent. However, the CNPS survey did identify tarplants in a new location within the development footprint along proposed lots 22 and 23 (identified as pink dots in the southeast portion of the site in the exhibit above). The CNPS also claimed that tarplants at this location were partially destroyed within the previous year during grading activities and that the city did not adequately act on the complaint. The City has ascertained that the plants were partially destroyed through brush clearance activities. The California Department of Fish and Wildlife (CDFW) has jurisdiction to enforce the taking of endangered plant species, and the complaint is currently under investigation by the agency. The City has consulted with CDFW staff, who have initially found that the plants at this location have regrown and are still alive, but were nonetheless impacted by the clearing activities. As part of the regulatory compliance with the Incidental Take Permit (ITP) for the removal of any impacted plants, the CDFW has stated that they will require a new updated survey of the plant community prior to the issuance of the permit, and will require prescriptives for plant mitigation and viability for all impacted plants on-site.

Due to the inherent variability of biological resources over time, discrepancies in the specific number of tarplants identified are likely to occur between surveys taken at different dates. Such discrepancies can be attributed to factors such as the timing within the flowering period of the survey, visibility of the plants during blooming periods, and/or based on potential judgements of biologists in identifying one plant as multiple plants when located in groupings or with shared roots. Since vegetation grows and changes in number over time, the CDFW will require an updated survey prior to any grading and construction on the site, to ensure that mitigation will occur based on the most current conditions regarding the number of impacted plants.

The differences in the result of the EIR and CNPS sensitive plant surveys do not affect the conclusion of the EIR with regard to impacts to Santa Susana tarplant, which identified impacts to be less than significant with mitigation. With the additional consideration of the three plants previously impacted through brush-clearing activities, the information from the EIR survey indicates impacts to 7 of 293 plants (or 2.4% of the population) and the CNPS survey indicates impacts to 12 of 451 plants (or 2.6% of the population). As proposed, the project would preserve almost all of the Santa Susana tarplant occurrences and their ecosystem on-site. The number of individual tarplants that would be impacted by the project would be minimal in relation to the number of tarplants present on the site and the adjacent conservation parcel.

However, after further consultation with CDFW staff, the CDFW has recommended that several mitigation measures be modified to better reflect the agency's best practices and the ITP permit process, with a focus on restoring existing plant habitats as a more effective mitigation than the seed collection or translocation of impacted plants.

In order to address these recommended changes, as well as fluctuations in specie numbers, Mitigation Measures C-1 and C-3 should be clarified as follows (~~red-strike-through~~ indicating deletion and **bold underline** indicating addition):

MM C-1: **Subject to the review and approval of the California Department of Fish and Wildlife (CDFW),** any portion of the ~~dedicated open space or deed-restricted conservation easement~~ areas **graded or disturbed by** ~~of~~ the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland,

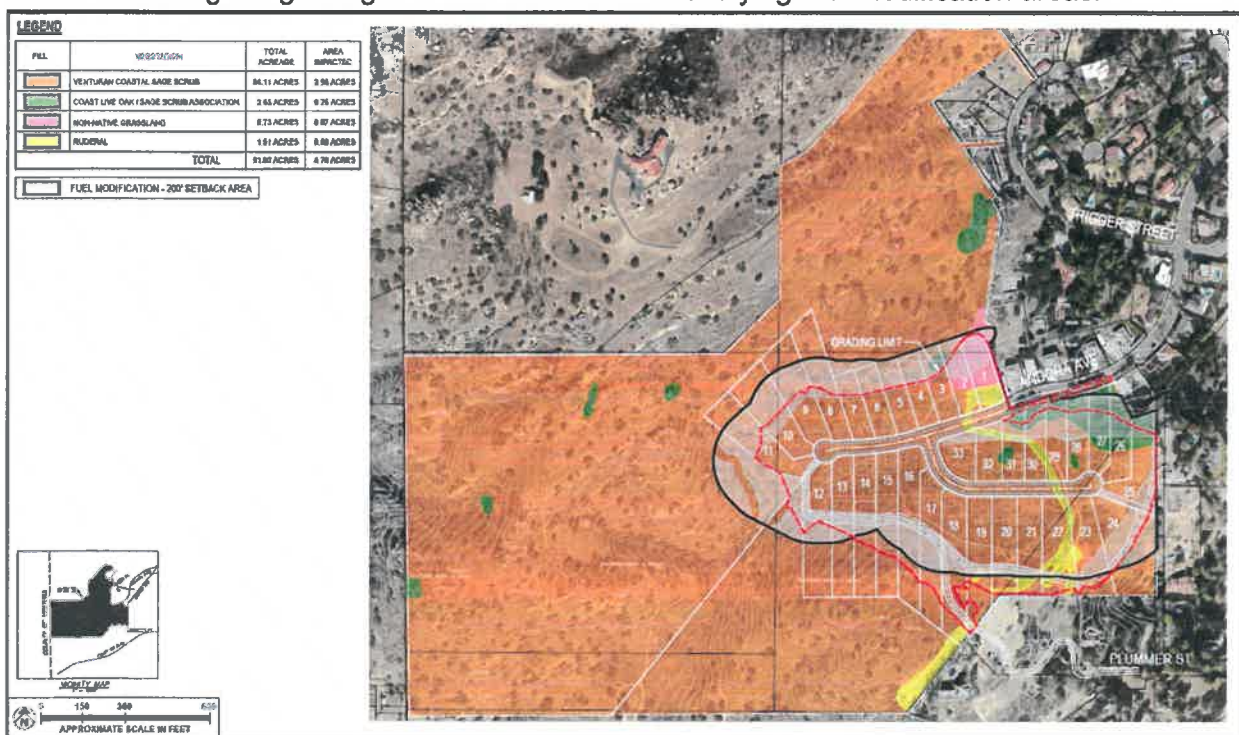
Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading ~~and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent property not a part of the proposed subdivision~~ to establish plantings as near as possible to the natural condition (subject to fuel modification requirements). No rare or listed plant seed may be collected without written approval by CDFW.

MM C-3: No incidental take of Santa Susana tarplant or mariposa lily shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve ~~286~~ all individual plants of the Santa Susan tarplant and mariposa lily on-site and within the off-site 3.5-acre adjacent conservation parcel not ~~a part of the proposed subdivision~~, within the development footprint, as shown on Final EIR, Figure III-9: Sensitive Plant Impact Map, page III-55, and as may be updated by any subsequent survey required by the CDFW and 2) any other terms included in the ITP, including but not limited to: a plan for the enhancement or restoration of degraded or former habitat for the species, including a detailed planting palette, and the use of seeds collected from plants on the project site. No rare or listed plant seed may be collected without written approval by CDFW. ~~collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.~~

Sage Scrub Habitat.

The CNPS states that over 30 acres of sage scrub habitat will be impacted, including impacts from brush clearance, and that the EIR fails to analyze avoidance and protection of habitat, and the EIR fails to analyze long-term and cumulative impacts due to edge effects.

Figure III-8 of the Final EIR (page 54), identifies the sage scrub habitat in orange, with the red outline indicating the grading limit and white areas identifying fuel modification areas:



As noted in Response 2-11 (page 56) of the Final EIR:

“Although Venturan coastal sage scrub is not subject to the same standards of protection as endangered plants or animals, the Project Applicant has actively sought to reduce losses of Venturan coastal sage scrub by reducing the size of the 35-lot VTTM Project footprint and dedicating approximately 77 acres to the Mountains Recreation and Conservation Authority (MRCA) for conservation. As a result, the proposed 35-lot VTTM Project will directly impact approximately 18.11 acres of Venturan coastal sage scrub through grading. In addition, 3.95 acres of Venturan coastal sage scrub will be subject to periodic fuel modification. These temporal impacts to Venturan coastal sage scrub comprise 25 percent of the total Venturan coastal sage scrub on-site.

As described above, only 22.06 acres of Venturan coastal sage scrub of 86 acres will be impacted by the proposed project, and for this reason, the project will only incrementally contribute to the cumulative loss of Venturan coastal sage scrub in the region, and will preserve 64.05 acres of Venturan coastal sage scrub (75 percent of the total) connected to local sage scrub resources with the dedication of open-space lots and deed-restricted property that will remain in its natural condition. Section 15130 (a) of the CEQA Guidelines requires that an EIR discuss the cumulative impacts of a project when project's incremental contribution to a cumulative impact is considerable. No additional analysis of cumulative impacts to Venturan coastal sage scrub is required under this standard based on the project's impacts to Venturan coastal sage scrub.”

Impacts to these biological resources were analyzed in the EIR based on biological surveys and expert opinions from consulting biologists, and the EIR analysis discussed the loss of the habitat and considered Alternatives to the project. The current project (the Reduced Density Alternative), was found to lessen impacts to this resource when compared to the Original Project. The physical separation of the Project Site from the related projects, and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited.

The EIR concluded that the incremental impact to scrub habitat would not be cumulatively considerable with the imposition of mitigation measures, such as the placement of a majority of the habitat in a conservation easement and revegetating a portion of the affected areas.

Protected Oak Trees.

The CNPS states that there is no justification for the removal of the five protected oak trees, that oak tree mitigation should include measures for the maintenance and long-term viability of the trees, and that the oak tree grove along Andora Avenue will be negatively impacted through a lack of access to rain and stormwater due to grading and water improvements to the site.

As described in the Final EIR (pages III-58 and III-112), impacts to most of the trees on the Project Site will be avoided. A total of 29 oak trees greater than 4-inch caliper diamond trunk were identified in the “Tree Report” prepared by Richard W. Campbell, ASLA, January 12, 2015 (Draft EIR, Appendix D). Of those trees, up to eleven oak trees will be impacted by the project, including five trees which are located within the project grading footprint and will be removed, and six trees which are located along the south side of Andora Avenue and will be conserved but affected via minor incursion into the protected zone of the oak tree associated with the extension of Andora Avenue.

The map excerpt below (Draft EIR Appendix D, Tree Map) identifies in yellow the five trees in three locations which are proposed for removal. These trees are all located in areas to be graded or filled within the central portion of the development area, where preservation in-place would preclude a reasonable development of the site. Therefore, justification for their removal is warranted. A total of 18 trees of the 29 will be avoided and conserved. The coast live oak/coastal sage scrub that has been avoided will also be placed into a conservation easement in favor of the MRCA.

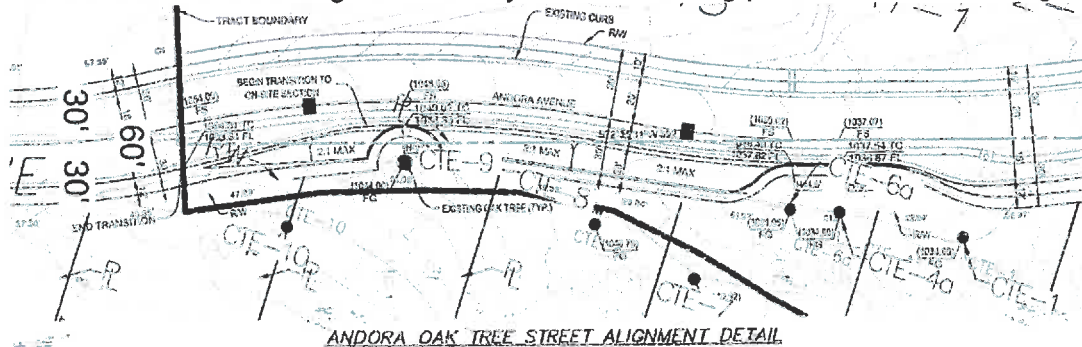


Oak tree mitigation was adequately addressed through regulatory compliance and mitigation measures identified in the EIR. As part of regulatory compliance, the project would conform to the City's Protected Tree Ordinance. All protected tree removals require the approval of the Board of Public Works and the issuance of a protected tree removal permit by the Urban Forestry Division, which requires maintenance and bonding for survival of trees for a minimum of three years and making the necessary findings under the City Native Tree Ordinance. If the findings aren't made, then the permit will not be granted and the trees cannot be removed. If the tree removal permits are granted, Mitigation Measure C-5 requires the following replacement ratios for any impacted trees: trees within CDFW jurisdiction are subject to replacement ratios ranging from 2:1 to 15:1 depending on tree size, and trees outside of CDFW jurisdiction are subject to a replacement ratio of 4:1, which is greater than the 2:1 replacement ratio required by the Los Angeles Municipal Code. In addition, the Andora Avenue roadway will be modified to preserve as many existing oaks in place.

In response to the appellant's concerns, and at the recommendation of the CDFW to ensure the success and survival of replacement oak species, the applicant has voluntarily agreed to extend the oak tree monitoring period from three to seven years and therefore the following language should be added to MM C-5:

MM C-5: ...(add): The applicant shall post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees at the approved replacement or relocation site for seven years from the date that the trees are replaced or relocated.

The following illustrates the oak grove (black circles) along Andora Avenue, as shown in the Draft EIR Appendix D, Tree Map. The alignment of Andora Avenue was designed to minimize impacts to the oak trees and ensure long-term viability of the remaining portion of the affected grove.

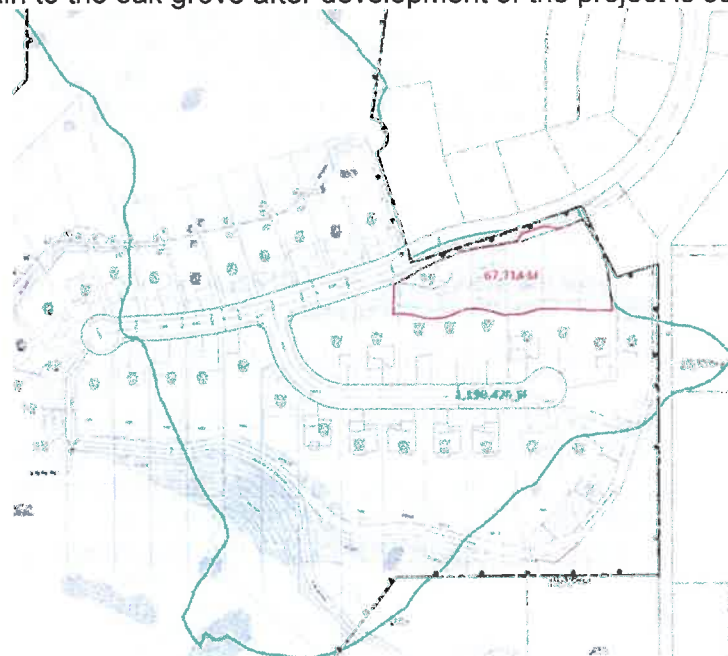


Hydrological Impacts to Oak Trees.

The appellant adds concerns that the protected oak trees would be negatively impacted by the change in hydrology of the site and a lack of humus from the slope, thereby reducing the vitality of the existing oaks along Andora Avenue.

Per FEIR, Response 8-3, page III-113: "As discussed in Section IV.G, Hydrology and Water Quality of the Draft EIR, new developments are required to be designed to reduce water pollution by implementing BMPs and to retain and treat the first 0.75-inch rainfall as required by the LID Ordinance. Treatment control BMPs are designed to remove pollutants once they are mobilized by rainfall and runoff. The proposed LID system would be conveyed by a common collection system that collects the drainage from the individual lots before draining onto the streets. Pre-development flows would be maintained with implementation of the LID system for the Project. Accordingly, the Project would continue to result in less than significant impacts on the groundwater system and surface water flows."

The preliminary drainage plan associated with the tentative tract map would leave a drainage subarea of approximately 1.55 acres (67,714 sq. ft.) around the oak grove that would drain to the trees. The remainder of the 27 acre drainage subarea on the site that currently drains to the oak grove would be graded with drainage routed to the storm drain planned in the extension of Andora Avenue. The area that currently drains to the oak grove now is outlined in green below and the area that would drain to the oak grove after development of the project is outlined in red:



The current proposal is to collect the rain water from the building pads via a private HOA drainage system to cisterns. The water collected in the cisterns would be used to irrigate common area slopes and landscaping. When the cistern is full, the overflow would drain into the streets.

All other runoff from the streets, slopes and open space areas would be collected in the separate public storm drain system. Although more specific details of this separate storm drain system have not yet been designed in detail, this storm drain could be designed to outlet at the top end of the oak tree grove, after the runoff is treated by a water quality treatment feature, letting the storm water drain through the oak tree grove and collecting the storm water again in a public storm drain system at the bottom end of the oak tree grove. This design would result in approximately 75% to 85% of the storm water that drains through the oak tree grove today continuing to drain through the oak tree grove after development, with only a minor change in the time of concentration of that flow. This design would avoid any substantial hydrology changes that could potentially affect the oak grove.

Therefore, a Project Design Feature (PDF-12) should be added to clarify the final design of the storm drain system, which is otherwise implemented during regulatory compliance:

PDF-12: Any runoff collected from the streets, slopes, and open space areas within the subdivision shall be collected in a public storm drain system, which shall be designed to outlet at the top end of the oak tree grove, located near the rear portions of Lots 27-31 along Andora Avenue. After the runoff is treated by a water quality treatment feature, the storm water shall drain through the oak tree grove and be collected again in a public storm drain system at the bottom end of the grove. This design shall not damage the top soil of the grove and shall result in a minimum of 75% of the storm water flow that currently drains through the grove.

The appellants also state concerns that the oak grove may be negatively impacted by a lack of humus from the slope. This comment assumes that the existing conditions of the oak grove area near the project entry contains humus made up of organic material sloughing from hillsides above. The type of condition described in the comment is present in deep alluvial canyons with hillsides above containing dense vegetation. However, this is not the existing condition of the project site or the surrounding area. The oak grove located at the entry to the project is in a relatively flat area and the slopes above have thin soil, as evidenced by the predominance of rock outcroppings, and due to the existing soil and slope characteristics, these slopes are not heavily vegetated. Since these slopes are not heavily vegetated, there is no source of organic material that is sloughing downslope and being carried by runoff to the area where these oaks are located, and there is little humus in this area, and the potential impact discussed in this comment will not occur.

Based on the above discussions, and evidence presented in the EIR, impacts to biological resources were adequately analyzed. More specifically, the plant surveys and analysis regarding Santa Susana tarplants, sage scrub habitat, and protected oak trees was adequate.

However, in order to adequately reflect the fluctuations in the number of biological resources identified through plant surveys, clarify required review by the CDFW, extend oak tree monitoring, and to clarify the storm water drain design, the appeal point should be granted in part, to allow a clarification of Mitigation Measures C-1 and C-3, additional language in Mitigation Measure C-5, and the addition of Project Design Feature PDF-12.

CNPS Appeal Point 2:

Biological mitigation measures are inadequate and vague and the EIR failed to consider the avoidance of special status species.

Staff Response:**Revegetation and Tarplant Mitigation.**

The appellant contends that Mitigation Measures MM C-1 and C-3 for the revegetation of affected areas and for the collection, transplant, and propagation of the tarplant, do not offer an assurance for the re-establishment of the habitat or species, and that all mitigation should be conducted on-site.

After consultation with the CDFW, Mitigation Measures MM C-1 and MM C-3 should be clarified to reflect the agency's best practices and the ITP permit process, with a focus on restoring existing plant habitats as a preferred mitigation to seed collection or translocation of impacted plants. Please see [Response to CNPS Appeal Point 1 \(pages 4-5\): Santa Susana Tarplant](#) for revised Mitigation Measures MM C-1 and C-3. Assurances for the success of the restoration program are ensured by the CDFW as well as included in the Tract Map conditions of approval, which require a Mitigation Monitoring Program, with monitoring by the Los Angeles Department of Building and Safety for these mitigation measures. In addition, on-site mitigation will occur where feasible.

Consideration of Avoidance

The appellant also states that the EIR fails to consider avoidance of the special status species. However, the EIR appropriately disclosed potential impacts and considered mitigations and Alternatives to the project regarding the impacts to these biological resources. The current project (the Reduced Density Alternative), was found to lessen impacts to these resources when compared to the Original Project. Impacts to a majority of special-status plants will be avoided, and these plants are to be located within conservation easement areas, either within the open space lot under MRCA ownership or within deed-restricted areas of privately-owned lots under MRCA control. Conservation easements and MRCA oversight of these areas would further ensure protection of these plants from potential impacts. The EIR concluded that impacts to biological resources, with the imposition of mitigation measures, would reduce impacts to less than significant levels.

Qualified Biologist Definition.

The appellant contends that the definition of "qualified biologist" in Mitigation Measure C-7 is impalpable and must be more clearly defined. The mitigation measure states:

"For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats."

This definition of a "qualified biologist" can be verified through the submittal of a resume or summary of education experience and work history. This qualification is defined and does not present enough ambiguity that would render the Mitigation Measure ineffective.

Regulatory compliance and mitigation measures identified for habitat and plant restoration, and definitions for qualified biologists, is sufficient for proper mitigation of the project's impacts. The EIR also properly discussed impacts and mitigation of special status species. Therefore, the appeal point should be denied.

CNPS Appeal Point 3:

The existing wildlife corridor within the project site is of regional importance, the project's proposed wildlife corridor widths are inadequate due to edge effects and topographic constraints, and cumulative impacts were not properly addressed.

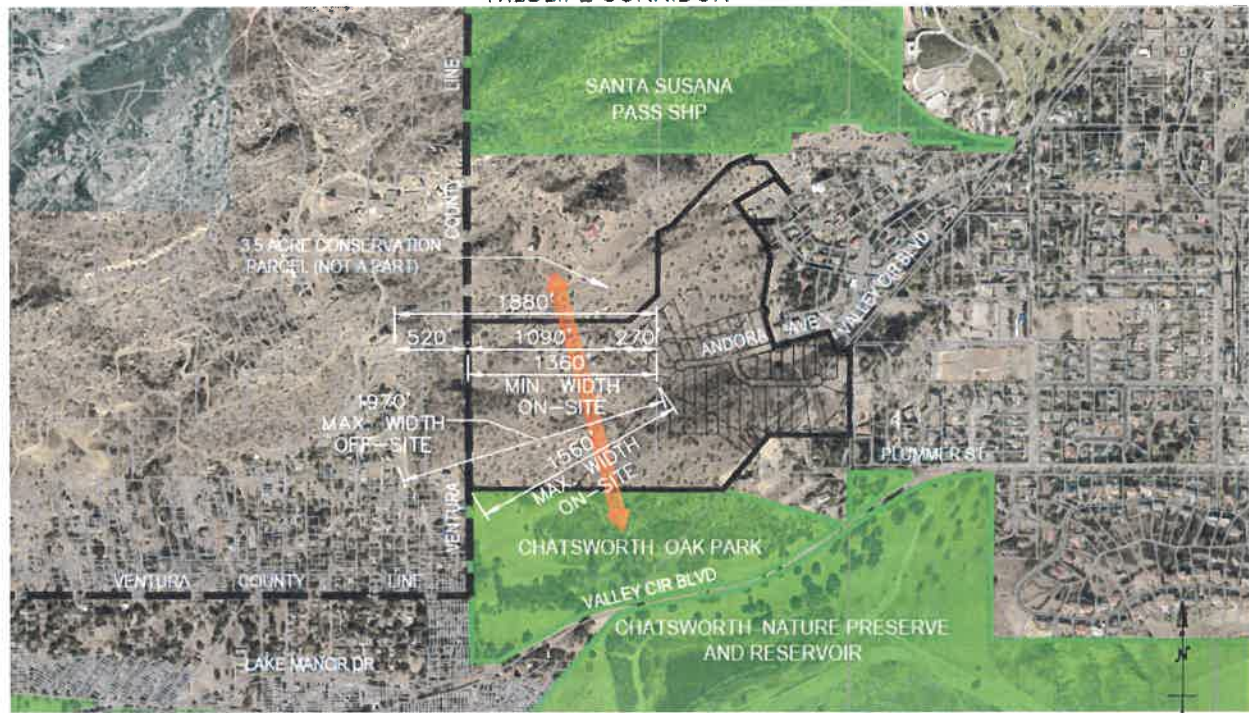
Staff Response:**Wildlife Corridor.**

The project site is currently undeveloped, and is located directly south of the 680-acre Santa Susana State Historic Park and an approximately 46-acre property developed with a single-family residence. The site is also located directly north of Chatsworth Oaks Park, which is adjacent to the Chatsworth Nature Preserve and Reservoir. Chatsworth Oaks Park is an approximately 50-acre City-owned park located along the north side of Valley Circle Boulevard. A majority of the park is undisturbed open space and trails, with a chain-link fence separating the entire site from the roadway, and with a limited portion of the park developed with surface parking, a children's playground, barbecue pits, picnic tables, and an open grassy area. The 1,325-acre Chatsworth Nature Preserve is located along the south side of Valley Circle Boulevard and functions as a natural open space preserve. Limited portions of the property also contain paved roadways and infrastructure previously utilized by the Department of Water and Power for the Chatsworth Reservoir. The site is inaccessible to the public, and terrestrial wildlife access to the Nature Preserve is somewhat encumbered by a chain-link fence that surrounds the entire property. From the Andora Subdivision project site, wildlife has unencumbered access from the site to the Santa Susana State Historic Park and privately-owned areas to the north, to the Simi Hills and privately-owned areas to the west, and Chatsworth Oaks Park to the south. However, intervening hillside topography and some sparse development does inhibit access throughout the area.

As noted in the Final EIR, *Response to Comments, Topical Response No. 1 – Wildlife Movement*: "According to the Natural Resources Conservation Service, corridors are linear strips of vegetation that differ from the adjacent surroundings and which function to conserve soil, water, plants, wildlife or fish resources. Studies indicate that the recommended width for wildlife movement corridors generally ranges from 300 meters (approximately 1,000 feet) for sub-regional corridors to 500 meters (approximately 1,600 feet) for regional corridors. Regional corridors are primary landscape connections between larger areas of habitat. Sub-regional corridors, while not as large in width as regional corridors, should be wide enough to provide landscape connections for species movement and dispersal. The proposed 1,560-foot-wide corridor would generally meet those standards."

Since the development focuses residential uses on the eastern portion of the site, an area with a width ranging from approximately 1,360 feet to 1,560 feet would be maintained on the western portion of the site to retain habitat connectivity (see Wildlife Corridor Exhibit below). If wildlife were to attempt an alternate crossing along the central portion of the site into the northeastern leg of property connecting to the Santa Susana Pass State Historic Park, solely within the property boundaries, the access would be reduced to approximately 300 feet on-site, not including an additional 300 feet of width within the adjacent 3.5-acre conservation easement. However, these stated widths only include areas *within* the project site. In consideration of the sparse residential development adjacent to the west and north, the actual width of undisturbed natural areas along the site and adjacent properties along either crossing would range from approximately 1,000 feet to 1,970 feet.

**ANDORA PROJECT REDUCED INTENSITY ALTERNATIVE
WILDLIFE CORRIDOR**



In addition, the Santa Monica Mountains Conservancy indicates that the, “proposed 33-unit project configuration combined with both the proposed 3.5-acre off-site parcel and rear lot conservation easements, provides adequate local and regional habitat connectivity”. The wildlife corridor width will be maintained at a sufficient width while providing wildlife conservation areas to be maintained in perpetuity.

Restricted Wildlife Corridor Width.

The appellant contends that the wildlife corridor is insufficient, since the effective width of the corridor is reduced to only 300-feet on-site for animals traversing the central portion of the site into the northeastern leg of the property. However, an additional 300 feet of width is proposed within an adjacent 3.5-acre conservation easement, for a total corridor width of 600 feet. The northeastern leg of the property itself ranges from approximately 230 to 820 feet in width, with nearly the entirety of this area to be dedicated as a conservation easement to the Mountains Recreation and Conservation Authority (MRCA). The proposed 600-foot corridor width within the central portion of the property, including the 3.5-acre conservation easement, is similar in size to the existing corridor width within the northeastern leg of the site.

As discussed above, an actual corridor width that is regardless of property boundaries would be even wider for this eastern corridor and would measure a minimum of 1,000 feet in width. In addition, the western portion of the property maintains a larger on-site minimum width of 1,360 feet, and the project would not result in significant impacts to wildlife corridors.

Topographic Constraints.

The appellant states that topographical constraints will impede wildlife movement. The wildlife corridor does include steeper areas as well as passable terrain (see photographs below).



view north of topography along western portion of site



view north of topography along eastern portion of site

As evidenced in the Draft EIR, Biological Resources Section, as well as the biological surveys referenced in the EIR, wildlife traversing these areas is primarily comprised of birds, smaller mammals, and insects, which are less affected by these existing topographical constraints. The submitted studies, prepared by biological experts, indicated that the wildlife corridor as proposed would not result in significant impacts to wildlife movement.

Cumulative Impacts.

The appellant notes that urban encroachment and cumulative impacts by other developments will contribute to the destruction of the ecological resources.

The State CEQA Guidelines require that an EIR discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. As set forth in Section 15065(a)(3) of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects.

Five related projects are anticipated to be built in vicinity, as shown in the below map, including:

1. 9601 Baden Avenue, an 8-unit single-family development
2. 10867 Topanga Canyon Boulevard, a 16-unit single-family development
3. 22001 Nordhoff Street, a 58-unit detached-condominium development
4. 8500 Fallbrook Avenue, a 90-unit single-family
5. Valley Circle and Roscoe Boulevard, 143-unit single-family development (off the map, 2 miles southwest of the site)



As stated in the Draft EIR, Biological Resources Section (page IV.C-19): Los Angeles and Ventura Counties are biologically diverse and contain both common and sensitive plant and animal species. As further explained below and more fully explained in the EIR, the physical separation of the Project Site from related projects and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited. In addition, appropriate mitigation measures for the protection of floral and faunal species have been applied to the project to reduce impacts on biological resources.

In regards to wildlife corridor impacts, Sites 1-4 are located within urban developed areas and would not significantly alter wildlife movement. Site 5 is located adjacent to natural, undisturbed areas along Dayton Canyon Road, southwest of the Chatsworth Nature Preserve. However, the Chatsworth Nature Preserve connects to this development site at a limited point at the Preserve's southwest property corner, and is otherwise surrounded by existing residential developments. If wildlife were to attempt to cross from the Preserve at this point into the Dayton Canyon area, they would be required to pass through the Preserve's perimeter chain link fence and would be funneled by the adjacent developments into a 40-foot wide roadway (Valley Circle Boulevard) before reaching Site 5. Therefore, Site 5 is not considered part of a vital link for wildlife movement from the Preserve. The site is also located approximately 2 miles from the project, and cumulative wildlife corridor impacts between the two sites would be limited. In addition, the proposed project would implement its fair share towards the protection of wildlife movement, through a limited development footprint and the dedication of over 70 percent of the project site for conservation purposes. No substantial evidence has been submitted that the restricted wildlife corridor width on the project site would be cumulatively considerable in light of the general biological impacts within the area.

