

Habitat Restoration Plan

23333
Saddle Peak Road
County of Los Angeles



APN# 4438-039-001

PREPARED FOR:

**Golden Palace
Construction Company, Inc.**

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Woodland Hills, California 91364
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PREPARED BY:

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August 2022
Revised March 2023

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<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
2.0 SITE CONDITIONS AND ENVIRONMENTAL SETTING	3
3.0 RESTORATION PROJECT	7
3.1 Restoration Project Description	7
3.2 Restoration Project Goals	11
3.3 Functions and Services of Native Habitat to be Restored	11
3.4 Description of the Restoration Area	11
3.5 Reference Habitats and Transect Data	12
3.6 Performance Standards and Success Criteria	12
3.7 Restoration Activities	13
3.7.1 Initial Site Preparation	14
3.7.2 Plant Installation	15
3.7.3 Irrigation System Installation	16
3.7.4 Maintenance	17
3.7.5 Monitoring	18
3.7.6 Reporting	19
3.7.7 Adaptive Management and Contingency Measures	20

FIGURES

Figure 1	Regional Location Map	2
Figure 2	Vegetation Map	4
Figure 3	Restoration and Invasive Species Removal Plan	6
Figure 4	Photos of the Restoration Area and Protected Trees	8
Figure 5	Photos of Restoration Area and Invasive Species	9

TABLES

Table 1	Reference Habitats Transect Data	12
Table 2	Performance Standards for Native Habitat Restoration	13
Table 3	Performance Standards for Targeted Invasive Species Removals	13
Table 4	Native Habitat Restoration Plant Palette	15
Table 5	Maintenance and Monitoring Schedule	17

APPENDIX

Appendix A	Restoration (Fill Removal) and Erosion Control Plans, ACE Civil Engineering and SMS Geotechnical Solutions, March 3, 2023	
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1.0 INTRODUCTION

This Habitat Restoration Plan (the Plan) addresses restoration required by the County of Los Angeles (County) for APN 4438-039-001 (the site), which is located at 23333 Saddle Peak Road in a rural area of unincorporated Los Angeles County (see **Figure 1, Regional Location Map**). The restoration activities include removal and disposal of undocumented fill dirt, restoration of unpermitted disturbed areas at the site to native habitat, and removal of invasive plant species. The site is within the Coastal Zone of the Santa Monica Mountains and is therefore subject to the Santa Monica Mountains Local Coastal Program (Santa Monica Mountains LCP). A minor Coastal Development Permit (CDP) is being pursued to remove the fill and restore the site.

Santa Monica Mountains LCP restoration plan requirements are outlined in Section 22.44.1920.L of the Santa Monica Mountains Local Implementation Plan (LIP), and the County Biologist provided additional guidance related to preparation of this Plan. As required by the LIP, the restoration project will be implemented over a 5-year period and will include a two-year period of monitoring with no maintenance or other remedial actions other than exotic species control.

This Plan also includes the locations where five (5) replacement trees will be planted at the site to offset impacts to a protected laurel sumac tree. All protected native trees located within or adjacent to the restoration area are shown on maps in this report. Protected native trees include trees meeting criteria for protection pursuant to the Santa Monica Mountains LCP. Impacts to protected native trees are addressed in a separate Native Tree Report by Envicom Corporation (August 2022, revised March 2023).

Responsible Parties