The clustered design of the project within the eastern confines of the site will allow for adequate wildlife movement along the remaining western part of the property. Other considerations regarding topography and cumulative impacts were considered in the EIR and would be less than significant. Therefore, the appeal point should be denied.

CNPS Appeal Point 4:

Greenbelts and fuel modification areas should be restricted to prevent chemical uses and require native plant materials, as well as require thinning rather than clearing to ensure environmental protections.

Staff Response:

Greenbelts and Fuel Modification.

Project Design Feature PDF-4 requires that landscaping within these areas be limited to native drought-tolerant plant and tree species and that non-native invasive species be prohibited. The Project Applicant will also create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

However, PDF-4 can be amended to further clarify the types of plant types to be used:

PDF-4 Landscaping within the HOA designated common space areas shall be limited to California native drought-tolerant plant and tree species, consummate with Venturan coastal sage scrub plants, and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

The appellant also contends that fuel modification should require thinning rather than clearing to protect wildlands, and that properties need to be properly maintained and cleared of clutter to prevent wildfire spread.

The following mitigation measures from the Fire Department, identified in the EIR, ensure property maintenance and proper thinning and clearing of vegetation, and sufficiently address these concerns:

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.
- K.1-2:** All landscaping on the Project Site shall utilize fire-resistant plants and materials.
- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area." shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes.

Greenbelt management and fuel modification requirements identified in the EIR will sufficiently protect environmental resources within these areas and mitigate potential spread of fires. However, revised language can help to clarify required plant type within the greenbelt areas. Therefore, the appeal point should be granted in part to incorporate changes to PDF-4.

CNPS Appeal Point 5:

Proposed run-off and water quality measures are deficient.

Staff Response:**Vague Hydrology Mitigations.**

The appellant states that the bioswale filtration, drip irrigation systems, and best management practices (BMPs) are vague and not specific as to a methodology.

Bioswale filtration, drip irrigation systems, and best management practices will be designed and implemented in accordance with Municipal Code requirements and standard construction and maintenance practices. As discussed in the DEIR Hydrology Section (page IV.G-16), the Project is subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and would be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to grading. The SWPPP will identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the Site during construction. SWPPPs prepared in compliance with an NPDES Phase I Permit will describe site erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls.

As stated in the DEIR Hydrology Section (page IV.G-25), the applicant is also required to submit a Low Impact Development (LID) Plan and/or Standard Urban Stormwater Mitigation Plan (SUSMP) to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or SUSMP shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. These methodologies and practices are further defined in government codes and handbooks, as referenced in the DEIR.

The DEIR also includes detailed information regarding site-specific hydrology flow, as well as existing and proposed storm drain and sewer infrastructure. The regulatory compliance measures would ensure that BMPs are implemented where appropriate and would reduce potential impacts related to runoff during construction and operation to less-than-significant levels.

Catchment Basin Location.

The appellant states that the location of the debris basin behind Lot 1 is inappropriate. The locations of catch basins were determined based on Hydrology Reports included in the EIR analysis of the project. As discussed in the DEIR Hydrology Section (page IV.G-21), allowing all of the surface flow to the streets and then to catch basins for collection is not feasible because of the large off-site drainage areas. When the off-site areas are routed to the streets there is too much runoff for the catch basins to intercept the flow. The proposed solution has been to construct a linear debris wall along the back of Lots 1 through 8, ending in a debris basin at the back of Lot 1. This would provide a place for debris storage. The drainage from the debris basin can be piped directly from the basin to the on-site storm drain system. The same scenario would occur at the back of Lots 9 through 17 with a debris basin at the back of Lots 16 and 17. These site improvements will reduce flooding and add additional infrastructure and capacity to address runoff in the area, resulting in improved filtration and run off flow for the site.

The project EIR adequately addressed hydrology and drainage issues on the site, and therefore the appeal point should be denied.

CNPS Appeal Point 6:

Greenhouse gas (GHG) emissions estimations did not take into account the loss of habitat that in part functions as a carbon sink.

Staff Response:**Greenhouse Gas Emission Analysis.**

Greenhouse gas emissions were adequately addressed in the EIR. The EIR estimated the project's GHG emissions utilizing accepted models and evaluated the project's consistency with adopted programs and regulatory frameworks to reduce GHG emissions.

The project site is currently vacant and therefore does not generate a substantial amount of anthropogenic GHG emissions. The natural life cycle of vegetation, wildlife and biomass on the 91-acre site contributes to the generation of GHG emissions and GHG sequestration. However, the quantification of emissions and sequestration from the dynamic vegetation communities present within the Project Site is far too complex to quantify with any degree of certainty.

In general, the loss of sage scrub habitat would result in a minimal loss of carbon-sequestering MTCO₂E amounts. For example, the EPA estimates that 0.039 MTCO₂E is sequestered annually per urban tree planted, and 1.06 MTCO₂E is sequestered annually by one acre of average U.S. forest (source:<https://www.epa.gov/energy/ghg-equivalencies-calculator-calculations-and-references>). However, sage scrub habitat has a lower sequestration rate than forestland. So even with a conservative estimate utilizing forest sequestration rates, a maximum of 31.8 sequestered MTCO₂E would potentially be lost from the site. Nevertheless, the project is replacing trees and landscaping within the subdivision, resulting in a minimum 1:1 replacement, and with higher replacement ratios for certain types of flora, thereby off-setting habitat loss, and resulting in an approximately net zero impact from carbon-sequestration.

As stated in the EIR, the project would result in approximately 15.55 MTCO₂E per year during construction and 913.6 MTCO₂e per year during operation, and would not result in substantial emissions when compared to California's statewide GHG emissions. Therefore, the total GHG emissions from the project were adequately estimated.

CEQA Guidelines Section 15064(h)(3) allows a lead agency to make a finding of less than significant for GHG emissions if a project complies with program and/or other regulatory schemes to reduce GHG emissions. The EIR analysis discloses potential GHG emissions and finds that the Project's impact on climate change would not be significant, since the Project would not conflict with adopted plans and implementing regulations adopted for the purpose of reducing GHG emissions, specifically the Climate Change Scoping Plan (AB 32 Scoping Plan), LA Green Plan, and CalGreen building codes.

The project's 913.6 MTCO₂e of annual operational emissions would not result in significant impacts, and the project would be consistent with GHG reduction strategies through features such as energy-efficient lighting and building design, installation of low-flow appliances and water conservation, and 50 percent reduction in solid waste generation.

The project would not conflict or obstruct implementation of GHG reduction plans, and therefore, impacts would remain less than significant, and the appeal point should be dismissed.

CNPS Appeal Point 7:

A 26-month build-out for the project is inaccurate and realistically, will take at least five years. Also, fill material may be contaminated.

Staff Response:***Project Build-Out.***

An estimated 26-month build-out is expected for the project, which includes grading and construction activities. No evidence is provided by the appellant on why this estimated timeline is inaccurate.

Fill Material.

The project includes the import of 4,780 cubic yards of fill material for site grading. The appellant's speculative statement does not provide any evidence which would indicate that imported soils would contain hazardous materials or invasive species. In addition, PDF-4 of the project conditions forbids non-native plants and invasive species in graded project areas.

The proposed project build-out was accurately reflected and fill material is not expected to pose a hazard. Therefore, the appeal point should be denied.

CNPS Appeal Point 8:

The project conflicts with City documents, plans, and policies

Staff Response:***City Plans and Policies.***

As part of the tract map approval, the project was analyzed for conformance with existing City plans and policies. Mandated Findings of the Tract Map decision (Findings A and B, pages 86-88) state that the proposed map and the design and improvement of the proposed subdivision are consistent with applicable general and specific plans, the Subdivision Map Act, and the Los Angeles Municipal Code. The site is zoned to allow for single-family development, and the proposed project falls below the maximum density permitted on the site by the zoning. The project will further the policies of the Housing Element and Mayor's initiative by bringing additional housing to the area. The project protects existing trails and does not conflict with the Rim of the Valley Corridor. In addition, the project would ensure the permanent preservation of approximately 63 acres on-site, in-line with open space and sustainability policies.

The project's conformance with City plans and policies is evidenced in the EIR as well as Findings for the project approval. Therefore, the appeal point should be dismissed.

CNPS Appeal Point 9:

Cumulative effects of edge effects, sprawl, habitat destruction, and proximity to two large housing developments were not considered.

Staff Response:***Edge Effects.***

As stated in the FEIR, Response 2-5 (page III-38), potential adverse project impacts from edge effects that the California Department of Fish and Wildlife (CDFW) has identified (such as lighting, noise, increased human activity, horse trails, and exotic species and maintenance) are described in Section 6.0 of the General Biological Assessment for the 91-Acre Andora Project – Vesting

Tentative Tract Map No. 73427, dated 20 August 2015 ("General Biological Assessment"), which was included in the Draft EIR as Appendix H.1. Noise, maintenance, and construction impacts were thoroughly analyzed in the General Biological Assessment on page 56. These edge effects will be minimized through project features and conditions of approval requiring minimized lighting, fencing at the back of lots adjacent to natural open space, and designating specific trails for equestrian use and management by the MRCA.

Cumulative Impacts.

The Environmental Impact Report includes a cumulative impact analysis for each Impact Category. As stated in the Draft EIR, Biological Resources Section (page IV.C-19): Los Angeles and Ventura Counties are biologically diverse and contain both common and sensitive plant and animal species. The physical separation of the Project Site from related projects and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to biological resources would be less than significant.

Since the EIR adequately addressed both edge effects and cumulative impacts, the appeal point should be denied.

Appellant 2:**CHATSWORTH NATURE PRESERVE COALITION
TEENA A. TAKATA****TT Appeal Point 1:**

Grading is excessive and does not conform to the intent of the Baseline Hillside Ordinance (BHO) or landform grading practices.

Staff Response:**BHO/Grading.**

As stated in LAMC Section 12.21A.17, the BHO only regulates grading on single-family residentially zoned lots, and does not regulate grading quantities on agriculturally-zoned property proposed for land division, such as the subject site. Rough grading of the property under the existing A1-1 zone would be required to create the residential lots and to install the streets, retaining walls, trails and infrastructure, and would occur before the recordation of the final subdivision Tract Map and before the effectuation of the Zone Change. At the time of recordation of the Final Map, after all (T) improvement conditions are met and work on the project has commenced, the Zone Change to RE20-1-H-K and RE40-1-H-K zones would become effective and the BHO standards would apply to the newly created lots (LAMC Section 12.21C.10).

The project proposes a contoured curvilinear grading design on finished cut and fill slopes and attempts to minimize the extent of hillside grading by clustering the proposed residential lots in the eastern portion of the site. The western portion of the site will be preserved as an open space lot through a conservation easement granted to the MRCA. Further elaboration on the issue is provided in Final EIR (Topical Response No. 4 – Baseline Hillside Ordinance, page III-22).

The appellant also contends that the original 45-lot proposal for the project showed that less grading and less elevation change was feasible for the area east of “A Street”, than what has been presented in the current 33-lot project. For example, conceptual grading plans for the project included in the DEIR identified the elevation of Lot 25 as 1083, but plans in the FEIR identified the Lot 25 elevation as 1089. The change in elevation is due to a refinement in the grading plan for the site, as a result of the updated geotechnical report, as well as the need to balance cut and fill amounts within the site. The proposed elevation of Lot 25 would also allow for an easement and physical access to the horse trail and road from the appellant’s property (Lot 1 of Tract 23710). Total grading amounts identified in the FEIR’s Conceptual Grading Plan (Figure II-12) state 190,448 cubic yards of cut, 195,228 cubic yards of fill, and the import of 4,780 cubic yards of soil. The updated site elevations did not result in any changes to the conclusions of the geological impacts of the project.

The project conforms to Municipal Code standards for hillside development and grading and results in less than significant geological impacts. Therefore the appeal point should be dismissed.

TT Appeal Point 2:

The wildlife corridor is inadequate; it runs into a road immediately west of the property.

Staff Response:***Wildlife Corridor.***

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et. al* for discussion regarding the adequacy of the wildlife corridor, as well as CDFW comments.

Roadway Impacts on Wildlife.

While an existing roadway to a private residence is located approximately 620 feet west of the property boundary, the minimal use of the drive does not present an impediment or significant hazard to wildlife movement. This roadway is similar to other driveways located north of the property, as well as other dirt roads and drives which traverse the Simi Hills, and which have not been identified as significant impediments to wildlife. The proposed project will not be impacting the nearby existing roadways or driveways.

The clustered design of the project within the eastern confines of the site will allow for adequate wildlife movement through the western part of the property. Other considerations regarding driveways, topography, and cumulative impacts were adequately considered in the EIR. Therefore, the appeal point should be denied.

TT Appeal Point 3:

The project is not consistent with Community Plan and Specific Plan policies.

Staff Response:***Plan Consistency.***

The appellant states that the project is not consistent with plans and policies regarding: the protection of the scenic corridor and viewsheds, maximizing natural terrain and minimizing grading, and preserving natural resources.

As evidenced in the EIR, Section IV.H Land Use and Planning, and as part of the zone change and tract map approvals, the project was analyzed for consistency with existing City plans and policies. Mandated Findings of the Tract Map decision (Findings A and B, pages 86-88) and the Zone Change decision (Findings A and B, pages F-1 - F-10) state that the proposed map and the design and improvement of the proposed subdivision are consistent with applicable general and specific plans, the Valley Circle Plummer Street Scenic Corridor Preservation Specific Plan, the Subdivision Map Act, and the Los Angeles Municipal Code.

The Community Plan and Specific Plan both call for the protection of viewsheds, and the project will be mostly obscured from view from Valley Circle Boulevard Scenic Corridor. Conditions have been included to reduce potential viewshed impacts by restricting the height of homes on two lots (Lots 25 and 26) and requiring vegetative landscaping to obscure the partial view of these two residences.

The Plans also call to minimize grading so as to retain the natural terrain and ecological balance. The development has been concentrated on the eastern, flatter, previously disturbed portions of the site in order to minimize grading and disruption to open space areas. By limiting grading activities to the eastern part of the site, cut and fill is required to balance the area and provide level pads for residences, in order to retain the western portion of the site in a natural condition. Clustered development of the site is supported by Community Plan policies and reduces impacts to grading and scenic and natural resources. In addition, the project would ensure the permanent preservation of approximately 63 acres on-site and the existing wildlife corridor, in-line with conservation and open space policies.

The project's conformance with City plans and policies is evidenced in the EIR as well as Findings for the project approval. Therefore, the appeal point should be dismissed.

TT Appeal Point 4:

Mitigations for curbing dust and Valley Fever spores are ineffective.

Staff Response:

Dust control.

The project is subject to existing air quality regulations, including a number of dust-control measures required by the South Coast Air Quality Management District, including Rule 403. Required measures include wetting of the soil at least twice daily, discontinuing grading activities during high winds, and the secured and covered movement of dirt from the site. These measures were found to result in less than significant impacts. Further elaboration on the issue is provided in the FEIR (Topical Response No. 6—Construction Air Quality Impacts, page III-28).

Valley Fever.

Although Valley Fever spores have been present in the general area, the risk for live Valley Fever spores to be present in soil on the site is considered low. Soil that will be disturbed during grading is not considered any higher than other locations within the western San Fernando Valley. As a precaution, Mitigation Measure B-2 was conservatively included to reduce construction worker exposure to any potential spores through measures such as respiratory protection, worker training, and routine washing. However, with regulatory compliance measures requiring adequate dust control, and the low likelihood for the presence of Valley Fever in the soil, there is no substantial evidence that Valley Fever would pose a significant hazard or risk to local residents.

Since these measures will provide adequate dust control and worker protection, further mitigation measures are not required, and the appeal point should be denied.

TT Appeal Point 5:

The number of impacted Santa Susana tarplants and rock outcroppings is inaccurate.

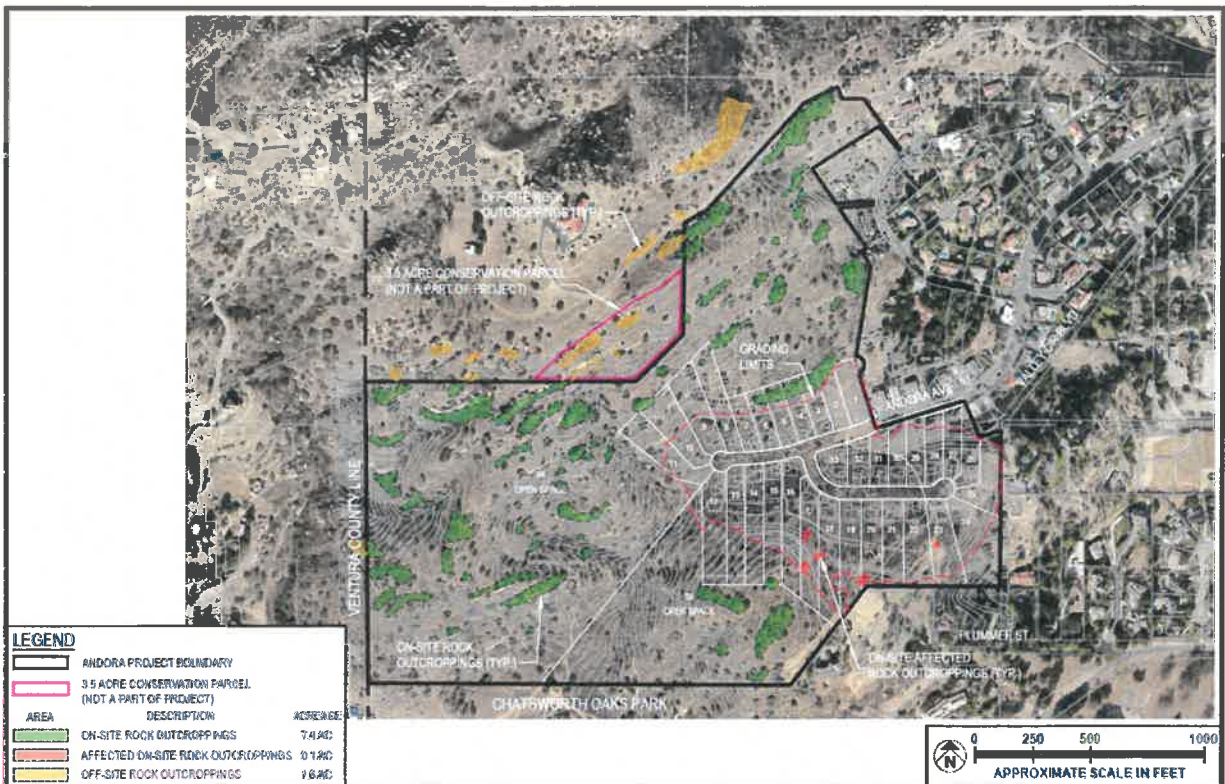
Staff Response:

Santa Susana Tarplant.

Please see Response to CNPS Appeal Point 1 (pages 3-4): *Santa Susana Tarplant Surveys*.

Rock Outcroppings.

As stated in the FEIR, Topical Response No. 2—Visual Character of Area (page 17), the following figure shows the parcel lines and grading limits for the subdivision proposal for the site:



As shown, the project would only impact several small rock outcroppings in the southern portion of the grading limits of the site, out of the more than 66 rock outcroppings present on the site. Overall, the project site contains 7.4 acres of rock outcroppings and project will impact 0.1 acres of this total. Almost all of the rock outcroppings, including the larger and more visible and scenic rock outcroppings on the site will be preserved in an open space lot and the deed restricted portions of the residential lots.

The appellant does not disclose any evidence to contradict the number or location of rock outcroppings presented in the EIR. Impacts to scenic resources, such as rock-outcroppings, were found to be less than significant. Therefore, the appeal point should be dismissed.

TT Appeal Point 6:

The emergency access route is inadequate.

Staff Response:

Secondary Access Road.

As stated in the FEIR, Topical Response No. 5 – Fire Protection, (pages III-26 – 28), the Project Site is located within a Very High Fire Hazard Severity Zone and high wind velocity area and is required to provide a secondary emergency access road to the site. As described in Section II of the Final EIR, a 20-foot wide paved secondary emergency access road easement is proposed in the southeastern portion of the Project Site to provide emergency access from Plummer Street to the subdivision and the western extension of Andora Avenue. This access road joins with a 13-foot wide paved access road extending from and providing additional vehicle access to lots 18 through 25 as well as to adjacent Lot 1 of Tract 23710 (APN No. 2724-011-019) and Parcel B of Parcel Map Los Angeles No. 2996. (APN No. 2007-001-009). A public equestrian trail will be located adjacent to this road.

Initial plans for the 20-foot wide secondary access road extension were reviewed by the Los Angeles Fire Department (LAFD) in both 2013 and in 2016. Based on a correspondence from the LAFD, as long as the grade is maintained at least 15 percent overall and 20 percent maximum at specific points, with a minimum 20-foot turning radius, and easement agreements are met to the satisfaction of the LAFD, the secondary access plans as proposed are acceptable. Final engineering plans for the secondary access road will again be subject to permitting and review by the LAFD, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation and Los Angeles Department of Building and Safety to ensure proper emergency access to the proposed homes on the Project Site and the surrounding community. The Fire Department requires that roadway improvements be completed prior to their sign-off on any building permit application (Tract Conditions 13.c and 13.d).

The primary use of the secondary road is to allow Fire Department personnel alternate access to the subdivision, while Andora Avenue is meant to be used as the primary egress for residents in an emergency event. However, if emergency conditions dictate, the secondary access road may also be required to be used as an egress by residents.

Based on consultations with LAFD, the secondary access road as proposed has been deemed to be safe and impacts to fire services would be less than significant. Therefore, the appeal point should be dismissed.

TT Appeal Point 7:

The proposed trails should be multi-use and not just for equestrian purposes, and control of the trail system by the Homeowner's Association will impede public trail access.

Staff Response:

Public Trail Access.

The proposed public trail easements within the project site are required to be publicly accessible and available to multiple types of users, not just equestrians. Within the tract map, the trails are referred to as "equestrian trails" in order to ensure proper trail widths and improvements compatible with equine uses, but this does not prohibit hikers and other users from the trails. Common deed-restricted areas and public trails will not be controlled by the HOA, but will be maintained by the HOA.

The public trail easements are multi-use and publicly accessible, and a majority will be located within property managed by the MRCA. Therefore, the appeal point is incorrect and should be dismissed.

TT Appeal Point 8:

Several biological mitigation measures are ineffective.

Staff Response:

Bat and Bird Roosting.

The appellant contends that Monitoring Period for Mitigation Measures MM C-2 and C-6 for bat and bird roosting protections should be revised so that the monitoring period occurs from issuance of grading permit to the issuance of the last certificate of occupancy.

MM C-2 requires the creation of temporary bat-roosting habitat and MM C-6 requires avoidance of project grubbing and shrub removal during bird nesting season. These measures require monitoring during pre-construction and construction periods, and the action issuing compliance

is the issuance of building permits or issuance of Certificate of Occupancy. Since this requires that these habitats are constructed and grubbing is avoided before work on the site begins, this is consistent with the appellant's recommendation. The issuance of the building permits or Certificate of Occupancy is an adequate action for compliance, since at that point, grading activities which would most impact bat and bird habitat would have been completed.

However, after consultations with CDFW staff, CDFW recommends that MM C-2 be clarified to remove a limit on the maximum number of bat structures, provide additional guidance on bat habitat types, and to explicitly involve CDFW review:

MM C-2: **Prior to any project-related clearing, grubbing, grading, or tree removal activities, the Project developer ~~would~~ shall create potential bat-roosting habitat by installing and maintaining ~~up to three (3)~~ bat-roosting/reproductive structures (not bat houses) in suitable locations on the Project Site, in consultation with CDFW. A retained biological monitor shall conduct surveys, during appropriate times of the year, to determine what species of bats are present and what type of roost is present ~~the appropriate number of bat-~~(roosting/hibernacula/reproductive). Species-specific habitat shall be designed in consultation with CDFW to provide the same function as the impacted roost/hibernacula/reproductive sites. Information including aspect, temperature gradients, size, etc. shall be collected to ensure replacement habitat provides similar habitat. A plan to exclude bats and relocate bats shall be submitted to CDFW along with the qualification of the bat specialist. Permits from CDFW are necessary to handle bats, structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.**

Enforcement Agency: California Department of Fish and Wildlife (CDFW), Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of building permit ~~if grading occurs outside of reproductive season; Once, prior to the bat maternity roosting season (April 1 to September 30) if Project construction occurs during the maternity roosting season~~

Revegetation and Tarplant Mitigation.

The appellant contends that Mitigation Measures MM C-1 and C-3 for the revegetation of affected areas and for the collection, transplant, and propagation of the tarplant, do not offer an assurance for the re-establishment of the habitat or species. As noted in Response 2-21 of the Final EIR (page 67):

"Four individual plants of Santa Susana tarplant were detected in areas of the 35-lot VTTM Project that would be directly affected, either through grading or fuel modification; out of 290 total individual plants of Santa Susana tarplant. Any mitigation proposed in the EIR is subject to approval by the CDFW, and cannot be implemented without CDFW authorization in an ITP as indicated in Section IV of the Final EIR, Mitigation Measure MM C-3... The Project Applicant will

apply for an ITP from the CDFW prior to collecting seeds from the Santa Susana tarplants to be impacted. Impacts would remain less than significant."

After consultation with the CDFW, Mitigation Measures MM C-1 and MM C-3 should be clarified to reflect the agency's best practices and the ITP permit process, with a focus on restoring existing plant habitats as a preferred mitigation to seed collection or translocation of impacted plants. Please see [Response to CNPS Appeal Point 1 \(pages 4-5\): Santa Susana Tarplant](#) for revised Mitigation Measures MM C-1 and C-3. Assurances for the success of the restoration program are ensured by the CDFW as well as included in the Tract Map conditions of approval, which require a Mitigation Monitoring Program, with monitoring by the Los Angeles Department of Building and Safety for these mitigation measures.

In addition to a biological monitor, supervision of the replanting of special status species will be overseen by the CDFW; United States Fish and Wildlife Service (USFWS); and the Los Angeles Department of Building and Safety.

Hydrological Impacts to Oak Trees.

Please see Response to CNPS Appeal Point 1 (pages 6-7): *Protected Oak Trees*.

Catchment Basin Location.

Please see Response to CNPS Appeal Point 5 (page 15): *Catchment Basin Location*.

The presented Mitigation Measures will adequately address biological impacts, but the appeal point should be granted in part to allow for the above clarifications to mitigation measure MM C-2 regarding bat-roosting.

****NOTE: THE FOLLOWING CNPC APPEAL POINTS 1-5 REITERATE THE SAME APPEAL POINTS PRESENTED IN THE CNPC FIRST LEVEL OF APPEAL FOR VTT-73427-1A.***

CNPC Appeal Point 1:

The Environmental Impact Report's lacks long-term monitoring for wildlife passage and does not address impacts on biological diversity due to habitat fragmentation resulting from the project and other nearby developments.

Staff Response:

Wildlife Corridor Protection.

Several Project Design Features ensure the long-term preservation of the wildlife corridor, and are required to be implemented prior to the issuance of any building permit. Project Design Feature PDF-1 requires that the approximately 62-acre open space lot be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. In addition, Project Design Feature PDF-2 requires a deed restriction to designate non-buildable conservation easements on portions of Lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas. Project Design Feature PDF-9 requires that a conservation easement shall be granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity as a permanent open space conservation easement. This combination of open space conservation easements and deed-restricted areas will ensure that the area for the wildlife corridor area will be preserved in perpetuity.

Since these Project Design Features ensure that the wildlife corridor will have long-term protections, the appeal point should be dismissed.

Habitat Fragmentation - Cumulative Impacts.

Please see Response to CNPS Appeal Point 3 (pages 12-13): *Cumulative Impacts*.

Cumulative impacts on habitat fragmentation were demonstrated to be less than significant and therefore, the appeal point should be denied.

CNPC Appeal Point 2:

The Environmental Impact Report inaccurately surveys the Santa Susana tarplant and does not contain adequate provisions for mitigations for the loss of the plant.

Staff Response:

Santa Susana Tarplants.

Please see Response to CNPS Appeal Point 1 (pages 3-4): *Santa Susana Tarplant Surveys* regarding tarplant surveys.

Please see Response to CNPS Appeal Point 2 (page 9): *Revegetation and Tarplant Mitigation* regarding tarplant mitigation.

CNPC Appeal Point 3:

The development should not destroy the significant rock-outcroppings.

Staff Response:

Rock-Outcroppings.

Please see Response to TT Appeal Point 5 (pages 20-21): *Rock-Outcroppings*.

CNPC Appeal Point 4:

The development will exacerbate existing traffic problems.

Staff Response:

Traffic Impacts.

Traffic analysis for the project concluded that the project would result in 334 daily trips and 35 pm peak hour trips. A traffic count was conducted on a weekday in November 2014, on a day that school was in session. The traffic study was reviewed and approved by the Department of Transportation. It concluded that the project would not have any significant impacts on the Level of Service (LOS) for nearby street intersections and that local streets would have sufficient capacity to accommodate the amount of additional vehicle trips.

Traffic impacts were adequately analyzed and were found to be less than significant. Therefore, the appeal point should be denied.

CNPC Appeal Point 5:

The project conflicts with the Rim of the Valley Corridor Plan.

Staff Response:***Rim of the Valley Corridor.***

As noted in Topical Response No. 1 of the Final EIR (page III-12), local wildlife corridors are addressed in the Rim of the Valley Corridor Special Resource Study, completed by the National Park Service and transmitted to Congress in February 2016. The final study recommends a 170,000-acre addition to Santa Monica Mountains National Recreation Area (SMMNRA) by adding portions of the Los Angeles River and Arroyo Seco corridors, the Verdugo Mountains-San Rafael Hills, the San Gabriel Mountains foothills, the Simi Hills, the Santa Susana Mountains, and the Conejo Mountain area to the national recreation area. The areas proposed for addition include private and public lands including the Project Site and the surrounding areas to the north and south in the foothills of the Simi Hills. This study notes that if the SMMNRA is expanded to include the area recommended, privately owned lands would remain subject to local land use regulations, as the National Park Service (NPS) only has jurisdiction over land owned by the NPS. This study also recognizes the ecological value of the Chatsworth Reservoir as providing habitat for bird and amphibian species and the same regional wildlife linkage identified in the County's General Plan.

The proposed project is consistent with this study because it would provide 1,360-1,560 feet in width of open space to preserve the wildlife linkage between the Simi Hills and Chatsworth Nature Preserve. This area provides a sufficient width for continued wildlife movement through this linkage to other wildlife linkages in the area, and therefore the appeal point should be dismissed.

****NOTE: THE FOLLOWING ARE NEW APPEAL POINTS PRESENTED BY THE CNPC.***

CNPC Appeal Point 6:

There is a significant discrepancy in the EIR regarding the presence of several bird species.

Staff Response:***Bird Species.***

Previous comments from the California Native Plant Society and the San Fernando Valley Audobon Society noted that several other special status birds were observed on-site (eg. burrowing owls, long-eared owls) and at the adjacent Chatsworth Nature Preserve/Reservoir. Comments also stated that there was discrepancy between the DEIR and FEIR on the presence of yellow warblers.

As discussed in the Draft EIR (Section IV.C Biological Resources and Appendix H), potential impacts to regulatory status species located on-site may occur. As a part of the response to CDFW comments (FEIR, Comment Letter No. 2), updated faunal and floral compendiums were added as Appendices B.1 and B.2 of the Final EIR. Although suitable habitat was found on-site for several of the species observed by CNPS and the Audobon Society, the species were not observed during the biological surveys conducted by TERACOR and consulting biologists.

The DEIR and FEIR consistently noted that yellow warbler, or suitable habitat for the species, was not found to be present on the subject property. The DEIR did note however, that during the course of several bird surveys since 2000, TERACOR field personnel and other biologists have detected a total of 35 avian species which utilize habitats on-site either year-round or seasonally, including the yellow-rumped warbler. However, unlike the yellow warbler, the yellow-rumped warbler is not considered a special-status species.

Although the observance of species may vary between biological surveys, mitigation measures have been set in place to ensure protection of bird nests and biological monitoring. Mitigation

Measure C-6 states that grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, a minimum of two pre-construction surveys for nesting birds shall be conducted five days apart prior to construction, and bird nests would be protected. Mitigation Measure C-7 also requires that the Project developer retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. These mitigation measures, in addition to other measures for habitat protection and revegetation, would reduce potential wildlife impacts to less than significant levels.

The EIR adequately addresses special-status species and included appropriate mitigations for the protection of wildlife. Therefore, the appeal point should be denied.

CNPC Appeal Point 7:

The CDFW mentioned that the number of wildlife surveys was insufficient.

Staff Response:

Biological Surveys.

Please see Response to CNPS Appeal Point 1 (page 2): *Biological Surveys*.

Over the past decade, a number of floral and faunal surveys were conducted on the subject property, including surveys by Impact Sciences, Inc. in Spring 2008, Margaret Schaap in Fall 2014, and TERACOR in Spring 2015. In response to the CDFW comment on the Draft EIR, additional surveys, including focused surveys requested by the CDFW, were conducted by TERACOR in April and June of 2016. These were included as Appendices B.1 and B.2 in the FEIR.

Wildlife and plant species on-site were sufficiently surveyed and the appeal point should be dismissed.

CNPC Appeal Point 8:

The wildlife corridor within the project is of regional importance, the widths for the corridor are inadequate, there are topographic constraints, and edge-effects and cumulative effects were not considered.

Staff Response:

Wildlife Corridor.

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et.al.*

Location of Wildlife Corridor.

The appellant additionally contends that the most viable wildlife corridor path to connect the Chatsworth Nature Preserve to the Santa Susana State Historic Park is through the northeastern leg of the property, rather than along the western route identified in the DEIR. In utilizing the northeastern path, the appellant also asserts that the actual corridor width through the site is effectively reduced to 310 feet due to edge effects.

The project EIR included an analysis for wildlife movement based on several biological surveys and reports from biological experts, including a specific analysis of wildlife movement (DEIR, Appendix H, pages 62-63). The western corridor identified in the DEIR has a minimum corridor width of 1,360 feet. This corridor, as well as the northeastern portion of the site, are both proposed

for preservation through conservation easements to the MRCA, and sufficiently protect existing wildlife movement through the site. The appellant has not demonstrated that this wildlife movement analysis prepared in the EIR lacks substantial evidence.

Inaccurate Primary Wildlife Corridor Identification.

The appellant also states that the off-site primary wildlife corridor identified in the DEIR connecting the Chatsworth Nature Preserve to the Simi Hills to the west is incorrect and has an effective width of zero feet due to edge effects, based on the notion that a new proposed development will occur within the corridor. Speculative assumptions are not included in CEQA analysis and the project will not affect existing off-site habitat linkages to the west of the Nature Preserve. The project's biological and cumulative impacts in terms of wildlife movement were adequately addressed and mitigated on-site, and the project cannot be responsible for potential development outside of its control.

Failure to Address Edge Effects of Roads.

The appellant also states that wildlife movement along the western corridor will be impeded by existing roads, such as Thompson Street. Thompson Street is an approximately 20-foot wide road, 640-feet west of the project site, which provides access to six private residences. The road experiences minimal traffic, and the appellant has not presented evidence that this road creates a significant hazard to wildlife. A similar driveway with access to one private residence crosses the appellant's proposed northeastern wildlife corridor. In addition, wildlife can avoid either of these streets by utilizing the north-south wildlife corridor through the western portion of the project property and crossing through the undeveloped portions of the 43-acre private property north of the site.

The EIR appropriately analyzed the conditions of the existing site and nearby properties. A discussion of biological impacts relating to wildlife movement and the conclusion that the project will maintain adequate wildlife passage and connectivity through the property are supported by expert analysis and evidence included in the EIR. Therefore, the appeal point should not be granted.

CNPC Appeal Point 9:

The Santa Monica Mountains Conservancy support of the project is biased.

Staff Response:

SMMC Support.

The Santa Monica Mountains Conservancy was established by the California State Legislature in 1980. Since that time, it has helped to preserve over 72,000 acres of parkland in both wilderness and urban settings, and improved more than 114 public recreational facilities throughout Southern California. Additionally, it has given grants to nonprofit organizations for educational and interpretation programs. The Conservancy is dedicated to the protection of open space, trails, and wildlife habitats, and has provided support of the project. Dedication of 63 acres of land and 14 acres of conservation easements to its sister agency, the Mountain Recreation and Conservation Authority (MRCA), as well as dedicated funds for trail systems, will support habitat restoration and the missions of both agencies.

The SMMC support of the project does not show that the Advisory Agency erred or abused its discretion in approving the project. The EIR analysis is based on surveys, reports, and expert analysis provided by consulting biologists, which found impacts to biological resources to be less than significant. Therefore, the appeal point should be dismissed.

CNPC Appeal Point 10:

The project did not follow AB 52 requirements or consult with the Native American Heritage Commission.

Staff Response:**AB 52.**

The project is not subject to the requirements of AB 52, since the Notice of Preparation for the project was issued prior to the effective date of AB 52. Nevertheless, the Native American Heritage Commission and local tribes were noticed of the project on February 18, 2016 during the circulation of the DEIR. In addition, the Soboba Band of Luiseno Indians provided a comment letter into the file, requesting that a Native American Monitor be present during any future ground disturbing proceedings, and deferred to the Garbrieleno Tribal Consultants, who are closer to the project area. No comments were received from the Gabrieleno Tribe. Confidential correspondence regarding tribal resources was not included for public view in the case file.

Native American Monitoring.

In addition, the following measures (Mitigation Measures MM D-1 and D-2) were instituted for the preservation of cultural resources on-site:

- MM D-1:** The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."
- MM D-2:** Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist, shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

Appropriate tribal notification was instituted under environmental review for the project, and mitigations were found to be appropriate for the protection of tribal resources on-site, and were found to reduce impacts to less than significant levels. Therefore, the appeal point should be denied.

CNPC Appeal Point 11:

Although the site does not use septic systems, a geological or soil assessment should be required.

Staff Response:**Geological Studies.**

A geological and soils assessment was completed for the project, and the initial report was included in the DEIR, and then updated during City review of the proposed tract map. Section IV.E., Geology and Soils of the Draft EIR fully addressed and analyzed the project's less-than-significant geological impacts, and Appendix F of the Draft EIR included a January 2015 Geotechnical Investigation Report. This report was then updated in March 2015 and July 2016 for the reduced 33-lot project. The Department of Building and Safety, Grading Division issued a

Geology and Soils Approval Letter for the submitted geotechnical investigations on August 9, 2016.

The project was appropriately analyzed for geological impacts and geotechnical reports have been reviewed and approved by the City. Therefore, the appeal point should be denied.

CNPC Appeal Point 12:

The effects of solid waste generated by horses on City landfills was not addressed.

Staff Response:

Horse-keeping Solid Waste.

Potential horse manure generated by the proposed project would be collected by the Department of Public Works, Bureau of Sanitation in separate waste collection bins and would be composted. Impacts from horse solid waste on landfills would be minimal and would not change the conclusions of the EIR on the project's solid waste generation impacts. Therefore, the appeal point should be dismissed.

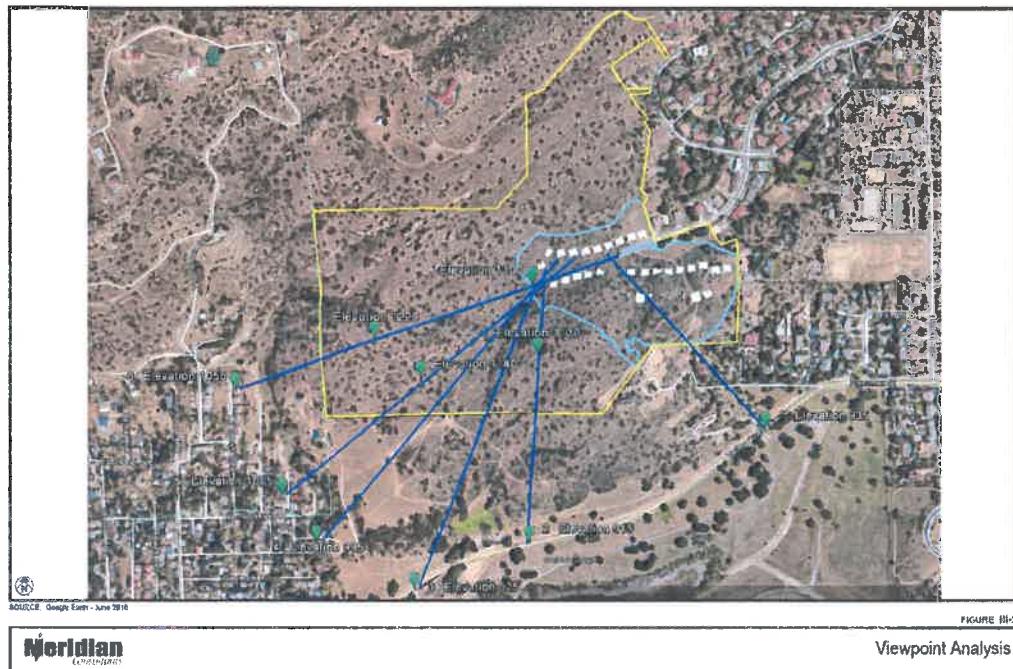
CNPC Appeal Point 13:

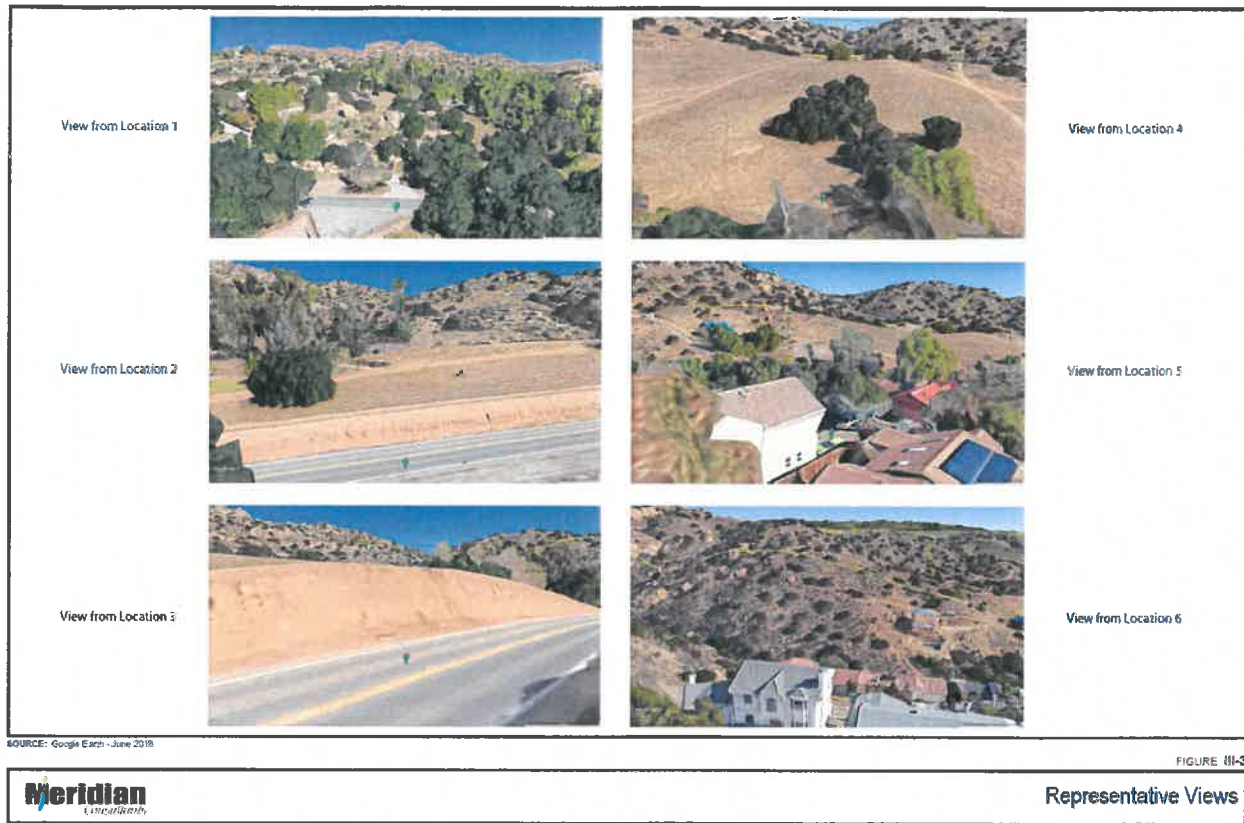
The development will diminish views from Valley Circle Boulevard and Chatsworth Oaks Park.

Staff Response:

Viewshed Impacts.

As discussed in Section IV.A, Aesthetics, in the Draft EIR, and in Topical Response No. 2 - Visual Character of Area, in the Final EIR, aesthetic and viewshed impacts would be less than significant. The project would be developed with low-density residential housing that is consistent with existing residential properties in the immediate vicinity. The intervening topography between the portion of the Project Site that would be graded and developed with the proposed 33 homes would obstruct views of the proposed homes from Valley Circle Boulevard and the community of Chatsworth Lake Manor, as evidenced in Final EIR, Figure III-2, Viewpoint Analysis, and Figure III-3, Representative Views below.





All views would be obstructed, except one within the proximity of View Location 4 along Valley Circle Boulevard. To prevent visual impacts, Project Design Feature (PDF)-10 limits the height of structures proposed within Lots 25 and 26 to a building height of 26 feet and requires vegetative screening in order to block the views of the two roofs from Valley Circle Boulevard. PDF-11 also requires that the exteriors of all building structures utilize earth-tone colors and natural building materials in order to promote aesthetic compatibility with the surrounding area. In addition, visual impacts from public vantage points, such as Chatsworth Oaks Park are not considered significant since the building pads are located within a natural bowl.

As evidenced in the EIR, aesthetic and viewshed impacts would remain less than significant, and therefore the appeal point should not be denied.

***NOTE: THE FOLLOWING APPEAL POINTS WERE SUBMITTED BY MARK OSOKOW OF THE SAN FERNANDO VALLEY AUDUBON SOCIETY AND WERE INCORPORATED INTO THE CNPC APPEAL.**

CNPC Appeal Point 14:

The EIR is based on several erroneous statements, such as referencing the Chatsworth Nature Preserve as the "Chatsworth Reservoir", misrepresenting the function of the nature preserve, and downplaying the significance of the project site as a wildlife corridor.

Staff Response:

Erroneous References to Natural Features.

The EIR clearly identifies the function of the Chatsworth Nature Preserve and Reservoir as a natural wildlife preserve and open space area, and correctly characterizes the wildlife linkages in the area. Differences in nomenclature in referencing the Chatsworth Nature Preserve do not alter

the conclusions of the EIR in determining less than significant wildlife and biological impacts for the project. Therefore, the appeal point should not be granted.

CNPC Appeal Point 15:

Several other special status birds were observed on-site (eg. burrowing owls, long-eared owls) and at the adjacent Chatsworth Nature Preserve/Reservoir or nearby natural areas.

Staff Response:

Bird Species.

Please see Response to CNPC Appeal Point 6 (pages 26): *Bird Species*.

****NOTE: THE FOLLOWING APPEAL POINTS WERE SUBMITTED BY DINA FISHER AND WERE INCORPORATED INTO THE CNPC APPEAL. THE APPEAL POINTS ARE IDENTICAL TO A COMMENT LETTER SUBMITTED TO THE CASE FILE ON SEPT. 9, 2016.***

CNPC Appeal Point 16:

The proposed wildlife corridor is inadequate.

Staff Response:

Wildlife Corridor.

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et.al* for discussion regarding the adequacy of the wildlife corridor, wildlife corridor width, topographic constraints, and cumulative impacts.

Please see Response to CNPS Appeal Point 9 (page 17): *Edge Effects* for discussion regarding the project's edge effects.

Please see Response to CNPC Appeal Point 8 (pages 26): *Location of Wildlife Corridor* for discussion regarding wildlife movement through the northeastern portion of the site.

Appellant 3:**FRIENDS OF CHATSWORTH WILDLIFE****FCW Appeal Point 1:**

The project does not conform to the intent of the Baseline Hillside Ordinance.

Staff Response:**BHO/Grading.**

As stated in LAMC Section 12.21A.17, the BHO only regulates grading on single-family residentially zoned lots, and does not regulate grading quantities on agriculturally-zoned property proposed for land division, such as the subject site. Rough grading of the property to create the residential lots and to install the streets, retaining walls, trails and infrastructure would occur before the recordation of the final subdivision Tract Map and before the effectuation of the Zone Change. At the time of recordation of the Final Map, the Zone Change to RE20-1-H-K and RE40-1-H-K zones would become effective and the BHO standards would apply to the newly created lots (LAMC Section 12.21C.10).

The project proposes a contoured curvilinear grading design on finished cut and fill slopes and attempts to minimize the extent of hillside grading by clustering the proposed residential lots in the eastern portion of the site. The western portion of the site will be preserved as an open space lot through a conservation easement granted to the MRCA. Further elaboration on the issue is provided in Final EIR (Topical Response No. 4 – Baseline Hillside Ordinance, page III-22). In addition, the project, including grading activities on-site, was also found to be consistent with City plans and policies regarding grading and open space preservation (Tract Map, Findings A and B, pages 86-88).

The project conforms to current standards for hillside development and grading, and therefore the appeal point should be dismissed.

FCW Appeal Point 2:

The Greenhouse Gas (GHG) Emission analysis in the EIR omits analysis of the current baseline of emissions, lacks an appropriate GHG threshold, and does not provide evidence that AB 32 compliance will not have significant GHG impacts.

Staff Response:**Greenhouse Gases.**

Greenhouse gas emissions were adequately addressed in the EIR (e.g. Draft EIR - Section IV.F). The EIR estimated the project's GHG emissions utilizing accepted models and evaluated the project's consistency with adopted programs and regulatory frameworks to reduce GHG emissions.

The Project Site is currently vacant and therefore does not generate a substantial amount of anthropogenic GHG emissions. The proposed project would result in approximately 15.55 MTCO₂E of emissions per year during construction and 913.6 MTCO₂e per year during operation, and would not result in substantial emissions when compared to California's statewide GHG emissions. Therefore, the total GHG emissions from current baseline and proposed project scenarios were adequately estimated.

CEQA Guidelines Section 15064(h)(3) allows a lead agency to make a finding of less than significant for GHG emissions if a project complies with program and/or other regulatory schemes to reduce GHG emissions. The appellant is correct that neither the SCAQMD nor the City have formally adopted GHG emission thresholds. However, the EIR analysis discloses potential GHG emissions, provides information on the SCAQMD draft thresholds, and finds that the Project's impact on climate change would not be significant, since the Project would not conflict with adopted plans and implementing regulations adopted for the purpose of reducing GHG emissions, including the Climate Change Scoping Plan (AB 32 Scoping Plan), LA Green Plan, and CalGreen building codes.

As evidenced in the EIR, the project would not conflict with greenhouse gas reduction strategies. The CalGreen Building Code was a specific response to the mandates of AB 32, and the L.A. Green Building Code meets and exceeds applicable provisions of the CALGreen Code. The project would be consistent with GHG reduction strategies through compliance with the LA Green Building Code and features such as energy-efficient lighting and building design, installation of low-flow appliances and water conservation, and 50 percent reduction in solid waste generation. A new development project that complies with the above-referenced policy documents and with the L.A. Green Building Code is considered consistent with statewide GHG-reduction goals and policies for development, including AB 32.

The project would not conflict or obstruct implementation of GHG reduction plans, and therefore, impacts would remain less than significant, and the appeal point should be dismissed.

FCW Appeal Point 3:

The EIR lacks substantial evidence that impacts on wildlife movement will be less than significant.

Staff Response:

Wildlife Corridor.

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et.al.*

Cats.

The appellant notes that residents' pets will impact local wildlife. As stated in the FEIR, Response 2-5 (page III-38), potential adverse project impacts from edge effects that the California Department of Fish and Wildlife (CDFW) has identified (including non-local species) are described in Section 6.0 of the General Biological Assessment for the 91-Acre Andora Project – Vesting Tentative Tract Map No. 73427, dated 20 August 2015 ("General Biological Assessment"), which was included in the Draft EIR as Appendix H.1. Impacts were thoroughly analyzed in the General Biological Assessment on page 56. These edge effects will be minimized through developer initiatives such as minimizing lighting as approved by the City, fencing at the back of lots adjacent to natural open space, and designating specific trails for equestrian use and management by the MRCA.

Impacts were found to be less than significant and therefore the appeal point should be dismissed.

FCW Appeal Point 4:

The EIR traffic analysis improperly uses a future baseline.

Staff Response:***Traffic Baseline.***

As stated in the DEIR, Traffic Section (page IV-L.4), the potential traffic impact with the Project is determined by evaluating the Existing traffic conditions, Existing with Project traffic conditions, Future without Project traffic conditions, and Future with Project traffic conditions. Acceptable methodology by the CMA process was used to determine these conditions. The existing traffic was evaluated with new traffic volume counts collected for this analysis. The Existing with Project traffic was determined by adding the Project traffic to existing traffic volumes. Future without Project traffic volumes were determined by adding ambient growth of one percent per year as required by Los Angeles Department of Transportation (LADOT) in traffic studies for this area and other planned development in the area to the existing counts. The Future with Project conditions were determined by adding the Project traffic volumes to the Future without Project volumes.

None of the study intersections is significantly impacted by the Project for Existing with Project and Future with Project traffic conditions using the significant impact criteria established by LADOT, and no significant impact would occur.

The appropriate baseline analysis for both existing and future project conditions was utilized, and therefore the appeal point should be denied.

FCW Appeal Point 5:

The EIR does not adequately address cumulative impacts of a 143-home project at 8300 Valley Circle Boulevard.

Staff Response:***Cumulative Impacts.***

Please see Response to CNPS Appeal Point 4 (pages 12-13): *Cumulative Impacts.*

The project at Valley Circle Boulevard and Roscoe Boulevard is located approximately 2 miles southwest of the project site. The Environmental Impact Report includes a cumulative impact analysis for each Impact Category, the findings of which also apply to impacts resulting from the 143-home project, which was identified as a related project. Most types of cumulative impacts are dependent based on proximity to the project site, and the 8300 Valley Circle Boulevard property is generally located too far away from the project site to compound a majority of the impacts analyzed. However, for cumulative impacts that could be affected by the 8300 Valley Circle Boulevard project, the conclusions of the EIR were found to remain the same.

The appellant does not present any specific evidence which would indicate that any cumulative impact is deficient, and therefore the appeal point should be dismissed.

FCW Appeal Point 6:

Biological mitigation measures are improperly deferred, uncertain of success, vague, and unenforceable, specifically Mitigation Measures C-1 and C-3.

Staff Response:***Revegetation and Tarplant Mitigation.***

Please see Response to TT Appeal Point 8 (pages 25-26): *Revegetation and Tarplant Mitigation.*

Appellant 4:**KAREN MCELHANEY****KM Appeal Point 1:**

The development will have a significant traffic impact.

Staff Response:***Traffic Impacts.***

Please see Response to CNPC Appeal Point 4 (page 24): *Traffic Impacts*.

KM Appeal Point 2:

The secondary access road should be used as a primary access.

Staff Response:***Secondary Access Road.***

Please see Response to TT Appeal Point 6 (page 21): *Secondary Access Road* for details regarding the secondary access road.

The 20-foot wide secondary access road is meant for the use of the Fire Department during emergencies, and would not be the preferred route for main access to the project site. The current design to extend Andora Avenue as the main access road into the subdivision would allow for vehicles to travel along a variable 30- to 35-foot wide roadway, which would be a wider and safer access to the site for daily vehicle use.

Based on consultations with LAFD, the secondary access road as proposed would be safe and impacts to fire services would be less than significant. In addition, the LAFD, Bureau of Engineering, and Department of Transportation have also reviewed and approved the proposed Andora Avenue main access road for vehicle capacity, street design, and safety. Therefore, the appeal point should be dismissed.

KM Appeal Point 3:

The wildlife corridor size is insufficient and hazards exist for Mountain Lions in the area.

Staff Response:***Wildlife Corridor.***

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et.al.*

Mountain Lion Impacts.

The General Biological Assessment (Draft EIR, Appendix H.1) reviewed habitat conditions within the Simi Hills, south of the Simi Valley Freeway (State Route 118). Wildlife recorded in the Simi Hills include large mobile species such as mountain lions, which were also identified as animals that are less easy to observe but that also likely to reside or occur within the 91-acre property from time to time. The functional natural habitat within the subject property is at the edge of the Simi Hills habitat complex, and is well-connected to the Santa Monica Mountains and Santa Susana Mountains. The Simi Hills are considered a "habitat linkage" between the Santa Monica Mountains and Santa Susana Mountains, and mountain lions and other highly mobile organisms

would be able to utilize this corridor between the two mountain ranges. As such, the portion of the subject property that would be removed by the proposed project does not function as the Simi Hills linkage; rather, the affected property is a relatively small portion of the corridor of natural habitat in the Simi Hills. The project development area, however, does comprise approximately 35% to 40% of one of two habitat linkages between Chatsworth Reservoir and more upland areas in the lower Simi Hills.

Although mountain lions may be present in the area, they are not considered a special-status species, and no additional focused study of mountain lion impacts was required. Impacts to biological resources, such as impacts to wildlife, habitat, and movement corridors, as well as the edge-effects of development, were found to be less-than-significant. Therefore, the appeal point should not be granted.

Appellant 5:**DAVID RAMEY, DVM****DR Appeal Point 1:**

The development will create a hazard for horses and residents in the area.

Staff Response:***Inadequate Emergency Access.***

The appellant states that the emergency access road is too narrow, steep, and contains dangerous curves that could not accommodate horse trailers in the event of an emergency.

Please see [Response to TT Appeal Point 5 \(pages 21\): Secondary Access Road](#) for details regarding the secondary access road.

The primary use of the secondary road is to allow Fire Department personnel alternate access to the subdivision, and Andora Avenue is meant to be used as the primary egress for residents and horse trailers in an emergency event. However, if emergency conditions dictate, the secondary access road may also be required to be used as an egress by residents. While shorter horse trailers may be able to navigate down the secondary access road, some larger trailers may have difficulty.

Based on consultations with LAFD, the secondary access road as proposed has been deemed to be safe and impacts to fire services would be less than significant. Therefore, the appeal point should not be granted.

DR Appeal Point 2:

The development redefines horsekeeping standards for the area.

Staff Response:***Horsekeeping District.***

The proposed horsekeeping district does not nullify horsekeeping standards, but rather applies the more permissive horsekeeping standards of the Municipal Code to the subdivision, generally allowing for shorter separation distances between habitable rooms and horsekeeping areas. In addition, the tract map approval sets standards to ensure that the subdivision design could appropriately accommodate horsekeeping uses.

As stated in the staff report for the requested horsekeeping district (CPC-2004-7308-ZC-ZAD-K):

"Equinekeeping "K" Supplemental Use Districts are typically created to ensure the long-term viability of designated horse keeping lots through the establishment of reasonable and uniform limitations, safeguards, and controls for the keeping and maintenance of equines. The Municipal Code requires that any Equinekeeping District must be a minimum of five acres and comprised of contiguous lots. In addition, the Code establishes conditions within a District that all properties are subject to, and any additional conditions deemed necessary shall be established by ordinance.

Conditions applicable to all Equinekeeping Districts are:

- If the equine enclosure is located less than 75 feet from the habitable rooms of a neighbor's dwelling unit, then the enclosure can be no closer to the habitable rooms of a neighbor's dwelling unit than it is to the habitable rooms of a dwelling unit on the equinekeeping lot;
- In no case can the equine enclosure be located closer than 35 feet to the habitable rooms of any dwelling unit;
- Any lot included in a "K" Equinekeeping District may be used to keep no more than one equine for each 4,000 square feet of lot area; and
- An animal keeping structure may be located on any portion of a parcel except the required front yard and shall not be closer than 10 feet from the required side lot lines so long as the distance requirements of this Section are complied with.

The standard conditions listed above would apply within the proposed "K" District. In addition, the tract map approval for the project exceeds these standard conditions, by requiring the following:

- A minimum 2,000 square-foot horse keeping area per lot, conforming with City policy;
- A prohibition on the construction of any non-horse keeping structures within horse keeping areas, including pools and tennis courts;
- A minimum 10-foot wide unobstructed vehicular access path to each equine area from a public street;
- Dedicated horsetrail easements and improvements throughout the site; and
- Maintenance of the horsetrails and a horse watering station by the Homeowner's Association."

Since the tract map approval incorporated appropriate horsekeeping conditions in consideration of the surrounding neighborhood character and horsekeeping tradition of the Chatsworth community, it is recommended that the appeal point be dismissed.

DR Appeal Point 3:

The development is out of character with the local neighborhood, does not comply with the Valley Circle Plummer Street Scenic Corridor Preservation Specific Plan for the preservation of views and the Baseline Hillside Ordinance regarding grading amounts, adds light pollution to the wildlife corridor, and does not provide a sufficient wildlife corridor.

Staff Response:

Neighborhood Character.

The project site is surrounded by natural open space areas and single-family residential development. Directly east of the project site is a single-family residential neighborhood located in the Chatsworth community. Residential lots in this area range from approximately 16,000 square-feet to several acres in size, and several of the larger lots contain active equine-keeping uses.

The project proposal clusters residential development in the easterly portion of the site and uses Andora Avenue as the primary means of access to the community. This design would serve to minimize the amount of grading necessary and preserve the steeper hillside portions of the site in an open space lot. Residential development would occur within the flatter, previously disturbed, eastern portions of the site. The proposed lots would range in area from approximately 20,000 to 26,000 square-feet for RE20-zoned lots, and from 34,000 to 64,000 square-feet for RE40-zoned lots. Each residential lot would include the development of a two-story single family home, with a dedicated 2,200 square-foot area located at the rear of each pad area for horse-keeping purposes. The remaining 63.26 acres of the site (70 percent of the total site) would remain in near-natural condition as an open space lot, and would be dedicated to the Mountains and

Recreation Conservation Authority. In addition, 14 acres of deed-restricted areas on the private lots will also be held in a conservation easement to the MRCA. The site would contain horsetrails throughout and a horse-watering station, to be maintained by the HOA.

The proposed subdivision design, conservation protections, and equestrian amenities, provide adequate compatibility with the surrounding neighborhood scale, natural terrain, and scenic viewshed.

Plan Consistency.

Please see Response to TT Appeal Point 3 (page 19): *Plan Consistency*.

Viewshed Impacts.

Please see Response to CNPC Appeal Point 13 (pages 29-30): *Viewshed Impacts*.

Clustered development of the site reduces impacts to grading and scenic and natural resources, and would result in permanent preservation of approximately 63 acres on-site, in-line with conservation and open space policies. Therefore, the proposed project is consistent with the standards of the Specific Plan, as well as other City policies.

Baseline Hillside Ordinance.

Please see Response to TT Appeal Point 1 (page 18): *BHO/Grading*.

Light Pollution.

Light pollution impacts and edge effects on biological resources were adequately analyzed in the EIR (DEIR, Biological Resources Section) and were found to be less than significant. The tract map approval also includes several conditions limiting lighting within the subdivision, including conditions that exterior lighting focuses onto the project site to minimize light trespass (Condition 27.c), that all lighting be shielded, of low luminescence and directed toward structures to minimize nighttime lighting in the natural areas (Mitigation Measure C-14), and no new street lighting in order to minimize lighting in accordance with the Scenic Corridor Specific Plan (BOE Condition S-3(c)). Therefore, offsite nighttime lighting impacts in natural areas would remain less than significant.

Wildlife Corridor.

Please see Response to CNPS Appeal Point 3 (pages 10-13): *Wildlife Corridor et.al*.

The project's consistency with the neighborhood character, City plans, and codes, and the appropriate analysis of lighting and wildlife impacts is evidenced in the EIR as well as Findings for the project approval. Therefore, the appeal point should be dismissed.

DR Appeal Point 4:

An alternative should have been considered that conforms to the existing regulations, with larger lots, fewer homes, less grading, and no retaining walls.

Staff Response:

Alternatives Analysis.

The Draft EIR included an analysis of potential project alternatives, including an "Existing Zoning Alternative", for a project which would create larger lots and fewer homes by conforming to the minimum 5-acre lot size standards of the A1 zone. Subtracting area required for roadways, approximately 16 lots could be accommodated on the site. Compared to the Project, the lots under this Alternative would be more evenly spaced across the site, but would then result in greater grading amounts, higher pad elevations, and would not include dedicated open space area. Due

to greater impacts, and without the benefit of the open space conservation easement areas, this alternative was found to be inferior to the proposed project.

Retaining Walls.

Typically, the need to minimize both grading and retaining walls requires a balancing of policy objectives. In the case of the project, requests for deviations to the retaining wall standards of the Municipal Code would allow for seven retaining walls, with maximum heights of 13-feet, in order to meet policy objectives to facilitate a clustered subdivision design, while supporting the secondary access road and equestrian trails, protecting oak tree resources, and minimizing grading. Specifically, the following list details the purpose for each retaining wall:

Walls #1 and #2 enable the construction and retention of the 20-foot wide emergency access road that connects the westerly terminus of the Andora Avenue to Plummer Street. If Wall #2 were not constructed, the height of the fill slope would be greater, approximately 1,800 cubic yards of additional grading would be required, and the proposed secondary emergency access would have to be relocated.

Wall #3 enables the construction of the 12-foot wide hiking and equestrian trail located along the east side of lot 25.

Retaining Walls #4 and #5 are consecutive segments of a proposed "modified street section" wall designed for Andora Avenue to retain the road and protect oak trees at the Project entry. If these walls were not constructed, three oak trees would have to be removed to construct the standard roadway, approximately 60-cubic yards of additional earthwork would be necessary, and it would possibly affect the drip lines of five additional oak trees.

Wall #6 is designed to retain a fill-slope located south of the stand of oak trees at property's entrance. The wall is also designed to protect the drip-line area of an existing oak tree. If this wall was not provided, one oak tree would have to be removed to accommodate the standard roadway construction and an additional, approximately 260-cubic yards of grading would be required, possibly effecting a second oak tree.

Retaining Wall #7 allows for the residential graded pad areas for lots on the north of the site.

Alternative project densities were adequately discussed, as well as requirements for retaining walls and grading. Therefore, the appeal point should not be granted.

DR Appeal Point 5:

The development will negatively impact the local residents, in terms of traffic, property values, and construction impacts such as dust, grading, noise.

Staff Response:

Local Impacts.

Potential impacts related to traffic, air quality, hazards, grading, and noise were all adequately analyzed and disclosed in the environmental document. Project features and mitigation measures were incorporated into the project approval to mitigate any potential impacts to the extent feasible. Speculative impacts related to property values are not required to be analyzed under CEQA.

The appellant does not otherwise provide specific evidence on the inadequacy of the environmental analysis on localized impacts, and therefore the appeal point should be dismissed.

Conclusion

As discussed above, several changes should be incorporated into the project conditions in order to clarify project design features or mitigation measures, including the following:

- **Project Design Feature PDF-4** - Clarify the specific types of plant types to be used in landscaped areas to be consummate with Venturan coastal sage scrub plants.
- **Project Design Feature PDF-12** – Add feature to clarify that the final design of the storm drain system will need to guarantee an adequate water supply for the oak tree grove along Andora Avenue.
- **Mitigation Measure C-1** - Clarify to explicitly involve the California Department of Fish and Wildlife (CDFW) for revegetation activities and seed collection of sensitive species.
- **Mitigation Measure C-2** - Clarify to remove a limit on maximum number of bat habitats to be installed prior to grading activities, and provide additional guidance on bat surveys in concert with CDFW recommendations.
- **Mitigation Measure C-3** - Clarify to address fluctuations in specie numbers of the Santa Susana tarplant, and provide additional guidance on plant restoration plans according to CDFW recommendations.
- **Mitigation Measure C-5** - Add language to extend replacement oak tree monitoring to seven years, in accordance with CDFW recommendations.

These clarifications and project features do not involve any substantive changes to the project, do not present new information of substantial importance to the project, do not result in changes to the conclusions or analysis undertaken by the Environmental Impact Report, and do not change the findings of approval for the project.

Therefore, Planning staff respectfully recommends incorporating the above clarifications and project features by approving in part and denying in part the appeals for the proposed tract map (VTT-73427-2A) and associated environmental clearance (ENV-2014-3995-EIR).



Milena Zasadzien
City Planner
Major Projects, Department of City Planning

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Determination Date: December 30, 2016

Appeal Period Ends: January 9, 2017

Owner

Daniel Bernstein
Andora Properties I, LLC
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Chatsworth, CA 91311

Representative

Brad Rosenheim
Rosenheim & Assoc, Inc.
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Woodland Hills, CA 91367

Vesting Tentative Tract Map No. 73427

Address: 9503 N. Andora Place

Council District: 12 - Englander

Existing Zone: A1-1

Proposed Zone: (T)(Q)RE40-1-H-K,
(T)(Q)RE20-1-H-K

Community Plan: Chatsworth – Porter Ranch

CEQA No.: ENV-2014-3995-EIR

(Sch. No. 2015021057)

Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2014-3995-EIR (SCH No. 2015021057), dated February 2016, and the Final EIR, dated September 2016, (Andora Subdivision Project EIR), as well as the whole of the administrative record, and

CERTIFIED the following:

- 1) The Andora Subdivision Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- 2) The Andora Subdivision Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- 3) The Andora Subdivision Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED all of the following:

- 1) The related and prepared Andora Subdivision Project Environmental Findings;
- 2) The Statement of Overriding Considerations; and
- 3) The Mitigation Monitoring Program prepared for the Andora Subdivision Project EIR (Conditions 35, 36, and 37 of this document).

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.15, the Advisory Agency further **APPROVED Vesting Tentative Tract Map No. 73427**, located at 9503 N. Andora Place, for the merger and resubdivision of six parcels into a maximum of **34 lots**, (33 residential lots and 1 open space lots) and a Haul Route for the import of 4,780 cubic yards of materials, for

the development of 33 single-family residences on an approximately 91-acre site, as shown on map stamp-dated December 20, 2016.

This unit density is based on the proposed RE40 and RE20 Zones. The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property).

The Advisory Agency's approval is subject to the following conditions:

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

(Additional BOE Conditions are listed in "Standard Condition" section at end)

1. The following dedication and easement shall be provided for the extension and completion of Andora Avenue:
 - a. A 14-foot dedication for that portion of Andora Avenue adjacent to Lots 26-31 of VTTM 73427 shall be made in order to preserve existing oak trees abutting that portion of the roadway and to achieve a 44-foot public right-of-way. In addition, a sidewalk easement provided along the secondary frontages of Lots 26-31 of not less than four (4) feet, unobstructed, shall be provided.
 - b. From a portion of Lot 31 west, Andora Avenue shall be dedicated with a total right-of-way of 44-feet including a 39-foot property line radius cul-de-sac at the terminus on an established alignment all satisfactory to the Valley District Engineer. In addition, a six (6) foot wide public sidewalk easement shall be provided on both sides of the above dedication and around the cul-de-sac.
2. That a 44-foot wide public right-of-way be dedicated for the proposed "A" street including 15-foot radius property line returns at the intersection with newly dedicated Andora Avenue and 39-foot property line radius cul-de-sac at the terminus "C" all on alignment satisfactory to the Valley District Engineering Office. In addition 6-foot wide public sidewalk easements be provided on both sides of the above dedication and around the cul-de-sac.
3. Public Equestrian Trail. A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The location of improved equestrian trails includes: along the access drive depicted along Lots 12-25 to connect the trail to unimproved trails to the west, along the south side of Lot 25 to connect the trail to "A" street, along the east and north side of Lot 25 and north sides of Lots 26-31 to connect the trail to Andora Avenue, and along the east side of Lot 1 to connect the trail to unimproved trails to the north.

The location of unimproved trails includes: at least three trail connections to existing trails south of the site and at least two trail connections to existing trails north of the site. The public easements shall be depicted on the final tract map in consultation with the Department of City Planning Major Projects Section and the Department of Recreation and Parks.

4. That any existing public street, storm drain and slope easements not necessary and recoded under **Irrevocable Offer To Dedicate** to the City Of Los Angeles be abandoned by the final map satisfactory to the City Engineer.
5. That Lot 34 and 35 be merged as one Lot No. 34 on the final map.
6. That any existing public easements be correctly shown on the final map.
7. That any existing future street on Andora Avenue adjoining the tract be accepted by the final map.
8. That if necessary tentative tract No.53426 be **Received and Filed** prior to the final map recordation of this tract.
9. Provide any necessary onsite and offsite emergency access road within suitable easements as determined to be required by the Fire Department.

NOTE: See Condition S-3 on page 30 for improvement conditions.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

10. Prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated August 9, 2016, Log No. 92529-01 and attached to the case file for Tract No. 73427.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copies of the Certificate of Compliance from City Planning for the existing parcels within the boundary of this map. Lots cut after 7/29/1962 are required to obtain approval from City Planning.
 - b. Provide a copy of (T) condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - c. Provide a copy of CPC case CPC-2004-7308-ZC-ZAD-K. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - d. Provide 20 ft. street frontage and 20 ft. wide access strip from Lot 34 to a public or private street. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.
 - e. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street

dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

- f. The submitted Map does not comply with the minimum lot area (40,000 s.f.) requirement of the **(T)RE40-1 Zone** for Lots 1 to 7, Lot 20 to 21, and Lots 26 to 33. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

Notes:

This property is located within the Valley Circle Boulevard - Plummer Street Scenic Corridor.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

12. Prior to recordation of the final map, satisfactory arrangements shall be made to satisfy the recommendations of the Department of Transportation.
 - a. All requirements and conditions listed in the DOT traffic assessment letter dated August 27, 2015, and all subsequent revisions to this traffic assessment, be applied to the tract map. This includes that the applicant shall submit final plans to conform to DOT's criteria as published in DOT Manual of Policies and Procedures, Section 321:
 - i. The parking layout plan shall include adjacent roadway curbs and existing all curb cuts, structures, vaults and trees within 25 of proposed driveways.
 - ii. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with an accessible width "W" (exclusive of side slopes) of 30 feet for two-way access.
 - b. A driveway width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway width of W=18 feet is required for all other single family residential sites with direct street access.
 - c. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. The subdivision report fee and condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

- e. Also see the following traffic measures listed under the CITY PLANNING – ENVIRONMENTAL MEASURES SECTION of this report: MM L-1 and MM L-2.

FIRE DEPARTMENT

- 13. Prior to the recordation of the final map, plot plans shall be submitted for Fire Department approval and review. In addition, the tract map shall be in accordance with the following:
 - a. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
 - b. Mitigation measures shall be considered. These measures shall include, but not be limit to the following: boxed-in eaves; single pane, double thickness (minimum 1/8" thickness) or insulated windows; non-wood siding; exposed wooden members shall be two inches nominal thickness; noncombustible finishes.
 - c. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.
 - d. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 x 21.
 - e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. Fire lane width shall not be less than 20 feet. When a fire land must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - h. As long as the grade is maintained at least 15 percent overall and 20 percent maximum at specific points and easement agreements are met to the satisfaction of the LAFD, secondary access as proposed is acceptable. Turning radius along secondary emergency access road shall be maintained at 20 feet minimum. Fire lane width shall not be less than 20 feet.
 - i. Submit plot plans indicating access road and turning area for Fire Department approval.
 - j. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - k. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be considered as a buffer between the brush and the proposed project.
 - l. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
 - m. All homes shall have noncombustible roods (non-wood).

- n. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the Homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Site plans shall include all overhead utility lines adjacent to the site.
- r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 14. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1(c).)
- 15. Developer must complete the following financial arrangements prior to tract recordation:
 - a. Supply System: Acreage Supply Charge
 - b. Existing and Proposed Water Mains
- 16. Engineering requirements prior to tract recordation:
 - a. An accurate street and site grading plan must be furnished to this Department:
 - i. To determine the safety or accessibility of existing or proposed facilities.
 - ii. To determine accurately the conditions or limitations of service.
- 17. Prior to receiving water service the developer must arrange for the Department to install the following: Connections to Existing System.
- 18. Proposed water services for tract will be provided subject to the following conditions: Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
- 19. Conditions under which water service will be rendered: Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lots where pressures exceed 80 psi at the building pad elevation: the entire subdivision.

20. Los Angeles City Fire Department requirements: New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code.

BUREAU OF SANITATION

21. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

22. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

23. That the Quimby fee be based on the RE20 and RE40 Zones.

URBAN FORESTRY DIVISION AND DEPARTMENT OF CITY PLANNING

24. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
25. A minimum of two trees (a minimum of 48 inch box in size if available) shall be planted for each protected one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

26. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- Limit the proposed subdivision to a maximum of thirty-four (34) lots as provided on the Vesting Tentative Map.
 - Lot 34 shall be a minimum of 63 acres and shall be designated for open space uses only. Development of any structures or buildings shall be prohibited on this lot, with the exception of a horse watering station.
 - That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - That the subdivider considers the use of natural gas and/or solar energy and consults with the

Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

27. Valley Circle Boulevard – Plummer Street Scenic Corridor Specific Plan. The following conditions serve to implement the Specific Plan standards:

- a. All utilities shall be underground.
- b. Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
- c. A "Horse Water Station" shall be installed and located near the westerly terminus of the Andora Avenue extension by Lot 12 and shall be maintained by the HOA.

28. Note to City Zoning Engineer and Plan Check. The Advisory Agency has reviewed and approved the following item(s) as it applies to this subdivision and the proposed development on the site:

- a. Lot Averaging for the Tract Map is permitted pursuant to LAMC 17.05.I, allowing for the following deviations in lot area and lot width requirements in the RE20-1-H-K and RE40-1-H-K zones:

In lieu of the required 40,000 square-foot lot area minimum of the RE40 Zone:

- Lot 20 lot area: 34,091 square-feet
- Lot 21 lot area: 33,592 square-feet

In lieu of the required 20,000 square-foot lot size minimum of the RE20 Zone:

- Lot 32 lot area: 19,972 square-feet

In lieu of the required 80-foot lot width minimum of the RE20 Zone:

- Lot 29 lot width: 77 feet
- Lot 30 lot width: 77 feet

29. Equine Keeping. The Final Tract Map shall depict equine areas on each residential lot in conformance with the following standards:

- a. For each lot, a minimum 2,000 square foot contiguous area, at least 24 feet in width at all points, shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage, and shall be in conformance with the provisions of LAMC Section 13.05 and 12.21.C5.
- b. It shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures; therefore they are prohibited in the 2,000 sq-ft area). Only landscaping, open and roofed unenclosed (except for structural supports) patio uses shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage of feed and equipment, preferably covered.
- c. Both the 2,000 square foot level area and the 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet in a non-"K" district).

- d. A minimum 10-foot wide unobstructed vehicular access path to each equine area shall be required from a public street and shall be separate from any secondary access path or fire lane required by the Fire Department.

30. **Public Equestrian Trail.** A minimum 12-foot wide dedicated easement for public equestrian trail purposes shall be provided to connect the residential development to trails within and adjacent to the site, in substantial conformance with the location of equestrian trails depicted on the Vesting Tentative Tract Map, dated December 20, 2016.

The equestrian trail easement shall be fully improved along all portions adjacent to or within Lots 1-33 and in accordance with the following conditions:

- a. The public equestrian trail shall be double-railed (unless there is an existing wall or fence on one side of the trail) with a minimum 10-foot wide clear horse trail and include connection or transition to any trail system at the edge of the subdivision. Materials for the railings shall be either wood or concrete and the surface of the trail shall be of decomposed granite or some other suitable material subject to the approval of the Bureau of Engineering. Railing height and openings shall be as necessary per equestrian trail standards of the City Engineer. All concrete driveways or private street crossings within the equestrian trail easement shall be provided with a stiff broom finish and/or acceptable equine walk surface treatment. The trail shall remain accessible and unobstructed at all times across the subdivision. A standard City horse trail sign shall be installed along the trail easement.
- b. A Homeowners Association shall be established and shall be required to maintain the horse trail easement free of obstructions, and to repair, restore and replace the public horse trail easement and rails constructed along the trails, as well as maintain the horse watering station. This requirement shall be included in the CC&Rs, a copy of which shall be given to the Advisory Agency for placement in the Tract file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).

31. **Zone Change.** Prior to the issuance of the building permit or the recordation of the final map, a copy of the final action for Case No. CPC-2004-7308-ZC-ZAD-K shall be submitted to the satisfaction of the Advisory Agency. In the event that these cases are not approved, the subdivider shall submit a tract modification.

32. **Model Homes.** Approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- a. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Major Projects Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

33. **Haul Route.** Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the following haul route conditions:

- a. The project is limited to the import of 4,780 cubic yards of material.
- b. Streets to be used are limited to: Andora Avenue, Valley Circle Drive, Lassen Street, Topanga Canyon Blvd., State Route 118, Interstate 405, State Route 126, and Newhall Ranch.
- c. Hauling hours of operation shall be restricted to between 9:00 a.m. to 3:00 p.m. Monday through Friday. No hauling activity occurs on Saturday or Sunday. Trucks shall not arrive at the construction site before the prescribed start time.
- d. A total of approximately 20 truck trips per day will occur over an estimated 24 days of hauling.
- e. Trucks shall be restricted to 10.0 cubic yard capacity semi-trailer trucks or smaller.
- f. All staging shall be on-site. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the adjacent residential streets.
- g. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213-485-3106).
- h. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- i. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- j. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- k. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
- n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- o. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook".
- q. The City of Los Angeles, Department of Transportation, telephone 213-485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- r. Any desire to change the prescribed routes must be approved by the concerned governmental

agencies by contacting the Street Services Investigation and Enforcement Division at 213-847-6000 before the change takes place.

- s. The permittee shall notify the Street Services Investigation and Enforcement Division, 213-847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- t. A surety or cash bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Blvd, Suite 251, Van Nuys CA, 91401. Further information regarding the bond may be obtained by calling 818-374-5082.

34. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MEASURES AND MITIGATION MONITORING PROGRAM

35. Prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items listed under this Tract's approval and all subsequent approvals associated with this case. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of all mitigation items.
36. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of City Planning, binding the subdivider and all successors to the following:

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. Where appropriate, the Project's Draft and Final EIRs have identified mitigation measures, regulatory compliance measures, and project design features to avoid or to mitigate potential impacts identified to a level where no significant impacts on the environment would occur, or impacts would be reduced to the extent feasible. This MMP is designed to monitor implementation of the Project's mitigation measures as well as its project design features.

As shown on the following pages, each required mitigation measure and proposed project design feature for the project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the Mitigation Measure/Project Design Feature.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made.
- **Monitoring Phase:** The phase of the project during which the Mitigation Measure/Project Design Feature shall be monitored.
- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

The Project's MMP will be in place throughout all phases of the Project. The Project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure or project design feature has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The certification report shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner annually following completion/implementation of the applicable mitigation measures and project design features and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the Applicant, shall assure that Project construction and operation occurs in accordance with the MMP.

After review and approval of the final MMP by the City, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modifications. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in Secretary of Interior Standards. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the City.

37. **Mitigation Measures (MM) and Project Design Features (PDF).** The development of the project site is hereby bound to the following Mitigation Measures and Project Design Features, which are conditions of approval for the project.

Aesthetics and Visual Resources

- PDF-1** The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and

are approximately 63.26 acres under the Project.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-2

The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-3

Common open space areas (i.e.: equestrian trails) and deed restricted areas shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails shall be maintained and remain accessible for the general public's use.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Ongoing

Action Indicating Compliance: Issuance of Building Permit

PDF-4

Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction; Ongoing

Monitoring Frequency: Once at plan check; Field inspection sign-off; Ongoing

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-5

A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy

of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-8

The Applicant shall provide a one-time payment to the Mountain Recreation & Conservation Authority (MRCA) in the amount of \$15,000 for trail maintenance and signage.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-9

A conservation easement shall be granted to the MRCA on 3.5 acres of adjacent property to the north that is not a part of the proposed subdivision. The 3.5-acre property shall be retained in perpetuity as a permanent open space conservation easement.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Building Permit

PDF-10

All structures proposed within Lots 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

PDF-11 The exteriors of all building structures shall utilize earth-tone colors and natural building materials in order to promote aesthetic compatibility with the surrounding area.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Air Quality

MM B-1: Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;
- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and
- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's homeowners association (HOA) in clean and sanitary conditions.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

Action Indicating Compliance: Plan approval and issuance of applicable Building Permit (Preconstruction); Issuance of Certificate of Occupancy (Operation)

MM B-2

The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make NIOSH approved respiratory protection with particulate filters as recommended by the CDPH available to workers who request them.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, at plan check for project; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy (Operation)

Biological Resources

MM C-1: Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Prior to Project grading; Construction

Monitoring Frequency: Once, prior to grading; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-2: The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals

occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of building permit if grading occurs outside of reproductive season; Once, prior to the bat maternity roosting season (April 1 to September 30) if Project construction occurs during the maternity roosting season

Action Indicating Compliance: Issuance of building permits

MM C-3: No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susana tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

Enforcement Agency: California Department of Fish and Wildlife (CDFW); United States Fish and Wildlife Service (USFWS); Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-4: To offset the permanent loss of 0.35 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers [ACOE] jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies.

Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the ACOE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the ACOE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

Enforcement Agency: CDFW; LARWQCB; ACOE; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once prior to issuance of grading permit; Field inspection verification

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-5: To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other project mitigation measures.
- CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.
- Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.

- All tree protection measures in the above-referenced Tree Report would be implemented during project construction.
- Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-6: Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once during plan check; Once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-7: The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

Enforcement Agency: Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during brush and tree removals

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM C-8: Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-9: Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-10: The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

MM C-11: "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

- MM C-12:** The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Prior to Issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-13:** All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-14:** All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM C-15:** Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in **Mitigation Measure C-5** above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of grading permit

Action Indicating Compliance: Issuance of Certificate of Occupancy

Cultural Resources—Historical

- MM D-1:** The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Prior to construction; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

- MM D-2:** Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction, Construction

Monitoring Frequency: Once, prior to issuance of grading permit; Ongoing during Construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Hydrology and Water Quality

- PDF-12** A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Noise

- MM I-1:** Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators,

cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-2: When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-3: Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM I-4: The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

Public Services - Fire Protection Services

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the LADWP, LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Fire Department

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Periodic field inspections prior to June 1

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-2:** All landscaping on the Project Site shall utilize fire-resistant plants and materials.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency: Once, at plan check; Once at field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-3:** All homes shall be constructed with non-combustible (non-wood) roofs.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy

- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area," shall be cleared or thinned periodically by the Homeowners Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to homes.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department

Monitoring Phase: Operation

Monitoring Frequency: Ongoing after construction

Action Indicating Compliance: Issuance of Certificate of Occupancy; Ongoing

- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of Certificate of Occupancy permits

Public Services - Police Protection Services

- K.2-1:** Public Services (Police) The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department

Monitoring Phase: Operation

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permits

Transportation and Traffic – Construction

- MM L-1** To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy

MM L-2

Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.
- The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213) 485-3106).
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."

- The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at (213) 485-3711 before the change takes place.
- The permittee shall notify the Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Building and Safety

Monitoring Agency: Los Angeles Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Ongoing during construction

Action Indicating Compliance: Issuance of Building Permit

Utilities - Water Supply

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety, LADWP

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

Utilities - Energy Conservation

PDF-13 Each single family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Certificate of Occupancy

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No new street lights are required, in order to minimize lighting in accordance with the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.
 - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
 - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, public and/or private drainage facilities including retention and/or debris basins may be required satisfactory to the City Engineer.
 - b. Improve Andora Avenue being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 30-foot roadway and a sidewalk of not less than four (4) feet unobstructed for that portion of Andora Avenue adjacent to Lots 26-31, in a manner satisfactory to the City Engineer. From that portion of Lot 31 west to its terminus, Andora Avenue shall be improved with concrete curb and gutters and a roadway surface of 35 feet. Sidewalks of six (6) feet on both sides of the street shall be provided within the required public

- sidewalk easement.
- iii. Any necessary removal and reconstruction of existing improvements.
- iv. The necessary transitions to join the existing improvements satisfactory to the City Engineer.
- v. The suitable improvement of the 35-foot curb radius cul-de-sac.
- c. Improve "A", Street being dedicated by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - ii. Suitable surfacing to provide a 36-foot wide roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join the existing improvement.
 - v. Suitable improvements of the 35-foot curb radius cul-de-sac at the terminus.
- d. Improve any emergency access road onsite and off-site by the construction of a suitable surfacing to provide 20-foot roadway satisfactory to the Fire Department and the City Engineer.
- e. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- f. Construct a public equestrian trail on the provided 12-foot wide easement along Lots 1 and 12-28 within the tract map boundary line. Additional conditions may be required by the Department of City Planning (see Condition 30 on page 9, aka 'Public Equestrian Trail').

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This map does not constitute approval of any variances from the Municipal Code, unless approved specifically for this project under separate conditions.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

CEQA FINDINGS

California Environmental Quality Act (CEQA) – Having received, reviewed, and considered the following information as well as the other information in the record of proceedings on this matter, pursuant to the requirements of CEQA, including but not limited to Public Resources Code, section 21081 and CEQA Guidelines, section 15091 the City finds, determines, and declares as follows:

PROJECT SUMMARY AND BACKGROUND

The Andora Subdivision Project Draft Environmental Impact Report (EIR) evaluated a 44-lot Vesting Tentative Tract Map (VTTM), including 42 residential lots and 2 open space lots, originally proposed for the Project Site. The Draft EIR included analysis of a reasonable range of alternatives to the proposed 44-lot subdivision as required by the California Environmental Quality Act (CEQA) to provide additional information on how to reduce the environmental effects of the Project as originally proposed and evaluated in the Draft EIR. One of the alternatives evaluated, the Reduced Density Alternative, a 35-lot subdivision design, consisting of 33 single family residential lots and 2 open space lots, was identified as the Environmentally Superior Alternative in the Draft EIR as it reduced the environmental effects of the Project to the greatest degree of the alternatives evaluated, while still meeting most of the basic objectives of the Project.

After release of the Draft EIR for public review, the Project Applicant replaced the 44-lot subdivision filed with the application with a 35-lot subdivision that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR.

Following the public hearing on the project, the two open space lots were merged into one lot. The 34-lot subdivision Project as currently proposed will create 33 single-family residential and horse keeping lots and one open space lot on the 91-acre site. Related actions include a zone change to designate portions of the site, currently zoned Agricultural (A1-1) to Residential Estate zones (RE20 and RE40) and the establishment of a horsekeeping district. The proposed 34-lot tract map clusters residential development in the easterly portion of the site and uses Andora Avenue as the primary means of access to the community to minimize the amount of grading necessary and preserves the steeper hillside portions of the site in the open space lots.

Andora Avenue would be extended from its current terminus to provide access to the residential lots. A second single-entry access road ("Street A") extends south and easterly approximately 730-feet from the Andora Avenue extension and consists of a 44-foot-wide public right-of-way and a cul-de-sac bulb with a minimum 35-foot radius. Other components of the revised Project would also include a secondary emergency access road, utility infrastructure, permanent preservation of two open space lots, equestrian trails and a horse-watering station.

The open space lot zoned RE40-1-H-K/RE20-1-H-K will have an area of approximately 63.26 acres (85 percent of the total Project Site) and will remain in near natural condition, except for limited graded and landscaped slopes and retaining walls for slope stabilization at the westerly terminus of Andora Avenue and on several of the proposed single family residential lots.

Construction of the Proposed Project would occur over approximately 26 months and consist of 2 phases: Phase 1 - Grading and infrastructure construction (streets, sewer, storm drain, water, etc.); Phase 2 - Home construction, with construction of eight to nine homes at a time through completion of the Project.

ENVIRONMENTAL DOCUMENTATION BACKGROUND

The City of Los Angeles Department of City Planning, acting as lead agency, distributed a Notice of Preparation (NOP) of an Environmental Impact Report ("EIR") to the State Clearinghouse, Office of Planning and Research, responsible agencies and other interested parties on February

17, 2015. The NOP was circulated for a period of 30 days, with the review period ending March 19, 2015. Following the end of the review period for the NOP, the City considered the comments received and prepared the Draft EIR that evaluated the potential environmental effects of the 44-lot VTTM as originally proposed, and which was circulated for public review, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), and the State CEQA Guidelines (14 Code of Regulations 15000 *et seq.*, "CEQA Guidelines") and City Guidelines (L.A. CEQA Thresholds Guide). The City provided an extended public review and comment period of 61 days starting on February 18, 2016 and ending on April 18, 2016 for the Draft EIR in lieu of the required minimum 45-day public comment period.

During this review period, the City Planning Department accepted comments from public agencies and the public. The City received 88 letters and email messages during this review period commenting on Draft EIR. Copies of the original comment letters are contained in Section III of the Final Environmental Impact Report (Final EIR). Upon the close of the public review period, written responses were prepared to comments received on the Draft EIR.

The Final EIR for the Andora Subdivision Project was prepared pursuant to CEQA and the State and City CEQA Guidelines, and includes the Draft EIR (incorporated by reference), additions and corrections to the Draft EIR, a list of parties commenting on the Draft EIR, the comments received on the Draft EIR, and written responses to these comments. The Final EIR included a set of topical responses addressing topics raised in multiple comment letters to facilitate understanding of the information provided in the Final EIR related to these topics: Wildlife Movement, Visual Character of Area, Land Use Compatibility, Baseline Hillside Ordinance, Construction Air Quality Impacts, Traffic Impacts, and Water Supply.

The Final EIR was made available on the Los Angeles Department of City Planning website starting on September 2, 2016.

On September 20, 2016, a public hearing was conducted by the City's Deputy Advisory Agency and a Hearing Officer at the Marvin Braude Building as 6262 Van Nuys Boulevard, at which public testimony regarding the Proposed Project was accepted. At the end of this hearing, the Deputy Advisory Agency and Hearing Officer took the case under advisement for further review and determination and provided additional time for the submittal of written comments. The findings reported in the following pages incorporate the facts and discussions of the environmental impacts that are found to be significant in the EIR for the Project as fully set forth therein. Although Section 15091 of the CEQA Guidelines does not require findings to address environmental impacts that an EIR identifies as merely "potentially significant," these findings nevertheless fully account for all such effects identified in the EIR. For each of the significant impacts associated with the Project, the following sections are provided:

Description of Significant Effects – A specific description of the environmental effects identified in the EIR, including a conclusion regarding the significance of the impact, if any.

Mitigation Measures – Identified mitigation measures as well as Project Design Features, Conditions of Approval and/or Regulatory Compliance Measures or actions that are applicable to/required as part of the Project.

Finding – One or more of the findings made pursuant to CEQA Guidelines Section 15091(a).

Rationale – A summary for the reasons for the City's finding(s) in accordance with CEQA Guidelines Section 15091(a)

Reference – A notation on the specific section(s) of the Draft and/or Final EIR, which includes the evidence, analysis and conclusion regarding the identified impact.

For the environmental impacts identified in the Final EIR to be less than significant, a statement explaining why the impacts are less than significant is provided.

ENVIRONMENTAL EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT DURING THE INITIAL STUDY OF THE PROPOSED PROJECT

CEQA seeks to disclose environmental impacts associated with a proposed project. The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a proposed project prior to its consideration and approval. This is accomplished by the preparation of initial studies and an environmental impact report. In this case, an initial study was conducted and determined that the Project will not result in any potentially significant impacts related to the environmental topics identified and discussed below and, for this reason, these topics are not analyzed in detail in the Final EIR.

A. *Agricultural Resources*

The Project Site does not contain any area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Though the site is currently zoned Agricultural (A1-1) no agricultural uses occur on or adjacent to the site, the site has not been used historically for agricultural activities, and no Williamson Act contract applies to the site. For these reasons, the Initial Study prepared by the City concluded that there would be no impact on Agricultural Resources.

B. *Geology and Soils*

The Project would connect to the City of Los Angeles waste water collection and treatment system. For this reason, the adequacy of the soil to support septic tanks or similar on-site waste water disposal was not evaluated.

C. *Hazards and Hazardous Materials*

The Project Site is undeveloped and the Project would allow single family residential uses on a portion of the site. The proposed residential use would not involve the use, transport, emission, or disposal of hazardous materials. The Project Site is not listed on any regulatory databases of hazardous facilities or properties. No adjacent properties contain uses involving the handling of hazardous materials or are contaminated with hazardous materials that could affect the Project Site.

The single-family homes proposed on a portion of the site would not interfere with aviation operations or with emergency response or evacuation plans. The Project has also been designed to conform to necessary emergency access requirements and safety codes. Construction of the proposed Project would not pose a safety hazard except for a potential impact due to wildland fires which is discussed in **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

D. *Hydrology and Water Quality*

The Project Site is not located within a mapped flood zone nor would it be potentially exposed to damage from failure of a levee or dam.

E. *Mineral Resources*

The Project Site and the surrounding area are not used for mineral extraction and are not known to contain valuable mineral resource nor have been so delineated on any plan; therefore, no impacts to mineral resources would result from implementation of the Proposed Project.

G. *Population and Housing*

The Project Site is currently undeveloped land. Therefore, the Project would not displace existing housing or people.

H. Public Services - Schools

The City of Los Angeles CEQA Thresholds Guide provides an initial screening criteria of “a net increase of at least 75 residential units, 100,000 square feet (sf) of commercial floor area or 200,000 sf of industrial floor area”. If a project does not meet one of these criteria, the Thresholds Guide states that “there would normally be no significant impact on Public Schools from the Proposed Project.” The Project is smaller than the screening criteria and would generate a relatively small population increase. LAUSD has been implementing a new facility construction program and a school upgrade program to address capacity issues within the district. The Project Applicant will be required to pay mandatory developer fees pursuant to *California Education Code*, Section 17620(a)(1); to offset the Project’s demands upon local schools as indicated in Regulatory Compliance Measure RC-PS-1 in the Draft EIR:

Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee): Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with Government Code Section 65995.

These fees provide full and complete mitigation of school facilities impacts.

I. Public Services - Parks

The population increase associated with the Project would be relatively small compared to the service population of the City of Los Angeles and the County of Los Angeles and within the population projections used to develop the City’s current plans for park facilities. Furthermore, the Project Applicant would be assessed development fees for the acquisition or improvement of parks within the surrounding community as indicated in Regulatory Compliance Measure RC-PS-2 in the Draft EIR:

Regulatory Compliance Measure RC-PS-2 (Increased Demand for Parks or Recreational Facilities): [Subdivision] Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the Applicant shall pay the applicable Quimby fees for the construction of dwelling units.

J. Public Services – Libraries

The population increase associated with the Project is relatively small compared to the service population of the City of Los Angeles and the population projections used to develop the City’s current plans for library facilities and services.

K. Recreation

The Project as proposed would not include the construction of an active recreation facilities that could result in impacts on the environment. The open space and equestrian features of the Project would provide recreational amenities consistent with the existing environment. The existing trails, currently located on private property, are located on the portion of the Project Site that will be preserved as open space in a conservation easement to be granted to the Mountains Recreation and Conservation Authority (MRCA). Funds will also be provided by the applicant to provide for signs and limited improvements to these existing trails by the MRCA.

ENVIRONMENTAL EFFECTS FOUND TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION

The EIR found the following environmental impacts to be less than significant. In making each of the findings below, the City considered the project features, programs, and policies, and environmental setting discussed in the Final EIR. The following environmental impacts of the proposed Project will be less than significant. No mitigation measures are required.

A. Aesthetics

1. Visual Character

The City finds that the Project would result in ***less than significant impacts*** related to the visual and community character of the area. The Project would permanently alter the existing visual character of the Project Site through the development of 33 single family lots on the eastern portion of the site adjacent to the existing neighborhood on Andora Avenue. The aesthetic impact would be considered less than significant as the Project would be developed in a manner that is consistent with existing residential properties in the immediate vicinity on Andora Avenue and Trigger Street, would minimize grading and preserve most of the site in an undeveloped natural state, would follow contour grading practices consistent with the City's Landform Grading Manual, in conformance with Regulatory Compliance Measure RC-AE-1, and would not be prominently visible from the Valley Circle Scenic Corridor.

The Project Site is not visible from Valley Circle Boulevard between Plummer Street and Chatsworth Oaks Park and, for this reason, the impact of the Project on the visual character of the area and views from the Valley Circle Boulevard Corridor and the unincorporated community of Chatsworth Lake Manor would not be significant. Visual impacts would be less than significant. The Final EIR determined that the elevation of the representative viewpoints on Valley Circle Boulevard vary range from 915 to 935 feet and the elevations of the representative viewpoints in the unincorporated community of Chatsworth Lake Manor located west of the Project Site range from 995 to 1055 feet. The intervening topography between Valley Circle Boulevard and Chatsworth Lake Manor and the portion of the site proposed for development would obstruct views of the proposed homes from Valley Circle Boulevard and the community of Chatsworth Lake Manor. As stated in the letter commenting on the Draft EIR submitted by the Santa Monica Mountains Conservancy (SMMC), visual impact concerns from public lands, which include Chatsworth Oaks Park, are not considered significant because the 33 residential lots currently proposed are located within a portion of the Project Site that is a natural bowl that is lower in elevation than the surrounding topography.

The Final EIR concluded that the 35-lot VTTM Project would only impact several small rock outcroppings in the southern portion of the grading limits of the site, out of the more than 66 rock outcroppings present on the site. Overall, the Project Site contains 7.4 acres of rock outcroppings and the 35-lot VTTM Project will impact 0.1 acres of this total. Almost all the rock outcroppings present on the Project Site, including the larger and more visible and scenic rock outcroppings on the site will be preserved in the two open space lots and the deed restricted portions of the residential lots.

Landscaping in designated common space areas to be maintained by the Homeowner Association (HOA) will be designed to blend in with the existing vegetation and terrain of the area and would be consistent with the City of Los Angeles Landscape Ordinance and the provisions of the Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan. Therefore, aesthetic impacts associated with site design and compatibility with the overall character of the neighborhood would be less than significant.

Further, the Project has been designed to minimize impacts to protected oak trees by minimizing the removal of and designing around sizable tree species. A modified street design is proposed

for Andora Avenue at the entry to the site to preserve existing oak trees at this location to the greatest extent feasible. The single-family residences would reflect the style and design of single-family homes typical to Southern California and would not exceed two stories, or 36 feet, in height (and 26 feet in height on Lots 25 and 26). After the Final VTTM is recorded, the new residential lots would be subject to the City's Baseline Hillside Ordinance as required by Regulatory Compliance Measure RC-AE-1. Each structure would maintain a safe and sanitary condition as required by Regulatory Compliance Measure RC-AE-2.

RC-AE-1: Compliance with Baseline Hillside Ordinance. To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage, and grading restrictions.

RC-AE-2: Compliance with provisions of the Los Angeles Building Code. The Project shall comply with all applicable building code requirements, including the following:

- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish, garbage, trash, overgrown vegetation, or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

2. Views and Vistas

The City finds that the Project would result in ***less than significant impacts*** related to views and vistas. The Project would occupy a relatively small portion of the field of view from locations surrounding the site and would not block views of the portion of the Project Site that would be preserved as open space. The Final EIR determined that due to intervening topography the portion of the site proposed for development would not be visible from Chatsworth Lake Manor or almost all of Valley Circle Boulevard. Portions of the homes on Lots 25 and 26 may be visible from a small section of Valley Circle Boulevard. Project Design Feature 10 (see Section 4 below), would be implemented to reduce any potential views from Valley Circle Boulevard to the extent feasible. Further, the Project is not visible from Chatsworth Lake Manor and therefore, there would be no impacts to views from this roadway segment. Comments to the Draft EIR submitted by SMMC (discussed above), further indicate that impacts to views from public lands near the Project Site would also not be significant. Therefore, approval of the Project would not lead to adverse effects on views and/or vistas.

3. Light and Glare

The City finds that the Project would result in ***less than significant impacts*** relating to light and glare. Lighting for the Project would include low-level exterior security lighting and street lighting located throughout the Project Site. The intervening topography located between the portion of the Project Site and the surrounding area will minimize the effect of lighting on the surrounding area. The masonry walls located along the rear edge of the building pad areas on some of the lots would also reduce the effect of lighting from homes and backyards onto adjacent areas.

The development of the site would be similar to the adjacent single-family neighborhood to the east of the site. To further minimize the effect of lighting on the surrounding area, no street lighting will be required for the 35-lot VTTM under the City's approval of the project. Further, and in an abundance of caution, Mitigation Measure C-14 requires all outdoor lighting at the proposed

residences to be shielded, low luminescence and directed toward structures to minimize nighttime lighting in the natural areas (though mitigation is not required to reduce impacts from light and glare to less than significant levels).

The Project would not create any substantial glare impacts. Any glass to be incorporated into the façades of the single-family dwelling units would be low-reflectivity or accompanied by a non-glare coating, as feasible.

For these reasons, the approval of the project would not result in any significant impacts relating to light or glare.

4. Project Design Features

PDF-1 The open space lot shall be donated in fee title to the Mountains Recreation and Conservation Authority (MRCA) to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lot, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots outside of the designated developed pad areas.

PDF-3 Common open space areas (i.e.: equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides to minimize indirect impacts to wildlife movement.

PDF-5 A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas** (of the Final EIR), consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

PDF-10 All structures proposed within Lot 25 and Lot 26 shall be limited to a maximum of 26 feet in building height. Vegetation shall be provided to block the views of two roofs from View Location 4 along Valley Circle Boulevard.

PDF-11 The exteriors of all building structures shall utilize earth-tone colors and natural building materials to promote aesthetic compatibility with the surrounding area.

5. Cumulative Impacts – Aesthetics

The City finds that the Project would result in *less than significant cumulative impacts* relating to aesthetics. There are no related projects adjacent to or within the primary viewshed of the Project Site. As such, the Project Site and related projects would not have the potential to result in a cumulative aesthetic impact as they are all visually disconnected. Therefore, the Project's cumulative aesthetic impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

B. Air Quality

1. Consistency with Air Quality Management Plan

The City finds that the Project would result in *less than significant impacts* relating to consistency with the Air Quality Management Plan (AQMP). The AQMP focuses on long-term sources of emissions. Compliance with the United States Environmental Protection Agency (US EPA) exhaust standards and California Air Resources Board (CARB) emission reduction strategies, in conjunction with local control measures such as the City's Green Building Ordinance, would ensure that development of the Project would not interfere with the implementation of AQMP. At expected build-out, VOCs would increase but still fall below the SCAQMD significance threshold. Therefore, approval of the Project would be consistent with the AQMP goals to reduce pollution levels.

2. Construction Emissions (Regional and Local)

The City finds that the Project would result in *less than significant impacts* relating to air quality emissions from construction activities. The EIR studied the worst-case daily construction emissions for each phase of construction for the original project of 42 homes, using the California Emissions Estimator Model (CalEEMod) modeling program. The highest emission source for Reactive Organic Gas (ROG) was architectural coating at 6.78 pounds/day, the highest emission for Nitrogen Oxides (NOx) was site clearing at 38.96 pounds/day, the highest emission for Carbon monoxide (CO) was site clearing at 39.96 pounds/day, the highest emission for Sulphur Oxide (Sox) was site clearing at 0.09 pounds/day, the highest emission for PM₁₀ was site clearing at 10.33 pounds/day, and the highest emission for PM_{2.5} was site clearing at 5.57 pounds/day. The Project's construction emissions were below the South Coast Air Quality Management District's (SCAQMD's) significance thresholds for each of the five criteria pollutants under the 42 homes and would be even further below these thresholds for the 33 home Project. Therefore, the Project's contribution to regional construction emissions would be less than significant.

Localized on-site emissions for NOx, CO, PM₁₀, and PM_{2.5} would be below the thresholds of significance, with adherence to regulatory compliance measures RC AQ-1 through RC AQ-4, for a 5-acre site in SRA 6 during all phases of construction. Based on the construction schedule, it is not anticipated that any overlap of construction activities would occur during Project buildout. Maximum daily on-site emissions from each construction activity are examined individually as they would not take place concurrently. The highest estimated emission for NOx was excavation/grading at 29.78 pounds/day, the highest emission for CO was excavation/grading at 37.94 pounds/day, the highest emission for PM₁₀ was site clearing/grubbing at 8.57 pounds/day, and the highest emission for PM_{2.5} was site clearing/grubbing at 4.90 pounds/day. Localized air quality impacts would remain less than significant.

Individual construction projects that exceed SCAQMD recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment (as set forth by AQMD). As discussed previously, construction emissions associated with the Project would not exceed the SCAQMD's regional thresholds of significance for air quality pollutants. Therefore, the cumulative impact of the Project for construction emissions would be considered less than significant.

RC-AQ-1: Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the SCAQMD, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Trucks having no current hauling activity shall not idle but be turned off.

RC-AQ-2: In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

RC-AQ-3: In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

RC-AQ-4: The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

3. Operational Emissions

The City finds that the Project would result in ***less than significant impacts*** related to operational emissions. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities on the Project Site after occupancy of the proposed homes. Operation of the Project would primarily generate emissions associated with motor vehicles traveling to and from the Project Site, energy use, architectural coatings (re-application of paint every ten years), consumer products, and the operation of landscape maintenance equipment. The analysis of daily operational emissions from the 42 residential unit Project was quantified utilizing the CalEEMod modeling software. The highest emission source with regulatory compliance for ROG was wintertime at 6.23 pounds/day, the highest emission for NOx was wintertime at 6.19 pounds/day, the highest emission for CO was summertime at 25.51 pounds/day, SOx was the same for summertime and wintertime at 0.06 pounds/day, PM₁₀ was the same for summertime and wintertime at 4.48 pounds/day, and PM_{2.5} was the same for summertime and wintertime at 1.29 pounds/day. The operational emissions associated with the 42-unit Project would not exceed the established SCAQMD threshold levels, with incorporation of regulatory compliance measures, during the summertime (smog season) and wintertime (non-

smog season) for any of the six criteria pollutants and the proposed 33 residential unit Project would have even lower emissions. Therefore, impacts associated with regional operational emissions from the Project would be less than significant. Compliance with Regulatory Compliance Measures RC-AQ-5 and RC-AQ-6 as contained in the Draft EIR will minimize operational air emissions:

RC-AQ-5 SCAQMD's Rule 445, Wood - Burning Devices was adopted on March 7, 2008 and includes the following requirement for new home construction projects:

- No permanently installed indoor or outdoor wood burning device can be installed in new developments (open hearth fireplaces with a gas log set or other design feature that precludes wood burning are acceptable).

RC-AQ-6 The Project will comply with the energy efficiency requirements of the L.A. Green Building Code. Specifically, the Project is subject to the following requirements:

- The Project shall reduce potable water consumption by 20% through the use of low-flow water fixtures; and
- All residential grade equipment and appliances provided and installed in the proposed dwelling units shall be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.

4. Toxic Air Contaminants

The Project would not include the operations of any land uses involving the routine use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. Thus, no appreciable operational-related toxic airborne emissions would result from Project implementation. With respect to construction, the construction activities associated with the Project would be typical of other similar single-family housing developments in the City and would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and federal level that would protect sensitive receptors from substantial concentrations of potentially hazardous emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Like the Project, related projects construction activity would not result in long-term substantial sources of toxic air contaminants (TAC) emissions (i.e., 70 years) and would not combine with the Project to generate ongoing TAC emissions. Thus, cumulative TAC emissions from the Project and related projects would be considered less than significant.

5. Odor Impacts – Construction

The City finds that the Project would result in ***less than significant impacts*** related to odors from construction activities. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents as well as asphalt paving. SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Based on mandatory compliance with SCAQMD Rules, odors associated with construction activities and/or the use and storage of materials such as paints, pesticides, and/or household cleaning solvents in small quantities in individual residential garages would not create a significant level of objectionable odors and impacts would be less than significant.

Based on mandatory compliance with SCAQMD Rules, it is anticipated that construction activities and materials used in the construction of the Project and related projects would not combine to create objectionable odors.

6. Air Quality Impacts - Valley Fever

The City finds that the Project would result in *less than significant impacts* related to risk/exposure to Valley Fever. The risk of Valley Fever infection is considered low due to the characteristics of the Project area, the type and amount of construction excavation activities completed at any one location. The Project Site is in an area with a rate of infection of Valley Fever that is lower than the statewide average, and is not known to be mildly endemic for Valley Fever. Alkaline soils with a high salt content, rodent burrows, and Amerindian middens at archeological sites may increase the chance that the fungus is present, but there is no indication that live Valley Fever spores are present at a particular location. In addition, though not necessary to reduce this particular impact to less than significant, the implementation of Mitigation Measure B-2 to reduce worker exposure and compliance with RC-AQ-1 (see Section 2 above) for dust reduction during construction, will further reduce the potential for exposure to any Valley Fever spores that may be present in the soil on the Project Site for construction workers and residents in the surrounding area. For these reasons, potential air quality impacts related to Valley Fever exposure are determined to be less than significant. For these reasons, potential air quality impacts resulting from related to Valley Fever exposure are determined to be less than significant. (Final EIR, Section III, Comments and Response, pages III-28-III-30)

MM B-2 The Applicant shall implement the following measures during construction:

- Train workers and supervisors on how to recognize symptoms of illness, and ways to minimize exposure, such as washing hands at the end of shifts;
- Provide washing facilities nearby for washing at the end of shifts;
- Provide vehicles with enclosed, air conditioned cabs and make sure workers keep the windows closed. Equip heavy equipment cabs with high efficiency particulate air (HEPA) filters; and
- Make National Institute for Occupational Safety and Health (NIOSH) approved respiratory protection with particulate filters as recommended by the California Department of Public Health (CDPH) available to workers who request them.

C. Biological Resources

1. Noise/Vibration Impacts

Vibration and noise associated with Project grading and construction may have indirect effects on wildlife. Given the documented general adaptability of wildlife to urban noise and vibrations, as well as the seismically active environment in which local fauna evolved, it is determined that significant vibration effects are unlikely to occur. Sound from grading and construction would be expected to generate noise on site on an intermittent basis for approximately 26 months. Animals sensitive to noise generally would forage at night or away from this residential area. Noise-tolerant organisms will not be affected. Therefore, no significant noise or vibration impacts to wildlife are expected to occur from Project grading and construction activities.

2. Operational Impacts from Light/Increased Human Activity

It is reasonable to expect a certain area would be subject to household noise, dogs barking, home and auto alarms which could deter occupation by less urban-tolerant species. This zone would probably not exceed 300 feet in length from the edge of development. Most species, however, would be unaffected. Precautions taken by the developer and active management practices by the MRCA will work together to avoid serious edge effect impacts and promote the long-term integrity of the conserved area. The Santa Monica Mountains Conservancy (SMMC) submitted

comments on the Draft EIR stating that the proposed Project, including conservation easements as currently proposed, would result in a compact lighting, fencing, and disturbance footprint but would nevertheless provide adequate local and regional habitat connectivity.

2. Operational Impacts from Maintenance Activities

After completion of construction, periodic maintenance activities of conserved open space within the deed-restricted areas of the private lots in accordance with City fuel modification requirements would be required. Impacts that could occur would include noise, dust, or death for animals in the way of maintenance activities. These activities should be conducted outside of spring and early summer, which correlates generally to mating/nesting season for animals in Southern California. The potential for disruption to nesting or denning animals in adjacent conserved areas, therefore, would be low. Because the area under individual homeowner control is a relatively small portion of the oversite, the effects due to maintenance activities are not anticipated to be significant.

3. Potential Impacts on Vegetation Communities

Numerous biological resource surveys have been conducted on the Project Site have been conducted since 2008 to support environmental review of a previous proposal to develop the site. Field investigations were performed by Impact Sciences in March and April 2008 (March 18, 2008, April 23, 2008 and April 30, 2008) that were included in a 2010 Draft EIR released for public review by the City. The results of these surveys were reviewed as part of the preparation of a new biological resources study of the Project Site conducted in August 2015 as part of the Draft EIR prepared by the City to evaluate the Proposed Project. Field surveys were conducted on June 9-12, 2015. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. A total of 71 hours of field surveys were completed by two biologists on June 1-3, June 9-10, June 12, and June 26-27, 2016). Five species of plants were added of which four had no status, including coyote brush (*Baccharis pilularis* ssp. *consanguinea*), prickly phlox (*Linanthus californicus*), chaparral currant (*Ribes malvaceum*) and southern tauschia (*Tauschia arguta*). Since these plant species have no special status, impacts to these and other common plant species present on the site are not significant (Final EIR, Appendices B1 and B2).

4. Wildlife Movement

Approximately 63.26 continuous acres within the northern, southern and western portions of the Project Site would be contained in the open space lot subject to an easement to be granted to the Mountains Recreation and Conservation Authority (MRCA) to preserve this portion of the site as open space. This Project design feature would ensure substantial areas are present on both the northwest and southeast face of the Simi Hills to allow for wildlife movement through the Simi Hills and Santa Susana Mountains located north of the site and to the Chatsworth Nature Preserve located south of the site. An adjacent 3.5-acre off-site parcel (not a part of the Project Site) will also be placed within a conservation easement granted to the MRCA to ensure a wider habitat linkage between the Chatsworth Nature Preserve and the Simi Hills. The existing off-site habitat linkage on the west side of Chatsworth Nature Preserve would not be affected by the Project.

Project design features (PDF-1, PDF-2, PDF-3, PDF-4, PDF-9) will permanently preserve a secondary wildlife linkage between the Simi Hills and Chatsworth Nature Preserve with a width over 1,500 feet between the nearest homes in the Lake Manor neighborhood located west of the Project Site and the buildable portions of the proposed residential lots, a sufficient width to allow for the continued movement of wildlife between the Chatsworth Nature Preserve and the Simi Hills located to the north of the of the Project Site. As discussed on page III-12 of the Final EIR, according to the Natural Resources Conservation Service, corridors are linear strips of vegetation that differ from the adjacent surroundings and which function to conserve soil, water, plants, wildlife or fish resources. Studies indicate that the recommended width for wildlife movement corridors generally ranges from 300 meters (approximately 1,000 feet) for sub-regional corridors

to 500 meters (approximately 1,600 feet) for regional corridors. The SMMC consulted with the applicant on the design of the 35-lot subdivision and concluded that the 35-lot VTTM Project provides adequate local and regional habitat connectivity. The 35-lot VTTM Project would be consistent with applicable plans and policies addressing wildlife movement in the area. The 35-lot VTTM Project as currently proposed would not result in any significant impact on the ability of wildlife to use the wildlife linkage across the site and impacts would be less than significant (Draft EIR, Biological Resources, pages IV.C-17 – IV.C-19).

5. Cumulative Impacts

Los Angeles and Ventura Counties are biologically diverse and contain both common and sensitive plant and animal species. The physical separation of the Project Site from the four related projects identified in Section III, Environmental Setting, and the difference in biological characteristics between the Project Site and the related project sites is such that the cumulative nature of biological impacts would be limited. Development of any of the related projects would be subject to the City of Los Angeles Protected Tree Ordinance. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to biological resources would be less than significant. (Draft EIR, Biological Resources, page IV.C-19 of the Draft EIR).

D. Cultural Resources

1. Historic Resources

The City finds that the Project will have a *less than significant impact* on historic resources. The EIR and supporting technical appendix identified two resources listed on the National Register of Historic Places properties (Old Santa Susana Stage Road and Minnie Hill Palmer House) located within the vicinity of the Project area, as well as one resource identified as the Los Angeles Historic Cultural Monument (Chatsworth Community Church) located within the search radius of 0.5 miles from the Project Site. Though these resources were identified, construction and development activities for the Project will occur away from and will not disturb these resources. Therefore, the Project will not result in significant impacts to historic resources (Draft EIR, Cultural Resources, page IV.D-6)

2. Cumulative Impacts

The Project, in combination with the construction and operation of the four related projects would contribute to development of the surrounding area. However, impacts to cultural resources tend to be site specific and are assessed on a site-by-site basis. Furthermore, the physical separation of the related projects limits to cumulative nature of any impacts. Therefore, the Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to cultural resources would be less than significant.

E. Geology

1. Geologic Hazards, Sedimentation, Soil Erosion and Loss of Topsoil, and Lateral Spreading, Subsidence, and Collapse

The City finds that the Project would result in *less than significant impacts* related to geological hazards. The Project Site is not located in an area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. In addition, the Project Site is not located within a fault rupture zone. The Northridge Hills fault is located approximately 3 miles to the north-northeast of the Project Site. As such, the potential for surface fault rupture at the Project Site is low and impacts related to surface fault rupture would be less than significant.

The Project would be designed and constructed in conformance with Site Class D per the

applicable California Building Code (CBC) design parameters in conformance with regulatory compliance measure RC-GEO-1, which are specifically tailored to minimize the risk of structure failure due to seismic hazards. The Project Site is located outside of the seismically induced liquefaction hazard zone as identified by the California Department of Conservation.

Because the lots are clustered away from the hillside, the potential for rock falls and/or rolling boulders to negatively impact the Project is considered low. The Project would be designed to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues.

Construction of the Project would be required to comply with the CBC and LAMC, which includes building foundation requirements appropriate to site-specific conditions. Compliance with Regulatory Compliance Measures RC-GEO-1 through RC-GEO-3 will result in less than significant impacts. These regulatory compliance measures require the design and construction of the Project to conform to CBC seismic standards as approved by the Department of Building and Safety and comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report approval letter addressing subsidence and soil strength loss, settlement, and lateral movement or reduction in foundation soil-bearing capacity. (Draft EIR, Geology, pages IV.E-15 – IV.E-19)

RC-GEO-1: The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

RC-GEO-2: The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, v-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

RC-GEO-3: The Project shall be designed and constructed in accordance with the recommendations provided in the *Assumption of Geotechnical Responsibility and Updated Soils and Engineering Geological Report, Vesting Tentative Tract 73427 (Formerly Vesting Tentative Tract No. 53426), 9503 Andora Avenue Los Angeles, California*, by GeoSystems, Inc., dated January 30, 2015 ("Geotechnical Report"), as approved by the Department of Building and Safety, and in any subsequent geotechnical reports and recommendations.

F. Greenhouse Gas Emissions

1. Construction and Operational GHG Emissions

The City finds that the Project will have a ***less than significant impact*** related to GHG emissions. The amount of greenhouse gases (GHGs) that would be generated by the construction of the Project and occupancy of the proposed homes was estimated using the CalEEMod Emissions Model for the 44-lot VTTM as originally proposed for each phase and each year of construction of the Project. The greatest annual increase in GHG emissions from the Project's construction activities would be 397.4 million metric tons of carbon dioxide equivalent (MtCO₂e) in 2016. The total amount of construction-related GHG emissions is estimated to be approximately 639.1

MtCO₂e, or approximately 21.3 MtCO₂e amortized over a 30-year period. These emissions would be less for the 35 lot VTTM as currently proposed.

The interim screening threshold recommended for residential projects by the SCAQMD is 3,000 MtCO₂e per year. The total construction and operational emissions estimated for the 44-lot VTTM project originally proposed was 1,147 MtCO₂e per year. These emissions would be less for the 33 lot VTTM as currently proposed. As the amount of GHG emissions generated by the 35-lot VTTM would be less than the 3,000 MtCO₂e per year threshold, the GHG emissions are not significant. Compliance with Regulatory Compliance Measure RC-GHG-1 will minimize operational GHG emissions:

RC-GHG-1: The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

2. Project Consistency with Plans, Policies, and Regulations

The City finds that the Project would result in ***less than significant impacts*** related to greenhouse gas emissions. The Project as proposed, is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding scoping plan. The scoping plans encourage communities to adopt building codes that go beyond the state code. Accordingly, as the City of Los Angeles Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that complies with the City's Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32.

3. Cumulative Impacts

The City finds that the Project ***will not result in significant, cumulative impacts*** related to GHG emissions. Consistent with CEQA Guidelines Section 15064(h)(3), there is a presumption of less than significant impacts with respect to climate change for a project that complies with a previously approved plan for the reduction of GHG emissions that includes specific requirements that will reduce or avoid the cumulative impact for the geographic area in which the project is located. This quantified GHG reductions will be realized through incorporation of the energy conservation features into the proposed homes. In conformance with the City of Los Angeles recommendations for green buildings, GHG emissions reductions would be achieved through energy-efficient lighting and building design, installation of low-flow appliances and water conservation, and 50 percent reduction in solid waste generation. These reductions would support State goals for emissions reduction. The methods used to establish this relative reduction are consistent with the approach used in the California Air Resources Board (CARB) Scoping Plan for the implementation of AB 32 through 2020. The Project's features and GHG reduction measures make the Project consistent with the goals of AB 32.

The Project is also consistent with the approach outlined in the CARB Scoping Plan, particularly its emphasis on the identification of emission reduction opportunities that promote economic growth while achieving greater energy efficiency and accelerating the transition to a low-carbon economy. In addition, as recommended in the CARB Scoping Plan, the Project incorporates green building features as a framework for achieving crosscutting emissions reductions.

The Project also would comply with the City of Los Angeles Green Building Ordinance, which emphasizes improving energy conservation, energy efficiency, and increasing renewable energy generation. It is assumed that all related projects would also comply with the City of Los Angeles Green Building Ordinance.

Based on the Project's compliance and consistency with Federal, State and local GHG emission reduction goals and objectives, the Project would not result in significant cumulative impacts to

greenhouse gas emissions.

G. Hydrology and Water Quality

1. Construction and Operational Impacts

Pre-developed and post-development areas drain to the same off-site location, the northeast corner of the Project Site. The two drainage areas were compared to show that the elevation change and drainage paths area about the same in both areas. The post-development condition, due to grading, results in a much longer flow path. The longer flow path and the smaller impervious portion results in a reduced flow leaving the Project Site in the post-developed state.

The Project would be required to incorporate Best Management Practices (BMPs) and retain and treat the first 0.75-inches of rainfall on the Project Site in accordance with the Low Impact Design (LID) Ordinance. Site design and source control BMPs help manage the quantity and quality of both wet and dry weather runoff by limiting the frequency of occurrences and decreasing pollutant concentration. Based on the information presented above, compliance with the City's LID Ordinance is technically feasible and would ensure that post development flows would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

New developments are required to be designed to reduce water pollution by implementing BMPs and to retain and treat the first 0.75-inch rainfall as required by the LID Ordinance. Treatment control BMPs are designed to remove pollutants once they are mobilized by rainfall and runoff. Implementation of the LID Ordinance requirements and site design would ensure that the Project's impact upon surface water quality would be less than significant.

Implementation of the Stormwater Pollution Prevention Plan (SWPPP) and LID Ordinance would ensure that the construction and operation of the Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality that may affect groundwater.

The City finds that Project will have ***less than significant impacts*** to water quality. Compliance with Regulatory Compliance Measures RC-WQ-1 through RC-WQ-5 will minimize any impacts to water quality:

RC-WQ-1: National Pollutant Discharge Elimination System General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff from construction activities.

RC-WQ-3: Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or SWPPP to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

RC-WQ-4: Development Best Management Practices (BMPs). The BMPs shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed BMPs meet this numerical threshold standard shall be provided.

RC-WQ-5: (Alteration of a State or Federal Watercourse): The Project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the Applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:

- United States Army Corps of Engineers (USACE). The Applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
- State Water Resources Control Board (SWRCB). The Applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- California Department of Fish and Wildlife (CDFW). The Applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

2. Flooding and Inundation

The Project Site is located in Flood Zone D, which indicates there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. As such, the Project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or any other flood hazard delineation map. Conformance with regulatory compliance measure RC WQ-3 will ensure that the Project's potential impacts from landslides, mudflows, and flooding would be less than significant.

RC-WQ-3: Low Impact Development (LID) Plan. Prior to issuance of grading permits, the Applicant shall submit a LID Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

H. Land Use and Planning

1. Land Use Compatibility

The proposed residential homes would range in size from approximately 3,500 square feet to

5,500 square feet. This range in size is consistent with existing homes in the neighborhood, which range from approximately 2,200 to 5,700 square feet. Similar to the surrounding neighborhood, the homes are proposed to be 2 stories and would range in height from 26 to 36 feet above grade. Depending on the plan layout, each home would include either a two- or three-car attached garage. Furthermore, lots would include designated equinekeeping areas consistent with the Equinekeeping district. Based on these collective features, the Project would be compatible with the existing single-family neighborhood bordering the Project Site to the east.

The 35-lot VTTM Project clusters the development toward the central and easterly portions of the site. By clustering the 35-lot VTTM Project to this location of the Project Site, the 35-lot VTTM Project utilizes the existing Andora Avenue extension as the primary means of access to the community, reducing the amount of earthwork necessary to achieve vehicular access and buildable area for new home-sites, and allowing for the consolidation of steeper hillside portions of the Project Site into open-space lots comprising approximately 63.26 acres (85 percent of the total Project Site). Use of the cluster concept in this case is consistent with the Community Plan, and is responsive to neighborhood concerns of compatibility by creating an extension of the Andora neighborhood that is similar in lot size and home size with existing neighborhoods. Moreover, the use of the cluster concept, when compared with other alternative land use configurations, results in: less grading, reduced traffic impacts, provides greater assurance for the preservation of open space areas and preserves existing equestrian trails. Therefore, land use would be compatible with the area and there would be no impacts.

2. Plan Consistency

Project design features PDF 1 through PDF 5 would incorporate aspects into the design and layout of the site to conform to the City's General Plan, the Chatsworth – Porter Ranch Community Plan, the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan, the LAMC, and the National Park Service Rim of the Valley Corridor Resource Study. Compliance with Regulatory Compliance Measure RC-LU-1 as will ensure the density of the Project is compatible with the City's standards for development in hillside areas:

RC-LU-1: The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts).

3. Baseline Hillside Ordinance

The Baseline Hillside Ordinance (BHO) applies to single family lots in hillside areas. While the BHO does not apply to the proposed land division Project, the 35-lot VTTM Project will minimize the extent of hillside grading by clustering the 33 proposed residential lots in the easterly portion of the Project Site and will preserve the western portion of the site in an open space lot through a conservation easement granted to the MRCA. Impacts would be considered less than significant. After the Final VTTM is recorded, the residential lots created would be subject to the BHO.

4. Project Design Features

PDF-1 The open space lot shall be donated in fee title to the MRCA to be retained in perpetuity as a permanent open space conservation easement. The specific boundaries and area of the open space conservation easement are dependent on the final recorded tract map and are approximated at 63.26 acres under the Project.

PDF-2 The Project shall include a deed restriction to designate a non-buildable conservation easement on portions of lots 1 through 33 for purposes of preserving the natural topography and landform within the subdivision. The deed-restricted areas would provide a buffer zone from the developed pad areas and the adjoining open space lots, and would preserve the natural ridgelines and geologic formations that occur on the slopes of the lots

outside of the designated developed pad areas.

PDF-3 Common open space areas (i.e. equestrian trails) and deed restricted areas within the buildable pad area shall be maintained in an orderly manner under the control and operation of an active Homeowners Association (HOA), with covenants and restrictions defining how the open space hiking and equestrian trails will be maintained and remain accessible for the general public's use.

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides in the Project development to minimize indirect impacts to wildlife movement.

PDF-5 A perimeter fence, as shown in Figure II-7, Proposed Deed Restricted Areas, of the Final EIR, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

5. Cumulative Impacts

Cumulative land use impacts could occur if the Project and other related projects together conflict with any of the thresholds described above. Based upon the information available regarding the related projects that are currently under construction, it is reasonable to assume that they were approved in conformity to local and regional planning goals and policies. Therefore, development of the Project would not result in a significant cumulative land use impact.

I. Noise

1. Construction-Related Groundborne Vibration to Existing Buildings

A significant vibration impact would occur if Project construction activities would cause a peak particle velocity (PPV) groundborne vibration level to exceed 0.3 inches per second at any building that is constructed with engineered concrete and masonry buildings. The Project's construction activities would not have the potential to cause or create building damage upon structures in the Project vicinity and, therefore, vibration impacts would be considered less than significant.

2. Operational Noise

The Project would increase local noise levels by a maximum of 0.8 dBA Community Noise Equivalent Level (CNEL) during the PM peak hour at the intersection of Valley Circle Boulevard/Lassen Street/Baden Avenue. This increase would not exceed the identified thresholds of significance. Because the increase in local noise levels at all the analyzed roadway intersections resulting from implementation of the Project would be less than the 3 dBA and 5 dBA CNEL thresholds established under the *L.A. CEQA Thresholds Guide*, impacts for all scenarios would be less than significant. In addition, as the other roadway intersections that are located even further away from the Project Site would experience less traffic increases due to the Project, the increase in local noise levels at these roadway segments would also not exceed the identified thresholds of significance, and traffic generated noise impacts would be less than significant.

Nighttime noise limits would be applicable to any equipment items required to operate between the hours of 10:00 P.M. and 7:00 A.M. The use of residential Heating, ventilation and air conditioning (HVAC) equipment would not create a substantial impact to the ambient noise levels at the residential community such that the resulting noise would exceed the acceptable noise standards for single-family residential uses. As such, potential impacts related to stationary noise sources would be less than significant.

The Project consists of a residential subdivision of 33 single-family dwelling units and would not include any stationary equipment that would result in excessive operational vibration levels. Thus, vibration impacts associated with operation of the Project would be less than significant.

Impacts that could occur would include noise for animals in the way of maintenance activities. These activities would be conducted outside of Spring and early Summer, which correlates generally to mating/nesting season for animals in Southern California. During maintenance operations, some animals would naturally relocate away from human activity with no long-lasting negative consequences. Lower awareness organisms, such as snakes, may have to be actively relocated to avoid incidental injury or death. It is common for homeowners to consider all snakes a threat and snakes are sometimes killed when encountered. Because the area under individual homeowner control is small, no significant effects due to maintenance activities are anticipated. Therefore, no significant noise or vibration impacts are expected to result from project grading and construction activities. Compliance with Regulatory Compliance Measure RC-1-4 as contained in the Draft EIR would minimize noise generated by the proposed homes:

RC I-4: All new mechanical equipment associated with the Project shall comply with Section 112.02 of the LAMC, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels CNEL.

3. Cumulative Impacts

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the immediate vicinity (generally within a distance or 500 feet or less) would have the potential to combine with the Project in a manner that would result in cumulatively considerable noise impacts. As none of the related projects are located within 500 feet of the Project, the Project's cumulative noise impacts from construction would be considered less than significant.

The Project's traffic volume on area roadways would yield an increase in cumulative roadway noise levels with the Project (i.e., existing conditions, plus project, plus ambient growth, plus related projects). As shown therein, local noise levels would not increase by more than 3.0 dBA CNEL at any of the roadway segments analyzed. Therefore, the cumulative impact associated with mobile source noise would be less than significant.

J. Population, Housing, and Employment

1. Project Impacts

Based on an average household size of 3.18 person per single-family dwelling unit, the 35-lot VTTM would result in an increase of 105 residents. The Project's population growth represents approximately 0.04 percent of the total population growth anticipated to occur within the City of Los Angeles between 2020 and 2035. On a regional scale, the Project represents only 0.006 percent of the growth that is expected to occur in the SCAG region between 2020 and 2035. The new residents anticipated to be generated by the Project would result in a negligible increase in the City's population growth forecast, and is within SCAG's regional population growth projection and therefore there would be no impacts to population, housing, and employment.

2. Cumulative Impacts

Including the development of 143 single family homes that was not considered in the Draft EIR, the related projects would consist of 315 new housing units, and thus approximately 1,002 new residents (average household size of 3.18 persons). Together, the Project and related projects would result in a total of 348 new housing units and approximately 1,107 new residents. The Chatsworth – Porter Ranch Community Plan Area is projected to grow to contain 96,500 persons and 33,200 households. The combined Project and related projects would account for approximately 1.1 percent of estimated persons and 1.0 percent of all households within the Chatsworth Porter Ranch Community Plan Area and would result in a negligible portion of the regional growth projections. As such, the cumulative housing and population impacts would be less than significant.

K. Public Services

1. Fire Protection Services

a) Construction

The construction of the Project would incrementally increase the potential for personal injury and fires from such sources as the operation of mechanical equipment; the use and storage of flammable fuel and construction materials; and other dangers that are inherent to the construction industry. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and by partial lane closures during street improvements and utility installations. The impacts, while potentially adverse, will be less than significant as described below.

Throughout the construction process, the Project would be required to maintain appropriate fire flow and access pursuant to the Fire Code. Project construction would not be expected to tax firefighting and emergency services to the extent that there would be a need for new or expanded fire facilities, the construction of which could cause significant environmental impacts. Therefore, construction-related impacts to fire protection services would be less than significant.

b) Operational

The Project Site is located within a Very High Fire Hazard Severity Zone; thus, an increase in the demand for fire protection services is anticipated.

Station 96 reported an annual average turnout time to respond to incidents in 2015 as 1:18 (one minute and eighteen seconds) for non-emergency medical service incidents and 1:17 (one minute and seventeen seconds) for emergency medical service (EMS) incidents. The reported annual average travel time to respond to incidents in 2015 was 4:43 (four minutes and forty-three seconds) for non-EMS incidents and 4:45 (four minutes and forty-five seconds) for EMS incidents. These turnout and response times are consistent with the Citywide average and below the National Fire Protection Association standard of responding to 90 percent of medical calls within six minutes from call to arrival, and Station 96's 2015 average turnout time was almost 2:30 (two minutes and thirty seconds) faster than the City's average turnout times. Due to the proximity of the Project Site to Fire Station 96, and the services provided by Fire Station 96, fire protection response would be considered adequate with respect to response distances and impacts would be less than significant.

As part of regulatory compliance described below, the Project Applicant would be required to ensure adequate fire flows and infrastructure pursuant to the LAFD Fire Code. The proposed points of connection would need to be verified at the time of connection to ensure adequate water supply and pressure existing in the proposed connection lines. As such, no significant adverse effects on fire flow are expected. The Project Applicant also will be required to provide access

roads that comply with Fire Code and Government Code section 66474.02 ("to the extent practicable, ingress and egress for the subdivision [should] meet[] the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance").

The Fuel Modification Zone is required to maintain landscape vegetation in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire. This defensible space would further reduce fire risks associated with constructing dwellings within a High Fire Hazard Area and would serve to reduce demands on firefighting activities in the event of a wildfire. Therefore, with code compliance, impacts upon LAFD services would be considered less than significant.

c) Project Design Features

PDF-6 The Project includes the extension of Andora Avenue, the installation of public utilities on site, and the development of an emergency access route from Plummer Street. Andora Avenue will be the primary access to the Project Site. The extension of Andora Avenue and development of on-site public utilities and the emergency access route shall be designed and constructed prior to the construction of the single-family homes in accordance and guidance of the Los Angeles Department of Water and Power (LADWP), LAFD, and Los Angeles Public Works to ensure adequate on-site access and utilities.

d) Cumulative Impacts

Similar to the Project, each of the other cumulative residential projects would be individually subject to LAFD review and would be required to comply with all applicable construction-related and operational fire safety requirements of the LAFD, Government Code section 66474.02, and the LADWP to adequately mitigate fire protection impacts. In addition, if the other four residential projects are more than 1.5 miles from the nearest LAFD Engine Company or Truck Company, the Fire Code would require the installation of automatic fire sprinkler systems, to compensate for the additional response distance. Therefore, cumulative impact would be less than significant.

2. Police Protection Services

a) Construction

Construction sites can be sources of nuisances, providing hazards and inviting theft and vandalism. As standard practice, the Project Site would be secured with fencing; equipment, tools, and materials would be secured overnight. While some calls for service are likely, the impact on police facilities would not be significant.

b) Operational

Implementation of the Project would result in the increase of residents and in the number of service calls from the Project Site. Such calls are typical of problems experienced in the existing neighborhoods, and do not represent unique law enforcement issues specific to the Project. In addition, though not necessary to reduce this particular impact to less than significant, impacts related to police services will be further reduced with the implementation of security/design features noted in mitigation measure K.2-1 and PDF-5, identified below. Therefore, the Project's impacts upon police services would be less than significant. (See **Section IV.K.2., Police Protection Services** in the Draft EIR)

Mitigation Measure

MM K.2-1: Public Services (Police): The plans shall incorporate the *Design Guidelines* (defined in the following sentence) relative to security, semi-public and private

spaces, which may include, but not be limited to, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design*, published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits

Project Design Features

- PDF-5** A perimeter fence, as shown in **Figure II-7, Proposed Deed Restricted Areas**, consisting of tubular steel or equivalent materials and/or a masonry retaining wall, shall be installed by the developer prior to issuance of the certificate of occupancy of any housing structure. The perimeter fence and/or wall shall be maintained by the Tentative Tract's HOA during the life of the Project. No other fencing shall be allowed within any deed restricted area except for Lots 25 through 33 where the fencing will be located slightly downslope from the building pads. The fencing is intended to minimize trespassing and protect adjacent conservation areas.

c) Cumulative Impacts

To the extent cumulative development causes the need for additional police stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the development of any new police station would be subject to further CEQA review and evaluated on a case-by-case basis. On this basis, the Project would not make a cumulatively considerable contribution to police protection services, and cumulative impacts on police protection would be less than significant.

L. Transportation and Circulation

1. Construction Impacts

It is not expected that complete closure of any streets would be required during construction of the Project. Construction activities may, however, result in partial lane closures on streets adjacent to the Project Site on a temporary and/or intermittent basis for utility upgrading, relocations, and hook-ups; delivery of materials; and other construction activities, as required. Any traffic lane or sidewalk closures would need to be coordinated with and approved by the Los Angeles Department of Transportation (LADOT) prior to being implemented. Because partial lane closures would be temporary in nature, and would not require long-term complete closures of any adjacent roadway, such impacts would be considered less than significant.

The impact of construction worker trips on the surrounding roadways and intersections during the AM and PM peak hours is therefore expected to be negligible and traffic impacts from construction worker trips would be less than significant.

2. Operational Impacts

All study intersections during Existing with Project and Future with Project conditions would operate at Level of Service (LOS) A, except for Baden Avenue and Plummer Street AM peak hour with the traffic generated by the 42-lot VTTM originally proposed. The amount of traffic generated by the 33-lot VTTM currently proposed would be less. Baden Avenue and Plummer Street would operate at LOS B during Existing with Project and LOS C during Future with Project conditions.

None of the study intersections will be significantly impacted by the Project for Existing with Project and Future with Project traffic conditions using the significant impact criteria established by LADOT, and no significant impact would occur. The reduced number of peak hour and daily trips that would be generated by the 35-lot VTTM Project as currently proposed would not result in significant impacts to the intersections analyzed in the Draft EIR or local streets, including Andora Avenue, which have sufficient capacity to accommodate the additional trips that would be generated by the Project.

The on-site streets and each driveway will be designed and constructed in accordance with the standards of the LADOT. The Site Plan is also subject to review and approval by applicable departments of the City of Los Angeles to ensure no significant impacts would occur.

3. Cumulative Impacts

The Final EIR updated the analysis for cumulative impacts to traffic to include the development of 143 single family homes at Roscoe and Valley Circle Boulevards was not considered in the analysis of cumulative traffic impacts in the Draft EIR. This updated analysis determined the traffic from this additional project, when combined with the traffic generated by the 35-lot VTTM Project and other related projects considered in the cumulative impact analysis, would not result in any significant cumulative traffic impacts. The addition of the traffic from this project would not change the LOS at the study intersections of Devonshire Street & Valley Circle Boulevard and Lassen Street/Andora Place & Valley Circle Boulevard/Baden Avenue. The LOS would decrease from a LOS C to a LOS D during the AM Peak Hour and would decrease in the future conditions without and with the 35-lot VTTM Project during the PM Peak Hour from a LOS A to a LOS B at Baden Avenue & Plummer Street. However, cumulative traffic impacts would remain less than significant.

K. Public Utilities

The numbers within this section were updated for the 35-lot VTTM proposed Project from the 44-lot VTTM as originally proposed, based on information provided within Section IV.M Public Utilities of the Draft EIR.

1. Water Supply

a) Construction

Construction of the Proposed Project would require the contractor to connect to the existing potable water infrastructure in the Project's service area to serve the Project's operational demands. Advisory notices would also be distributed in advance to the affected homeowners to inform existing LADWP water customers of any planned disruptions in service. Therefore, any temporary disruptions in local water service during the construction period would result in a less than significant impact. Construction of the Proposed Project would result in a less than significant impact with respect to water resources and/or water conveyance infrastructure.

b) Operation

The 44-lot VTTM as originally proposed would require approximately 11,592 gallons per day (gpd) of water. Water required by the Proposed Project was updated and as proposed, the Project is expected to generate approximately 9,108 gpd of water. LADWP determines the adequacy of water supplies to meet the needs of a project based on the project's consistency with the demographic projection from the Regional Transportation Plan (RTP) by the SCAG. The LADWP Board of Water and Power Commissioners adopted the 2015 Urban Water Management Plan (UWMP) on June 7, 2016. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the demographic projections in the SCAG 2012 RTP. The conclusion of the

water supply analysis is that with its current water supplies, planned future water conservation, and planned future water supplies, LADWP has available supplies to meet all projected water demands for all three of these hydrologic scenarios through the year 2040. The UWMP also accounts for multiple dry years (drought conditions). Since the 35-lot VTTM Project is consistent with growth projections and is accounted for in the UWMP, impacts on water supply during multiple dry years would also be less than significant.

The City's Water Efficiency Requirements Ordinance No. 180,822, effective December 2009; 2013 California Plumbing Code, effective January 1, 2014; 2013 CALGreen, effective January 1, 2014; 2014 Los Angeles Plumbing Code, effective January 1, 2014; and 2014 Los Angeles Green Building Code, effective January 1, 2014, require the use of numerous conservation measures, as described in the regulatory compliance measures. Additional voluntary conservation measures recommended by LADWP as project design features yield additional savings. As the Proposed Project would be designed and developed in accordance with the LADWP specifications and design requirements for new residential subdivisions, and would not exceed the planned growth projections that were relied on as part of the 2015 UWMP, the Project would result in a less than significant impact on water resources. Compliance with Regulatory Compliance Measures RC-WS-1 through RC-WS-3 will ensure impacts are minimized:

- RC-WS-1:** (Fire Water Flow). The Project Applicant shall consult with the Los Angeles Department of Building and Safety (LADBS) and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- RC-WS-2:** (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- RC-WS-3:** (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

c) Project Design Features

- PDF-7** The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

d) Cumulative Impacts

The total water demand by the related projects and the proposed Project would be approximately 96,048 gpd. The LADWP has determined that the Project's anticipated water demands are within the growth projections of the 2010 UWMP, the Project's cumulative contribution to impacts upon the City's water resources would be less than significant. Further, the cumulative water demand for the Proposed Project and the related projects would not substantially increase the water demand for the area. Therefore, the Proposed Project in combination with the related projects

would not require the City or the MWD to identify any new sources of water or develop new water infrastructure. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the LADWP and comply with all applicable City and state water conservation programs and ordinances. Therefore, cumulative impacts on water supply would be less than significant.

2. Wastewater

a) Project Impacts

The 44-lot VTTM as originally proposed would generate approximately 9,660 gallons per day (gpd) of wastewater, or 3.53 million gallons per year. Wastewater generation associated with the Proposed Project was updated using generation factors based on land use, as provided by the City of Los Angeles Bureau of Engineering. As proposed, the Project is expected to generate approximately 7,590 gpd of wastewater or 2.8 million gallons per year. Sewage generated by the Proposed Project would be conveyed and treated at the Tillman Treatment Plant, which has adequate capacity to accommodate the increased wastewater flows generated by the Proposed Project. The projected increase of 7,590 gpd would represent a fraction of one percent of the available treatment capacity at the Tillman Plant, which has an available capacity of 13 millions of gallons per day (mgd). As such, Regional Water Quality Control Board (RWQCB) treatment standards area would be maintained and impacts would be less than significant. The 35-lot VTTM as currently proposed would generate less wastewater than the 44-lot VTTM as originally proposed and analyzed in the Draft EIR.

A preliminary Sewer Capacity Availability Report (SCAR) was prepared in August 2014 and concluded that the existing 8-inch-diameter pipe under Andora Avenue could accommodate the expected flow of the previously proposed 44-lot VTM. The Applicant will be required to submit the finalized SCAR to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. If it is determined that the sewer system has insufficient capacity to serve the Proposed Project, the developer may be required to replace or build new sewer lines to a point in the sewer system with sufficient capacity to accommodate the Proposed Project's increased flows. Infrastructure improvements to update or expand the sewer lines in the Project vicinity, if necessary, would be limited to trenching, excavating and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

- RC-WS-1:** (Fire Water Flow). The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SCAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- RC-WS-2:** (Green Building Code): The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- RC-WS-3:** (Landscape) The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and

overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

b) Project Design Features

PDF-7 The Project includes the extension of existing water mains from the current terminus of Andora Avenue to within the site. The construction of on-site water mains shall be constructed with the guidance of the LADWP.

PDF-12 A bioswale filtration system shall be designed and utilized on lots via a capture and use system. The captured water will be used to water landscaping through a drip irrigation system.

c) Cumulative Impacts

The total sewage generation by the related projects and the Proposed Project would be approximately 80,040 gpd. Sewage generated by the Proposed Project would contribute approximately 9 percent of the total cumulative sewage generation created by the related projects. Furthermore, the cumulative sewage generation for the Proposed Project and the related projects would represent a fraction of one percent of the available capacity of the Tillman Treatment Plant. Therefore, the Proposed Project in combination with the related projects would not require the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Similar to the Proposed Project, each related project would be evaluated on a case-by-case basis and would be required to consult with the Bureau of Sanitation and comply with all applicable City and state water conservation programs and sewer allocation ordinances. Therefore, cumulative impacts on wastewater services would be less than significant.

3. Solid Waste

a) Construction

Based on national averages for residential projects, construction of the 44-lot VTTM as originally proposed was estimated to generate approximately 431 tons of construction debris. The 35-lot VTTM currently proposed is estimated to generate approximately 325 tons of construction debris. Soil would be balanced on site; however, it is anticipated that 3,670 cubic yards of soil may need to be imported on site. The Sunshine Canyon Landfill has a remaining capacity of approximately 3.775 million tons, approximately a 3-year lifespan assuming the maximum disposal rate of 12,100 tons per day. The Chiquita Canyon Landfill has a remaining capacity of approximately 48.1 million tons and has a remaining lifespan of 46 years. The amount of solid waste generated during construction would fall well within the available permitted daily intake capacity of area landfills and recycling centers. The California Green Building Standards Code prescribes mandatory measures for residential projects to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. Implementation of regulatory compliance measures CM M.3-1, CM M.3-2 and CM M.3-3, described below, would achieve a 50 percent reduction in the Project's solid waste disposal needs upon area landfills. Implementation of the regulatory compliance measures and mitigation measures below would ensure that the Project's construction related solid waste impact upon regional landfill capacity would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2,

4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

b) Operational

The 44-lot VTTM as originally proposed was estimated to generate approximately 420 pounds of solid waste per day, or approximately 76.7 tons per year. The 35-lot VTTM as currently proposed would generate approximately 330 pounds of solid waste per day. Both estimates are conservative, as they do not factor in the diversion of the Project waste stream from implementing on-site recycling areas. There is sufficient daily capacity at the Sunshine Canyon Landfill and at the Chiquita Canyon Landfill. For purposes of a Project specific impact conclusion, the Project's impact upon solid waste disposal facilities would be considered less than significant with the implementation of the regulatory compliance measures below.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with

Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

RCM M.3-3: California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

c) Cumulative Impacts

Although it is impossible to calculate at present, the impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the Sunshine Canyon Landfill and Chiquita Canyon Landfill. Furthermore, although there are several proposals for new landfills in the region, there are currently few viable options for City of Los Angeles waste past 2029. The Proposed Project would contribute approximately 330 pounds of solid waste per day to the Sunshine Canyon landfill or the Chiquita Canyon Landfill, which represents under one percent of the current excess remaining capacity. Because this increase is negligible in relation to the region and solid waste disposal solutions are continuously being sought after on the regional level, the Project's contribution to cumulative impacts would be considered less than significant. The total solid waste generation by the Proposed Project and the related projects would be approximately 3,480 pounds per day or approximately 635 tons per year.

As with the Proposed Project, related projects would participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Although there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, it should be noted that continued capacity into the future is an increasing regional concern. Solutions to resolve the regional solid waste disposal needs are continuously being investigated at the state, regional and local levels. Nevertheless, since there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project and related projects, cumulative impacts with respect to solid waste would be less than significant.

4. Energy Conservation

a) Electricity

1. Construction

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities. Accordingly, energy demands during construction would be less than significant.

2. Operation

The estimated net increase in electricity consumption by the 44-lot VTTM as originally proposed was estimated to be approximately 236,313 kilowatts per year. The 35-lot VTTM as currently proposed, would generate approximately 185,675 kilowatts per year. The projected increase in electrical demand due to the Proposed Project would not have an adverse impact on its electrical system. New service connections may occasionally result in temporary disruptions in electrical services for existing customers. However, no outages or short outage is anticipated to occur when hooking up the Proposed Project. Energy supplies are adequate to serve the Project and the installation of needed infrastructure would not be expected to result in any significant secondary environmental effects. Additionally, implementation of the regulatory compliance measure below would ensure that the impact of the Project on the electrical service system would be less than significant.

RCM M.3-1 California Green Building Standards Code Section 4.408.1, Construction Waste Management. Mandatory measures for residential projects require developers to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

RCM M.3-2 California Green Building Standards Code Section 4.408.2, Construction Waste Management Plan. Mandatory measures for residential projects require developers to submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

- RCM M.3-3:** California Green Building Standards Code Section 4.408.3, Waste Management Company. Mandatory measures for residential projects require developers to utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

3. Cumulative Impacts

The total electricity consumption by the Proposed Project and related projects would be approximately 1,958,023 kilowatts per year. In accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. Compliance with Title 24 energy conservation standards, the Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative energy demands. Cumulative impacts to electricity service would therefore be less than significant.

4. Project Design Features

- PDF-13** Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., "solar-ready") and shall have pre-installed conduits for electric cars in each garage.

b) Natural Gas

1. Operation

The Proposed Project would increase demand for natural gas service in the Project Area. The natural gas demand for the 44-lot VTTM as originally proposed was estimated to be approximately 279,930 cubic feet (cf) per month, or approximately 3,359,160 cf/year. The natural gas demand of the 35-lot VTTM as currently proposed is estimated to be 219,945 cf/month or approximately 2,639,340 cf/year. It is anticipated that the SCG would be able to meet the natural gas demands of the Proposed Project; however, a natural gas survey of equipment will be completed before knowing if the current infrastructure will sustain the demand for the Project. Further, since natural gas supplies vary with time, the ability of the Southern California Gas Company (SCG) ability to accommodate Project's demand for natural gas supplies can only be evaluated when the Project is approved. Since the Proposed Project is in an area already served by existing natural gas infrastructure, the Project would not require extensive infrastructure improvement to serve the Project Site. Impacts associated with utility upgrades or additional connections would be temporary in nature and thus result in less than significant impacts upon the environment. Therefore, impacts associated with natural gas consumption would be less than significant.

2. Cumulative Impacts

The total natural gas consumption by the Proposed and related projects would be 2,319,420 cubic feet per month. As a public utility provider, the SCG continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area, and SCG anticipates that it would be able to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Administrative Code would reduce cumulative demands for natural gas resources. Each of the related projects would be reviewed on a case-by-case basis to determine the Gas Company's ability to serve each project. As such, it is anticipated the related projects would likely also be accommodated by SCG. Cumulative impacts upon natural gas resources and infrastructure would therefore be less than significant.

3. *Project Design Features*

- PDF-13** Each single-family residence shall be designed and built with integrated electrical and mechanical features for the integration of photovoltaic systems (e.g., “solar-ready”) and shall have pre-installed conduits for electric cars in each garage.

ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The Final EIR identifies significant impacts, which are reduced to a "less than significant" level by the inclusion of mitigation measures and project design features identified in the Final EIR. It is hereby determined that the significant environmental impacts that these mitigations address, will be avoided or substantially lessened by their inclusion in the Project.

A. *Air Quality*

1. *Odor Impacts*

The 35-lot VTTM would allow the development of 33 single-family homes. Single-family homes do not generate any substantial odor impacts. Horsekeeping would be allowed on all the proposed lots.

a) *Odor Impacts (Operational)*

While the proposed lots will be designed to comply with the standards of the City's "K" Equinekeeping District, and would be consistent with the surrounding properties where horses are kept, equine enclosures, bedding materials and manure can cause odors. Notwithstanding compliance with SCAQMD Rule 402, the Project has the potential to generate potentially significant odors affecting nearby residential properties. Cumulative odor impacts from the Project Site and the equine-oriented properties within the immediate vicinity have the potential to generate significant cumulative odor impacts.

b) *Mitigation Measure*

MM B-1 Equine related activities on site may produce odors that cause nuisance to persons on site and to the surrounding community. The Project shall incorporate and maintain best management practices to reduce odors associated with equine keeping and equine activities on site to the maximum extent feasible. Best management practices include, when applicable:

- Equine enclosures shall be sited with the maximum distance feasible from existing and proposed dwelling units.
- All equine enclosures shall be maintained by the property owners in clean and sanitary conditions;
- All equine enclosures shall be properly ventilated to prevent drafts and to remove odors;
- Bedding shall be changed regularly and properly disposed of in receptacle bins;
- Storage of manure and used bedding shall be in enclosed locations and not exposed to precipitation and runoff. All manure disposal and storage receptacle shall be sturdy, insect-resistant, seepage-free, covered, and protected from leaching (such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, and composters);
- Regular disposal of manure off site;
- No vehicle or trailer used for the transportation of equine, equine keeping materials and maintenance, or disposal of equine keeping refuse shall be

parked upon public street abutting land uses not zoned for equine keeping, unless thoroughly cleaned and free from all manure and odor; and

- The proposed equine trail easement within the developed area of the site shall be maintained by the Project's HOA in clean and sanitary conditions.

c) Finding

The Project's equine related uses have the potential to generate Project-specific and cumulatively significant odor impacts. Implementation of **MM B-1** and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels.

d) Rationale for Finding

Implementation of Mitigation Measure B-1 and compliance with SCAQMD Rule 402 (nuisance), would reduce the Project's odor impacts to less-than-significant levels because these measures will ensure the source of odors are kept as far away from dwellings as possible and that conditions that cause excessive odors are minimized through proper maintenance of facilities. Mitigation Measure B-1 will be enforced by the City as described in the MMP. Based on the foregoing, the City finds that impacts related to odors would be mitigated to less-than-significant levels.

e) EIR Reference

Section IV.B, Air Quality of the Draft EIR, beginning on page IV.B-34.

B. Biological Resources

1. Potential Impacts on Vegetation Communities

a) Significant Environmental Effects

The 35-lot VTTM minimizes impacts to the existing native vegetation communities on the Project Site. The vegetation communities identified on the 91-acre Project Site include Venturan Coastal Sage Scrub (86.11 acres), Coast Live Oak/Sage Scrub Association (2.65 acres), Non-native grassland (0.73 acres) and Ruderal (1.51 acres). The Proposed Project would impact 18.11 acres of Venturan Coastal Sage Scrub vegetation, 0.84 acres of Coast Live Oak/Sage Scrub Association, 0.61 acres of Non-native grassland and 0.81 acres of the ruderal vegetation present on the Project Site. The required fuel modification would impact 3.95 acres of Venturan Coastal Sage Scrub vegetation, 0.76 acres of Coast Live Oak/Sage Scrub Association, 0.07 acres of Non-native grassland and 0.00 acres of the ruderal vegetation present on the Project Site.

Impacts to Venturan coastal sage scrub vegetation present on the site is minimized by the location and configuration of the lots and the dedication of a conservation easement over approximately 77 acres of the Project Site for conservation. As described above, a total of 22.06 acres of Venturan coastal sage scrub will be impacted by the proposed 35-lot VTTM Project, and for this reason, the 35-lot VTTM Project will only incrementally contribute to the cumulative loss of Venturan coastal sage scrub in the region, and will preserve 64.05 acres of Venturan coastal sage scrub (75 percent of the total) connected to local sage scrub resources with the dedication of open-space lots and deed-restricted property that will remain in its natural condition.

The 35-lot VTTM will impact approximately 0.84 acres of the 2.65 acres of Coast Live Oak/Sage Scrub Association present on the Project Site. Impacts to these native plant communities will be mitigated by replanting graded or disturbed areas with native plants associated with this vegetation community. These native plants will readily grow on areas that area graded or have been previously disturbed.

Potential impacts to areas of native vegetation to remain on the Project Site and on surrounding properties will be minimized to a less than significant level by restricting the use of non-native

invasive plants on the proposed residential lots.

b) Mitigation Measure

MM C-1 Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

Project Design Features

PDF-4 Landscaping within the HOA designated common space areas shall be limited to native drought-tolerant plant and tree species and non-native invasive species shall be prohibited. The Project Applicant will create an HOA with Covenants, Conditions, and Restrictions (CC&Rs) forbidding all non-native plants and invasive species in the deed restricted areas in the Project development area and a ban on the use of rodenticides within the Project to minimize indirect impacts to wildlife movement.

c) Finding

Implementation of the mitigation measure identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub association on the Project Site. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The loss of Venturan coastal sage scrub and Coast live oak/ sage scrub vegetation present on the Project Site is a potentially significant impact. However, the portion of the dedicated open space or deed-restricted areas of the Project will be revegetated with native seed and plants from the areas that will be graded to mitigate this impact. Therefore, the implementation of MM C-1 and incorporation of PDF-4 ensures that any potential environmental effects relating to the loss of Venturan coastal sage scrub and Coast live oak/sage scrub will be reduced to less than significant levels as these measure will reduce the potential for invasion by non-native vegetation.

e) Reference

See page IV.C-14 in **Section IV.C, Biological Resources**, of the Draft EIR; and the responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses** of the Final EIR.

2. Potential Impacts on Animal Species

a) Significant Environmental Effects

Direct impacts could occur through incidental death during tree and brush removal operations and grading. Indirect impacts would be expected to occur with project implementation through habitat loss and associated stresses related to adjacent habitat carrying capacity negatively affected via competition by displaced organisms. As adjacent habitats adjust to influx from displaced individuals, effects range from minor and temporary to direct loss of some organisms which are out-competed for resources.

Several species with regulatory status have been confirmed present and could be impacted. Regulatory-status reptile species (silvery legless lizard, coast horned lizard, and coast patch-nosed snake) have a moderate or high potential to occur on the site. Regulatory-status bird

species (Cooper's hawk, grasshopper sparrow, and Bell's sage sparrow) have a moderate potential for nesting on the subject property; another regulatory-status bird species (Southern California rufous-crowned sparrow) has a high potential of occurrence on site. Regulatory status small mammal species (San Diego black-tailed jackrabbit and San Diego desert woodrat) have been confirmed or are presumed present on the subject property. Four regulatory-status bat species (pallid bat, California leaf-nosed bat, pocketed free-tailed bat, and big free-tailed bat) have a moderate likelihood of occurrence on the subject property, and two regulatory-status bat species (spotted bat and western mastiff bat) have a high likelihood of occurrence on the subject property.

Rock outcrops (the are generally known to be a habitat for bat species) are distributed throughout the property. The EIR identifies 66 different rock outcrops and/or large boulders that could be mapped via aerial photography using computer aided drafting (CAD) analysis. These 66 outcrops comprise 7.4 acres, which is 8.13 percent of the 91-acre Project Site. Additionally, it was determined that just 5 outcrops consisting of a total of 0.1 acres are present within the grading footprint for the 35-lot VTTM Project. With the implementation of a bat pre-construction survey the impact to bats with mitigation will be less than significant.

b) Mitigation Measures

MM C-2 The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project-related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

MM C-6 Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

- a. A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;
- b. If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- c. If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

MM C-7 The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on

the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

- MM C-8** Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.
- MM C-9** Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.
- MM C-10** The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.
- MM C-11** "No Trespassing—Natural Habitat Area" signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.
- MM C-12** The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.
- MM C-13** All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.
- MM C-14** All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.
- MM C-15** Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in Mitigation Measure C-5 (see MMP pp. V-10-11).

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status animal species. These mitigation measures have been required in, or incorporated into the project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status species could be potentially significant, implementation of the mitigation measures identified above will mitigate these impacts to less

than significant. Impacts during construction will be minimized and avoided by conducting pre-construction surveys and having a biological monitor onsite during construction. Indirect impacts will be minimized and avoided by educating residents and controlling lighting. Bat-roosting habitat will be created on the Project Site under the direction of a qualified biologist to reduce impacts to bat species. Taken together, MM C-2 and MMC-6 through MMC-15 will mitigate potential impacts to less than significant.

e) Reference

See pages IV.C-14-IV.C-15 in **Section IV.C, Biological Resources**, of the Draft EIR; and responses to Comment Letter 2 from the California Department of Fish and Wildlife in **Section III, Comments and Responses**, of the Final EIR.

3. Regulatory Status Plant Species Impacts

a) Significant Environmental Effects

A biological survey was conducted as part of the Draft EIR in August 2015. After receiving comments regarding the amendments to the California Code of Regulations about Take of Rare Plants, an additional biological survey was conducted in June 2016. A total of 290 individual plants of Santa Susana tarplant were detected and mapped within the 94.5-acre Project Site. Of those 290 plants, only 4 are located within the potential grading and fuel modification area. Authorization to affect those plants will be sought from the CDFW. In accordance with the revision to Mitigation Measure MM C-3, development will not occur anywhere on the site where a Santa Susana tarplant is located without first obtaining an Incidental Take Permit (ITP) from the CDFW. In addition, once an ITP is obtained from the CDFW, seeds will be collected from individual plants of Santa Susana tarplant to be impacted and either distributed on-site or within the 3.5-acre conservation parcel or donated to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity, consistent with Mitigation Measure MM C-1. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of MM C-1.

Invasive species could potentially outcompete, and therefore reduce, existing occurrences of Santa Susana tarplant on-site. In order to minimize this indirect effect, the California Invasive Plant Council's list of invasive plants will be identified as prohibited plants in the Covenants, Conditions and Restrictions applied to the 33 proposed residential lots. Please refer to PDF-4 regarding deed restrictions on invasive, non-native plants. Impacts would be potentially significant, however the impact would be reduced to less than significant levels through the implementation of PDF-4 and Mitigation Measure MM C-3.

A biological assessment was conducted in August 2015 as part of the Draft EIR. Four additional flora and fauna surveys were conducted in April 2016 and June 2016. Out of these five additional plant species, only Plummer's mariposa lily is considered sensitive. A total of 26 individual plants of Plummer's mariposa lily were detected within and adjacent to the Project Site. Out of the 26 Plummer's mariposa lilies detected, only one is located within the 35-lot VTTM Project's grading and fuel modification area that would be impacted by development of the 35-lot VTTM Project.

As only 1 of the 26 plants on the site would be impacted, this impact is considered adverse but not significant. To minimize this adverse impact, the bulbs/seeds from the one Plummer's mariposa lily to be impacted will be salvaged and either transplanted on site or within the 3.5-acre conservation parcel or donated for use by a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material. Section IV in the Final EIR includes a revision to Mitigation Measure MM C-1 to address salvage of the bulbs/seeds from the Plummer's mariposa lily that will be impacted.

Prior to preparing the Final EIR, the Coast live oak was discussed with CDFW staff. The coast

live oak woodland cells described in the Draft EIR and General Biological Assessment have been re-categorized as Coast live oak/coastal sage scrub. Coast live oak/coastal sage scrub on the Project Site is limited in geographic extent to 2.65 acres and include even smaller, outlying single oaks located throughout the Project Site. Per the January 2015 Tree Report, most of the trees on the Project Site will be preserved. Up to eleven (11) oak trees impacted by the 35-lot VTTM Project, five (5) are located within the 35-lot VTTM Project grading footprint and will be removed, and six (6) are located along the south side of Andora Avenue and will be conserved but affected via minor incursion into the protected zone of the oak tree associated with the extension of Andora Avenue. The coast live oak/coastal sage scrub that has been avoided will be placed into a conservation easement in favor of the MRCA. Therefore, the approval of the Project would result in a **significant impact** resulting to the permanent loss of the specified live oak and sage scrub, prior to mitigation.

b) Mitigation Measures

MM C-1 Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

MM C-3 No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures: 1) conserve 286 individual plants of the Santa Susan tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

MM C-5 To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

- a) The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other Project mitigation measures.
- b) CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast

live oak or valley oak at a 4:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.

- c) Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.
- d) All tree protection measures in the above-referenced Tree Report would be implemented during Project construction.
- e) Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts on regulatory-status plant species. These mitigation measures have been required in, or incorporated into the Project.

d) Rationale for Finding

Although the impacts from the loss of regulatory-status plants could be potentially significant, Mitigation Measures C-1, C-3 and C-5 will mitigate these impacts to less than significant by compensating for the loss of Venturan coastal sage scrub/grassland, Santa Susana tarplant, Plummer's mariposa lily and oak trees by collecting seeds and other materials and planting replacement plants in open space areas under the supervision of a qualified biologist to ensure successful implementation.

e) Reference

See page IV.C-16 in **Section IV.C, Biological Resources**, of the Draft EIR; and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

4. Potential Impacts to Jurisdictional Resource Areas

a) Significant Environmental Effects

The Project has the potential to permanently impact 0.21 acres of non-wetland waters on the Project Site. The Project has the potential to permanently impact 0.15 acres of CDFW streambeds on the Project Site. Stream areas on site are limited to ephemeral systems, which likely only contain flowing water during and shortly after rainfall events. No subsites were identified that could support successful amphibian reproduction, and vegetative structure in all these ephemeral washes is identical to adjoining scrub habitat.

Most of the 0.15 acre of affected streambeds is comprised of effects to Drainage D. Drainage D is a human-induced and discontinuous erosional feature. Further, the lower portion of Drainage D has been disturbed from historic grading, dumping and construction of Andora Avenue. As directed by CDFW, a fee mitigation is generally an acceptable primary mitigation option after avoidance had been thoroughly evaluated and achieved to the greatest extent feasible, and that the mitigation needed to be approved by the CDFW.

b) Mitigation Measure

MM C-4 To offset the permanent loss of 0.15 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "Waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United USACE jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation-to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the USACE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the USACE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected, and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

c) Finding

Implementation of the mitigation measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to the impacts to streambeds. This mitigation measure has been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Impacts to streambeds will be mitigated by creating, restoring, and/or enhancing streambeds on the Project Site by the applicant or in the watershed the Project Site is in through fee mitigation by the applicant, to compensate for the loss of streambed habitat subject to permits issued by, and oversight, by the California Department of Fish and Wildlife and Army Corps of Engineers.

e) Reference

See pages IV.C-16- IV.C-17 in **Section IV.C, Biological Resources**, of the Draft EIR and comment letter 2 in **Section III Comments and Responses**, of the Final EIR.

C. Cultural Resources

1. Archeological and Paleontological Resources

a) Significant Environmental Effects

There are no known paleontological resources on the Project Site. No vertebrate fossil sites have been identified on or near the Project Site. Regulatory Compliance Measures require preservation in place for the identified prehistoric resource. However, given the documented occupation of the Los Angeles Basin by indigenous tribes, both prehistorically and historically, there is a reasonable potential that the Project site may contain previously unknown archeological or paleontological resources. Therefore, Project development that would substantially disturb the soil would result in a significant impact related to archaeological or paleontological resources without mitigation.

b) Mitigation Measures

MM D-1: The Project Applicant shall avoid and preserve the prehistoric resource in place and protect the cultural and natural context of the prehistoric resource with culturally appropriate protection and management criteria, including, but not limited to, fencing with environmental barriers (i.e., cactus around the site) and/or a small sign that reads "Private Property, No Trespassing."

MM D-2: Prior to the start of ground-disturbing activities, the appropriate Native American representatives shall be notified of the pending activities. A qualified archaeologist shall coordinate with Tribal representatives to draft an archaeological monitoring plan. During ground-disturbing activities, if there is any evidence of Native American resources (significant or otherwise), the Tribe shall be notified and construction activities modified in accordance with the archaeological monitoring plan.

c) Regulatory Compliance Measures

RC-CR-1 (Archaeological): If additional archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RC-CR-2 (Paleontological): If paleontological resources are discovered during excavation, grading, or construction, the LADBS shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

RC-CR-3 (Human Remains): If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the Los Angeles County Coroner:
1104 N. Mission Road, Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

d) Finding

Implementation of the mitigation measures and regulatory compliance measures identified in the Draft EIR would avoid any potential significant environmental effects of the Proposed Project relating to archaeological and paleontological resource impacts. The mitigation measures have been required in, or incorporated into the Project, or are within the responsibility and jurisdiction of another public agency, and can and should be adopted by such agency.

d) Rationale for Finding

Implementation of the included mitigation measures would ensure that any impacts would remain less than significant. The mitigation measures will ensure that the Project will not impact archaeological or paleontological resources in the future because of the monitoring and protocols for handling the discovery of paleontological and archeological resources required during construction activities.

e) Reference

See pages IV.D-6-IV.D-7 in **Section IV.D, Cultural Resources**, of the Draft EIR.

D. Public Services

1. Fire Protection Services - Operational

a) Significant Environmental Effects

The Project would result in a less than significant impact with respect to traffic, emergency access, design hazards, or alternative modes of transportation that currently serve the Project area. With respect to each of these areas, the design of the Project would be evaluated individually in coordination with LADOT, LAFD, and Los Angeles Police Department (LAPD) to minimize any potential impacts. Overall, the Project's transportation and traffic impact would be less than significant. Implementation of the regulatory compliance measures and mitigation measures would ensure that adequate emergency access to the Project Site is maintained.

A 20-foot wide paved secondary emergency access road easement is proposed in the southeastern portion of the Project Site to provide emergency access from Plummer Street to the westerly extension of Andora Avenue. This access road will to the extent practical meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and the Fire Code. This access road joins with a 13-foot wide paved access road extending from and providing additional vehicle access to lots 18 through 25 as well as to adjacent lot 1 of Tract 23710 (APN No. 2724-011-019) and parcel B of Parcel Map Los Angeles No. 2996 (APN No. 2007-001-009). A public equestrian trail will be located adjacent to this road. Based on a correspondence from the LAFD, the secondary access as proposed is acceptable and will be sufficient to allow fire agreement to access the Project Site while

simultaneously allowing residents to exit the Project site.

The design of the proposed water infrastructure system would provide necessary updates to the water mains in the area to ensure adequate fire pressure flows to the neighborhood. The 12-inch water main was tested for an 8-inch lateral within Andora Avenue and resulted in 98 pounds per square inch (psi) for full diameter gallons per minute (gpm) flow and 79 psi for 2,500 gpm flow. The 6-inch water main within Plummer Street was tested for 8-inch lateral. These flows meet minimum fire flow requirements.

The 6-inch water line within Plummer Street resulted in 130 psi for full diameter gpm flow and 16 psi for 2,500 gpm flow, which does not maintain minimum pressure. As such, a water main upgrade would be required for Plummer Street to achieve minimum pressure. As described in **Section II** of the Final EIR, the 35-lot VTTM Project would install an 8-inch line to upgrade the system at Plummer Street.

The design, construction, and operation of the Project are subject to the review of the LAFD to ensure adequate site access and safety. With adherence to the Fire Code and the recommendations of the LAFD, the Project would be adequate with regards to fire safety. Further implementation of regulatory compliance measures and mitigation measures below, would ensure that the Project's impact to fire protection services are less than significant.

b) Mitigation Measures

- K.1-1:** Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be installed as "Defensible Space" where vegetation is less flammable and not excessive in volume.
- K.1-2:** All Landscaping on the Project Site shall utilize fire-resistant plants and materials.
- K.1-3:** All homes shall be constructed with non-combustible (non-wood) roofs.
- K.1-4:** The brush located in the area between 100 and 200 feet of structures, or the "Fuel Modification Area", shall be cleared or thinned periodically by the HOA under supervision of the LAFD in order to reduce the risk of brush fires spreading to homes.
- K.1-5:** Entrance or exit of all units shall not exceed 150 feet from the edge of a roadway of an improved street, access road or designated fire lane.

c) Regulatory Compliance Measures

- RCM K-1:** The Project shall comply with the 2014 Fire Code and any subsequent codes at the time of building permits, including the requirements for automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Chief (e.g., fire signaling systems, fire extinguishers, smoke removal systems, etc.).
- RCM K.1-2:** The plot plan shall be submitted to the LAFD for review and approval, and shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- RMC K.1-3:** A plot plan shall be submitted to the LAFD for review and approval prior to occupancy of the Project, which shall provide the capacity of the fire mains serving

the Project Site. Any required upgrades shall be identified and implemented prior to occupancy of the Project.

RMC K.1-4: Prior to occupancy of the Project, an emergency response plan shall be submitted to the LAFD. The emergency response plan would include, but not be limited to, the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire stations. Any required modifications shall be identified and implemented prior to occupancy of the Project.

d) Finding

The Proposed Project would present a potentially significant impact on fire protection services. However, implementation of the mitigation measures and regulatory would reduce the potentially significant impact to less than significant. These mitigation measures have been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

The mitigation measures and regulatory compliance measures identified above will minimize the impacts of the Proposed Project on fire protection services by reducing the potential for fire risks and ensuring adequate access for emergency vehicles will be provided.

e) Reference

See **Section IV.K.1, Fire Protection Services** in the Draft EIR and pages III-26-III-28 in **Section III Comments and Responses** of the Final EIR.

E. Transportation and Circulations

1. Construction Impacts

a) Significant Environmental Effects

Temporary impacts to the surrounding neighborhood could be anticipated during the hauling phases as a result of trucks staging, idling excessively, and traveling on area roadways. The Project's construction activities, including hauling, would be subject to the City of Los Angeles standard conditions to mitigate any adverse impacts upon the neighborhood. The 35-lot VTTM has been designed to minimize the need for hauling of soil to minimize temporary construction impacts.

b) Mitigation Measures

MM L-1 To mitigate potential temporary traffic impacts of any necessary lane and/or sidewalk closures during the construction period, the Applicant shall, prior to construction, develop a Construction Traffic Control/Management Plan (the "Plan") to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Project. The Plan shall include temporary roadway striping and signage for traffic flow as necessary, as well as the identification and signage of alternative pedestrian routes in the immediate vicinity of the Project.

MM L-2 Prior to the issuance of a grading permit, the Applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the Applicant to the following haul route conditions:

- All construction truck traffic shall be restricted to truck routes approved by LADBS, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- Hours of operation shall be from 7:00 AM to 4:00 PM.
- Permitted Days of the week shall be Monday through Saturday. No hauling activities are permitted on Sundays or Holidays.
- Trucks shall be restricted to 18-wheel trucks or smaller.
- The Traffic Bureau of the LAPD shall be notified prior to the start of hauling at (213) 485-3106.
- Streets shall be cleaned of spilled materials at the termination of each workday.
- The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
- Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All trucks are to be watered only when necessary at the job site to prevent excessive blowing dirt.
- All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
- The Project Applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
- All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
- "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- One flag person(s) shall be required at the job site to assist the trucks in and out of the Project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
- The LADOT, telephone (213)485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
- Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Los Angeles Bureau of Street Services, Street Use Inspection Division at (213) 485-3711 before the change takes place.

- The permittee shall notify the Los Angeles Bureau of Street Services, Street Use Inspection Division, at (213) 485-3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
- A surety bond by Contractor shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond shall be issued by the Central District Engineering Office, 201 N. Figueroa Street, Room 770, Los Angeles, CA 90012. Further information regarding the bond may be obtained by calling (213) 977-6039.

c) Finding

The construction of the Proposed Project would present a potentially significant impact on traffic and transportation. However, implementation of the mitigation measures would reduce the potentially significant impact to less than significant. This mitigation measure has been required in, or incorporated into the Proposed Project.

d) Rationale for Finding

Implementation of mitigation measures MM L-1 and L-2 will mitigate potential traffic impacts during construction by limiting and controlling the time periods construction traffic is allowed to avoid the evening commute time period, avoid Sundays and Holidays, and requiring use of an approved haul route.

e) Reference

See **Section IV.L, Transportation and Circulation and Appendix I** in the Draft EIR.

ENVIRONMENTAL IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

The Final EIR indicates that potentially significant and unavoidable impacts attributable to the Project are limited to Noise resulting from construction activities. As discussed in the findings below, there are either no feasible mitigation measures or the feasible mitigation measures would only partially mitigate this significant impact and would cease upon the completion of Project construction.

The City finds, based on the facts set forth in the record, which include but are not limited to the facts discussed below, those facts contained in the Draft EIR, Responses to Comments, Final EIR, EIR Appendices and Technical Exhibits, that there are no feasible mitigation measures, changes or alterations available to reduce the significant and unavoidable impacts attributable to construction noise associated with the Project.

A. Noise

Construction of the Project would require the use of heavy equipment for grading/excavation, installation of new utilities, and building construction for the proposed development. Development activities would also require the use of smaller power tools, generators, and other sources of noise.

1. Construction-Related Noise and Groundborne Vibration Effects to Surrounding Land Uses

a) Significant Environmental Effects

Due to the use of construction equipment, the Project has the potential to impact existing residential uses located adjacent to the Project Site. The surrounding residential land uses on Andora Avenue, Baden Street, Plummer Street, and Trigger Street would be exposed to increased noise levels during Project construction. The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. Properties within 500 feet of and with a direct line-of-sight to the Project Site would be the most directly impacted. Outdoor noise levels at land uses 50 feet from the noise source could range from 77 dBA to 86 dBA L_{eq} with the use of noise-attenuating devices on construction equipment. These noise levels would represent short-term, but substantial, noise level increase compared to the existing noise level range of 44.7 dBA L_{eq} . The increase in noise levels at the off-site locations during construction would be temporary in nature and would only occur periodically, not continuously throughout the construction day. The highest noise levels that would be experienced by the off-site receptors shown would occur only for a limited duration during construction of the Project. As construction progresses, noise levels would be reduced at the ground level as construction activities move to interior spaces that would break the line-of-sight noise transmission from the Project Site to the immediately adjacent land uses. However, construction noise impacts would exceed the thresholds of significance and would thus be considered potentially significant.

In terms of human annoyance, construction activities would require the use of large bulldozers and loaded trucks within 15 feet of two adjacent homes on Andora Avenue. As such, the Project's construction activities would have the potential to cause or create vibration levels in the range of 94 velocity decibel (VdB), above the 72 VdB annoyance threshold for residential land uses. All Project construction activities would subject to LAMC Section 41.40, which prohibits construction activities (including any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power driven drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling) between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on

Saturday. All such construction activities are also prohibited on Sundays and all federal holidays. Nevertheless, vibration annoyance impacts at the existing adjacent residential land uses could exceed the vibration annoyance threshold for limited periods during construction and are potentially significant and unavoidable for this reason.

b) Mitigation Measures

- MM I-1:** Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be located as far as possible from the nearest off-site land uses.
- MM I-2:** When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM I-3:** Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.
- MM I-4:** The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Regulatory Compliance Measures

- RC I-1:** The Project shall comply with the City of Los Angeles Noise Ordinance No. 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- RC I-2:** Construction activities shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday, and prohibited on all Sundays and federal holidays.
- RC I-3:** The Project shall comply with the City's Building Regulations Ordinance No. 178048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.

d) Finding

Specific economic, legal, social, technological or other considerations, including considerations identified in **Section IX, Statement of Overriding Considerations**, make infeasible additional mitigation measures or alternatives to the Proposed Project identified in the Final EIR. Construction related noise impacts would be significant and unavoidable.

e) Rationale for Finding

Mitigation measures MM I-1 through MM I-4 and regulatory compliance measures RC I-1 through RC I-3 will mitigate potential temporary noise and vibration impacts during construction to the fullest extent feasible by limiting the hours of construction and requiring all construction equipment to be located and operated in a manner that minimizes effects on nearby residents. After diligent research and analysis, additional feasible mitigation measures that would further reduce these impacts to a less than significant level were not identified.

f) Reference

See **Section IV.I, Noise** of the Draft EIR.

ALTERNATIVES TO THE PROJECT

Pursuant to CEQA Guidelines Section 15126.6, the Draft EIR described and provided comparative analysis of a reasonable range of reasonable alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

According to the CEQA Guidelines, alternatives initially considered by the Lead Agency but rejected as infeasible during the scoping process and not analyzed in the Draft EIR are to be identified and discussed. An alternative location was initially considered but determined to be infeasible because the Project Applicant does not own or control other property near the Project Site that could be used for the Project. It is speculative to evaluate the ability of the Project Applicant to find and purchase an alternative site to develop the Project. In addition, the Project is not unique in that development of a similar Project elsewhere would not preclude nor eliminate demand for the development of the Project on this Project Site.

In addition, use of the site under the current A1 zone for agricultural uses was also rejected as inconsistent with the objectives of the Project.

Based on the objectives of the Project and the significant impacts identified for the 44-lot VTTM as originally proposed the Draft EIR included comparative analysis of three alternatives: (1) the No Project Alternative as required by the CEQA Guidelines; (2) the Existing Zoning Alternative; and (3) a Reduced Density Alternative consisting of a 35-lot VTTM. Under the Existing A1 Zoning, the entire Project Site could be subdivided into 16 five-acre residential parcels. While fewer residences would be built under this alternative than with the 44-lot VTTM or the Reduced Density Alternative, more of the Project Site would be disturbed and graded, which would result in greater impacts. Based on the analysis in the Draft EIR, the Reduced Density Alternative was identified as the Environmentally Superior Alternative. After the release of the Draft EIR for public review, the Project Applicant replaced the 44-lot VTTM filed with the application with a 35-lot VTTM that is consistent with the Reduced Density Alternative as evaluated in the Draft EIR. Following the public hearing, the two open space lots were merged into one lot, resulting in a 34-lot VTTM. As such, the reduced density alternative was determined to be feasible and is now proposed as the project for approval.

STATEMENT OF OVERRIDING CONSIDERATIONS

The implementation of the Project may have significant and adverse effects on the environment as described in the EIR, specifically potential significant temporary noise impacts during construction. No further changes or alterations in the Project to avoid or substantially lessen these significant environmental effects are feasible (i.e., no feasible mitigation measures or alternatives to the Proposed Project have been identified which will reduce the impacts listed above to less than significant levels).

CEQA Guidelines Section 15093(a) requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of a Project against its unavoidable environmental risks. If the specific economic, legal, social, technological or other benefits of a proposal outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.

The City, having balanced the benefits of the proposed Andora Subdivision Project against the adverse environmental effects of the Project as described in the Final EIR, and these findings, the City, acting pursuant to Section 15093 of the CEQA Guidelines, hereby determines that the proposed Project will result in substantial community benefits, including economic, legal, social, technological, or other benefits, that outweigh and render acceptable the significant effects on the environment that cannot be mitigated to a level less than significant. Such benefits include, but are not limited to, the following, any one of which, standing alone, would justify the approval of this project:

- Furtherance of goals and objectives of the Chatsworth-Porter Ranch Community Plan by expanding opportunities for residential housing with the development of an equestrian-oriented community consistent with the surrounding neighborhood, clustering the single family lots on the eastern portion of the site to minimize grading quantities, preserving the natural terrain in the majority of the site including 7.4 acres of the 7.5 acres of rock outcroppings on the site; and preserving views from Valley Circle Boulevard consistent with the policies in the Valley Circle Boulevard/Plummer Street Corridor Specific Plan;
- Implementation of the Project will help respond to the City's housing deficiency, as well as the Mayoral Objective to add 100,000 new residential units within the City by 2021, and further the goals of the City's Housing Element of its General Plan by adding new 33 housing units to the Site.
- Preserve views, the unique topography and vegetation, and the existing wildlife movement corridor by granting a conservation easement over approximately 63.26 acres of the site and an additional 3.5-acre parcel to the north of the Project Site to the Mountains Recreation and Conservation Authority, as well as preserving an additional 13.74 acres of open space through deed restrictions on the 33 residential lots, to ensure the open space area will remain in perpetuity;
- Permanently preserve public access to the existing trails located on the Project Site by preserving these trails in the open space lots and providing new trails and equestrian amenities to link to existing trails;
- Provide a secondary emergency ingress/egress route for the adjacent Andora Avenue neighborhood, which currently has limited emergency access as Andora Avenue is a dead-end street. Residents along Andora Avenue and the dead-end feeder streets will be provided a secondary emergency access to and from Plummer Street by the Project; and

- Provide construction jobs, tax revenues and economic benefits, including community development fee revenue to support local schools.

MITIGATION MONITORING PLAN

Pursuant to Section 15091 (a)(1) of the CEQA Guidelines, the City finds that implementation of the mitigation measures, regulatory compliance measures, and project design features included in Section 4 of the Final EIR would substantially lessen the significant environmental effects resulting from the Project. These mitigation measures, regulatory compliance measures, and project design features have been required in, or incorporated into the Project. In accordance with Section 15091(d) and Section 15097 of the CEQA Guidelines that require a public agency to adopt a program for reporting or monitoring required changes or conditions of approval to substantially lessen significant environmental effects, the Mitigation Monitoring Plan provided as Section 4 of the Final EIR is hereby adopted as the mitigation monitoring plan for this Project. The Mitigation Monitoring Plan for the Project is contained in full in **Section V, Mitigation Monitoring Plan** in the Final EIR, and is included herein as Conditions of Approval for the Project.

FINDINGS REGARDING FINAL EIR

Pursuant to CEQA, on the basis of the review and consideration of the Final EIR, the City finds the following:

1. Factual corrections and minor changes have been set forth as clarifications and modifications to the Draft EIR;
2. The factual corrections and minor changes to the Draft EIR are not substantial changes in the Draft EIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigated or avoid such an effect, or a feasible project alternative;
3. The factual corrections and minor changes to the Draft EIR will not result in new significant environmental effects or substantially increase the severity of the previously identified significant effects disclosed in the Draft EIR;
4. The factual corrections and minor changes in the Draft EIR will not involve mitigation measures or alternatives that are considerably different from those analyzed in the Draft EIR that would substantially reduce one or more significant effect on the environment; and
5. The factual corrections and minor changes to the Draft EIR do not render the Draft EIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Thus, none of the conditions set forth in CEQA requiring recirculation of a Draft EIR have been met. Incorporation of the factual corrections and minor changes to the Draft EIR into the Final EIR does not require the Final EIR to be circulated for public comment.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73427, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan divides the City into 35 Community Plan areas, which provide local guidance and policies for future development within the City. The Chatsworth-Porter Ranch Community Plan designates the site for Minimum and Very Low I Residential land uses, with respective corresponding zones of OS, A1, A2, RE40, and RE20, RA. The Community Plan Map also indicates two proposed horse trails running through the property, connecting from Los Angeles County areas west of the subject site, to Valley Circle Boulevard and Plummer Street to the east of the site.

Although the Community Plan does not address subdivisions directly and instead addresses residential issues more broadly, it notes that the intensity of planned land use shall be limited in accordance with "the adequacy of the existing and potential street circulation system", "the availability of sewer, drainage facilities, fire protection services and facilities, and other public utilities" and "the compatibility of proposed developments with the existing adjacent developments" (Housing Section, pg.5). Development within the vicinity of high fire danger areas should also include features for protection against brush fires. In addition, the Plan encourages the preservation of archeological sites, horse-keeping uses, and the development of equestrian trails.

The site is also located within the Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan, which primarily sets width and improvement standards for Valley Circle Boulevard and seeks to preserve the area's natural terrain and scenic view sheds.

The subdivision of the site into thirty-four lots for the purpose of a residential development with integrated equestrian and public open space amenities, is consistent with the General Plan Framework, Community Plan, land use designations, and Valley Circle Scenic Corridor Specific Plan. The map is consistent with the Minimum and Very Low I Residential designations under the proposed (T)(Q)RE40-1-H-K and (T)(Q)RE20-1-H-K zones.

The recommended project and tract map will meet the Plan's objectives and policies by creating a logical land use pattern, consistent with the density and character of the surrounding established residential community. The property is accessed from Andora Avenue, with secondary fire road access from Valley Circle Boulevard, and internal streets to provide vehicular approaches for the individual lots. The development of thirty-three new single-family residences is not expected to create a significant impact on traffic or circulation, as evidenced in the traffic analysis provided in the Environmental Impact Report for the project. The land use intensity is also compatible with the available utilities. The availability of sewer and drainage facilities, fire and traffic access, as well as other public services and utilities, were found to be adequate or were appropriately mitigated during the environmental analysis for the project which included recommendations submitted from respective City departments or agencies. The tract map and its associated mitigation measures also incorporate fire protection features, the preservation of archaeological resources, installation of equestrian facilities, and dedicated open space conservation easements, in-line with Plan policies. The project also meets the tract map technical requirements of the Municipal Code.

As conditioned, the proposed Tentative Tract Map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

Subdivision Map Act and Los Angeles Municipal Code

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including the Bureau of Engineering, Bureau of Sanitation, Department of Water and Power, Fire Department, Department of Transportation, Department of Building and Safety, and Grading Division) have reviewed the map and found the subdivision design satisfactory and have imposed improvement requirements and/or conditions of approval. The proposed street design, public right-of-ways, and easements, which include the extension of Andora Place, modifications to the Andora Place Local Street standard for the protection of several mature oak trees, internal streets, a secondary access road, and horse trail easements, have all been found to be adequate. The proposed site drainage, grading, and availability of sewer connections would be able to accommodate the proposed project. In addition, secondary traffic access and fire protection measures have been imposed for public safety.

In addition, in conformance with LAMC 17.05.I, the Advisory Agency finds that traffic access, topography, and drainage conditions will safely allow lot averaging, and that such averaging is consistent with proper subdivision design, and in addition will provide the following benefits: require less grading than would a subdivision of conventional design not utilizing lot averaging and other environmental benefits such as the preservation of natural open space areas. Therefore, the width and area of not more than 20 percent of the lots in the subdivision are reduced as follows, in conformance with the minimum standards set in LAMC 17.05.I, while maintaining an average lot size of 22,340 square-feet for RE20-1-H-K zoned lots, and an average lot size of 43,372 square-feet for RE40-1-H-K zoned lots:

Lot 20 lot size (RE40 zone): 34,091 square-feet
Lot 21 lot size (RE40 zone): 33,592 square-feet
Lot 32 lot size (RE20 zone): 19,972 square-feet

Lot 29 lot width (RE20 zone): 77 feet
Lot 30 lot width (RE20 zone): 77 feet

General Plan and Community Plan

Other physical project features, such as lot sizes, lot configuration, equestrian amenities, and open space conservation easements, would be consistent with the General Plan and Community Plan. The existing site is currently vacant and adjacent to open space areas as well as single-family properties, with lot sizes primarily ranging from 15,000 to 40,000 square feet in area, and with larger half- to five-acre lots located further east of Andora Avenue. The improvement of the site with thirty-three single-family homes will be located on lots ranging in size from approximately 19,972 square-feet to 63,615 square-feet of lot area, with average lot sizes of 22,340 square-feet for RE20 zoned lots, and average lot sizes of 43,372 square-feet for RE40 zoned lots. These residential lots would all be clustered on the flatter portions of the site, compatible with the design and improvement of existing adjacent developments and designed to minimize grading and disruption to ecological communities and scenic and cultural resources.

The site's proposed equine-keeping "K"-district designation and the submitted Tract Map illustrating feasible locations for equinekeeping uses on each lot, indicate that the improvement of the proposed subdivision will remain viable for the keeping of horses on all lots, in-line with the policies of the Chatsworth-Porter Ranch Community Plan. Improvements on the site, such as approximately 1.5 miles of public equestrian trails, a horse water feature, and over 63 acres of open space conservation easements, further the goals of the Community Plan to retain the unique semi-rural and natural character of the area.

Improvements to the site, such as roadway, sidewalk, lighting and streetscape improvements on the proposed streets (**Condition S-3**) will also promote safety and visually enhance the public-right-of-way adjoining and within the property. The street widening improvement condition for Andora Avenue has been tailored to protect the existing oak trees with a modified 30-foot to 36-foot wide roadway. In compliance with LAMC 12.37.H.4, the Advisory Agency finds that the reduced improvement on Andora Avenue is made necessary by the conditions of the terrain and the existing improvements contiguous to the property involved.

Valley Circle Boulevard - Plummer Street Scenic Corridor Specific Plan

In addition, the site design would be in conformance with the standards of the Valley Circle Specific Plan through the following features: minimized lighting; installation of horsekeeping features such as trails and water station; a reasonable protection of the scenic corridor through the use of earth-tone colors and materials for the residences; appropriate landscaped screening of the development from Valley Circle Boulevard; a preservation of over 63 acres of terrain through the designation of an open space lot; minimized grading; and landscaping of areas with native, low-water-need, fire-resistant plants.

Therefore, as conditioned, the design and improvement of the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the physical characteristics of the site are suitable for the proposed residential development. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, flood-related hazards, erosion hazard area, Alquist-Priolo Fault Zone, etc.)

However, the site is located within a sloping hillside area, within a very high fire hazard zone, and has a low potential for Valley Fever spores in the soil. The proposed residential portions of the development have therefore been concentrated on the flatter segments of the lot in order to minimize grading and to protect existing ecological and cultural resources. The proposed project site would also maintain appropriate fire buffer and brush clearance areas. Compliance with existing Air Quality Management District (AQMD) regulations and conformance to additional mitigation measures included in the project conditions will aim to protect workers from dust inhalation and to limit soil disturbance and dust generation to mitigate potential effects from Valley Fever exposure. In addition, the project's geological and soils engineering report, dated July 21, 2016, has been conditionally approved by Grading Division of the Department of Building and Safety, and the Fire Department has conditionally approved both the tract map and initial plans for the secondary access road for the development. Therefore, the site is considered suitable and safe for the proposed development.

(d) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.**

The subject site is suitable for the proposed 34-lot subdivision and development of 33 single-family residences. Approximately 61 acres of the site is designated for Minimum Residential land uses, with the remaining 30 acres designated for Very Low I Residential land uses. Compounded with the reduced density standards for Hillside areas, as noted in the Community Plan and LAMC Section 17.05-C, the maximum allowable density for the site would be capped at 43 dwelling units. The proposed project for 33 dwelling units has clustered the residential homes on the eastern and central portions of the property with access from Andora Avenue, thereby minimizing grading and disruption to areas of natural wildlife habitat located on the surrounding portions of the site. The resulting subdivision design also sets aside 63.2 acres of the property (approximately 70-percent of the site), including areas with the steepest local slopes, to be retained as open space and dedicated to a private non-profit entity. In addition, approximately 13.7 acres of the single-family residential lots are also "deed-restricted" to remain clear of structures and to serve as a buffer and transition between the open-space areas and the developed single-family residences. The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), further established that the physical characteristics of the site are suitable for the proposed residential development.

(e) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The project site is undeveloped and primarily comprised of natural open space. Habitat values are generally intact on site, although the eastern and central area that lies at the terminus of Andora Avenue is substantially disturbed, having been graded and used in the past for dumping of building waste. The site contains streambeds, non-wetland waters, several animal and plant regulatory species, habitat and migratory paths, as well as nine (9) non-protected trees and 30 protected oak trees located throughout the site.

The environmental review conducted by the Department of City Planning (Case No. ENV-2014-3995-EIR (Sch.No.2015021057), established that the project would have a less than significant impact on the biological environment after the incorporation of several mitigation measures. Construction on the site has been limited to the previously-disturbed eastern and central portions of the site in order to protect a majority of the natural terrain

for existing habitat and migratory linkages. In addition, a robust set of mitigation measures have been included in the environmental report for the revegetation of riparian and plant areas, the protection of natural resources through the conservation of approximately 70 percent of the site area, and measures for minimized disturbance to local wildlife during construction and operation of the project.

Therefore, no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned as part of the project.

(f) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.**

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code and the Building Code. Any applicable health and safety related requirements as mandated by law would be enforced to ensure for public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management). The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The development would be connected to the City's sanitary sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards.

In addition, a Draft Environmental Impact Report ("DEIR") has been prepared for the proposed project, which further analyzed the project's potential to impact air quality, noise, hazards, public services, and utilities on the immediate and surrounding community. The environmental analysis concluded that with the imposition of prescribed mitigation measures, that the project would not result in any adverse impacts to public health or safety, with the exception of temporary and intermittent construction noise impacts. However, these noise impacts would not be sustained and would not result in a serious public health problem.

Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

(g) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

There are two irrevocable offer easements located on the Subject Property that are proposed to be merged because they are no longer needed. They are:

- Sanitary sewer easement 01-0089302 O.R. with an area of 2,769 square feet;
- Future street (3.27 acres), slope (20.58 acres) and storm drain easement 01-0089303 O.R.

There are no additional existing public access easements. Needed public access for roads and utilities, as well as an equestrian trail will be acquired by the City prior to recordation of the proposed tract.

Therefore, the design of the proposed subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73427.

Vincent P. Bertoni, AICP
Advisory Agency



Charles Rausch
Deputy Advisory Agency

CR:mz

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

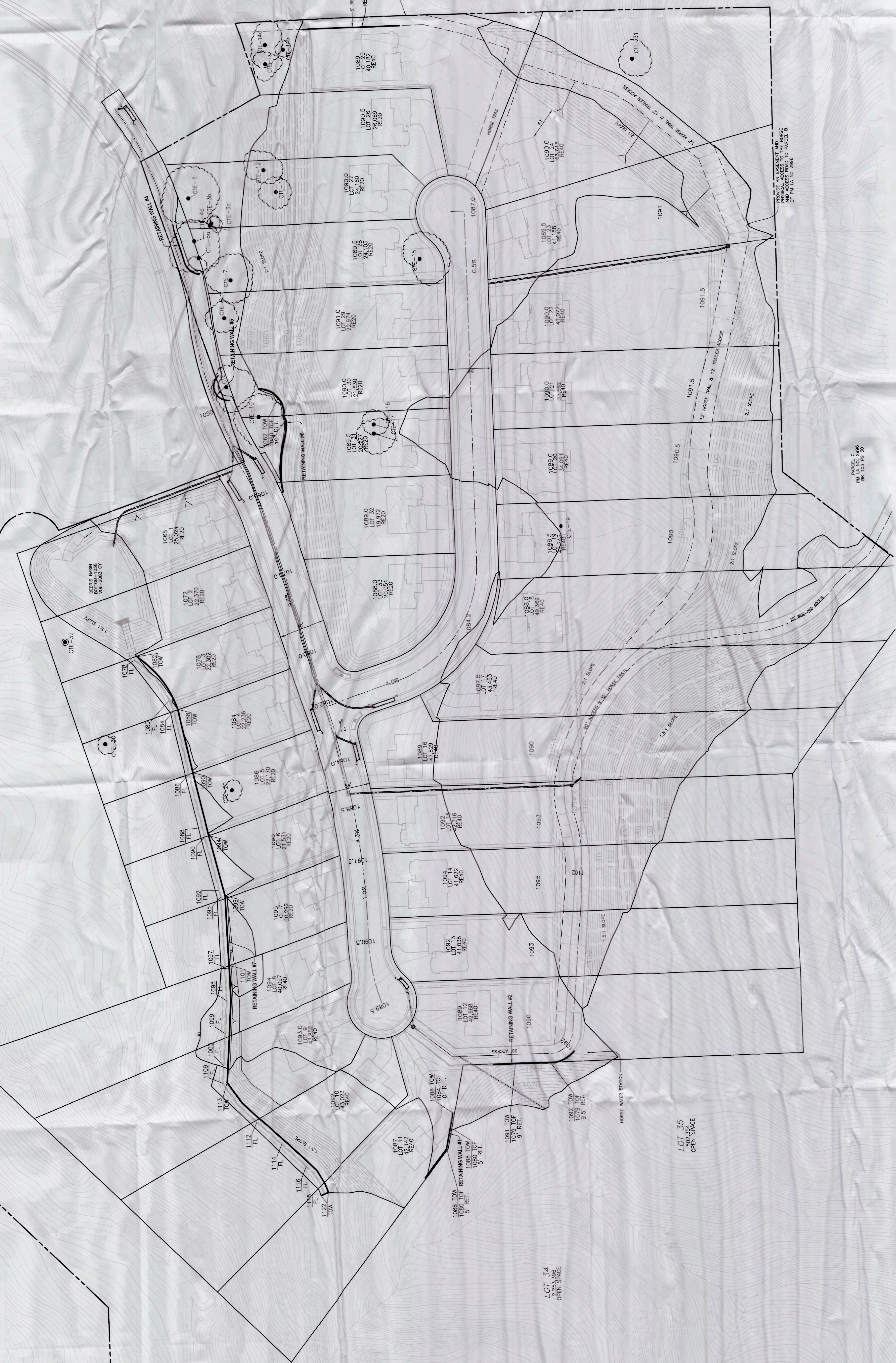
Figueroa Plaza
201 N. Figueroa St. 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Blvd. Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at <http://planning.lacity.org>

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Major Projects Staff (Milena Zasadzien) at 818-374-5054 or the Department of City Planning Public Counter at (818) 374-5050.



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP
DEC 20, 2015

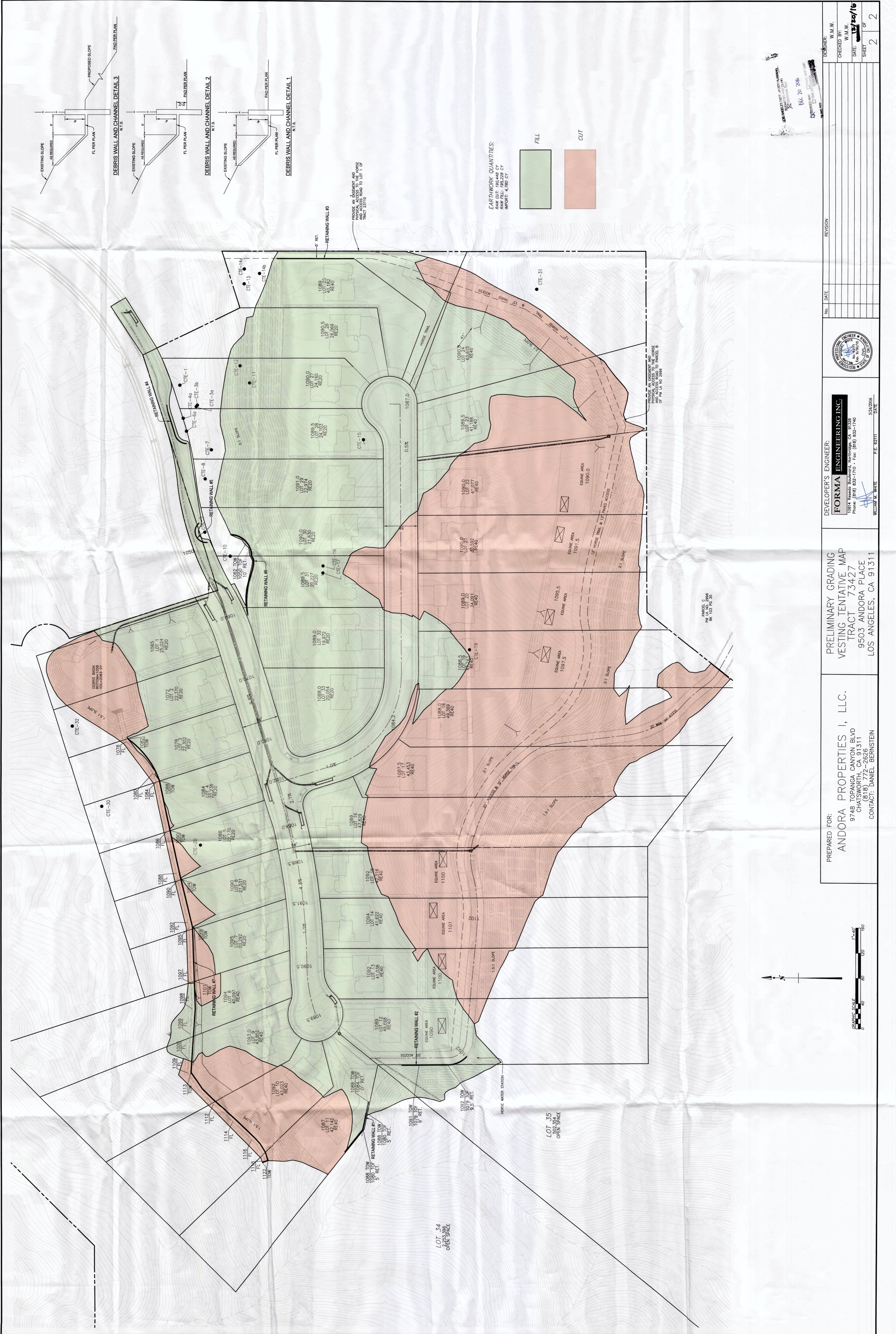
☒ REVISED MAP
☐ TIME EXTENSION
☐ FINAL MAP UNIT

DEPT. OF CITY PLANNING
DIVISION OF LAND

PREPARED FOR: ANDORA PROPERTIES I, LLC. 9748 TOPANGA CANYON BLVD CHATSWORTH, CA 91311 (818) 708-6632	PRELIMINARY GRADING VESTING TENTATIVE MAP TRACT 73427 9503 ANDORA PLACE COMMERCE, CA 91331	DEVELOPER'S ENGINEER: <div style="border: 1px solid black; padding: 5px; text-align: center;"> FORMA ENGINEERING INC. </div> 10814 Grandis Boulevard, Northridge, CA 91326 Phone: (818) 832-1710 • Fax: (818) 832-1740 	3/13/2017

GRAPHIC SCALE

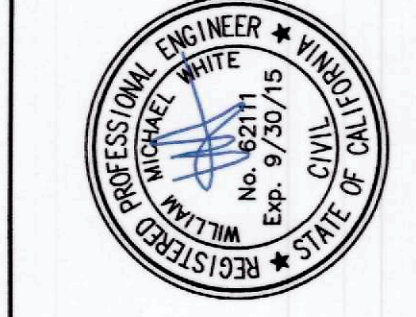
1" = 40'



PREPARED FOR:
ANDORA PROPERTIES I, LLC.
9748 TOPANGA CANYON BLVD
CHATSWORTH, CA 91311
(818) 772-2626
CONTACT: DANIEL BERNSTEIN

PRELIMINARY GRADING
VESTING TENTATIVE MAP
TRACT 73427
9503 ANDORA PLACE
LOS ANGELES, CA 91311

DEVELOPER'S ENGINEER:
FORMA ENGINEERING, INC.
10814 Reseda Boulevard, Northridge, CA 91328
Phone: (818) 632-1710 • Fax: (818) 632-1740
WILLIAM M. WHITE P.E. #22111 5/24/16 DATE



NO.	DATE	REVISION	DESIGNER
			W.M.W.
			CHECKED BY:
			W.M.W.
			DATE: 12/20/16
			SHEET 2 OF 2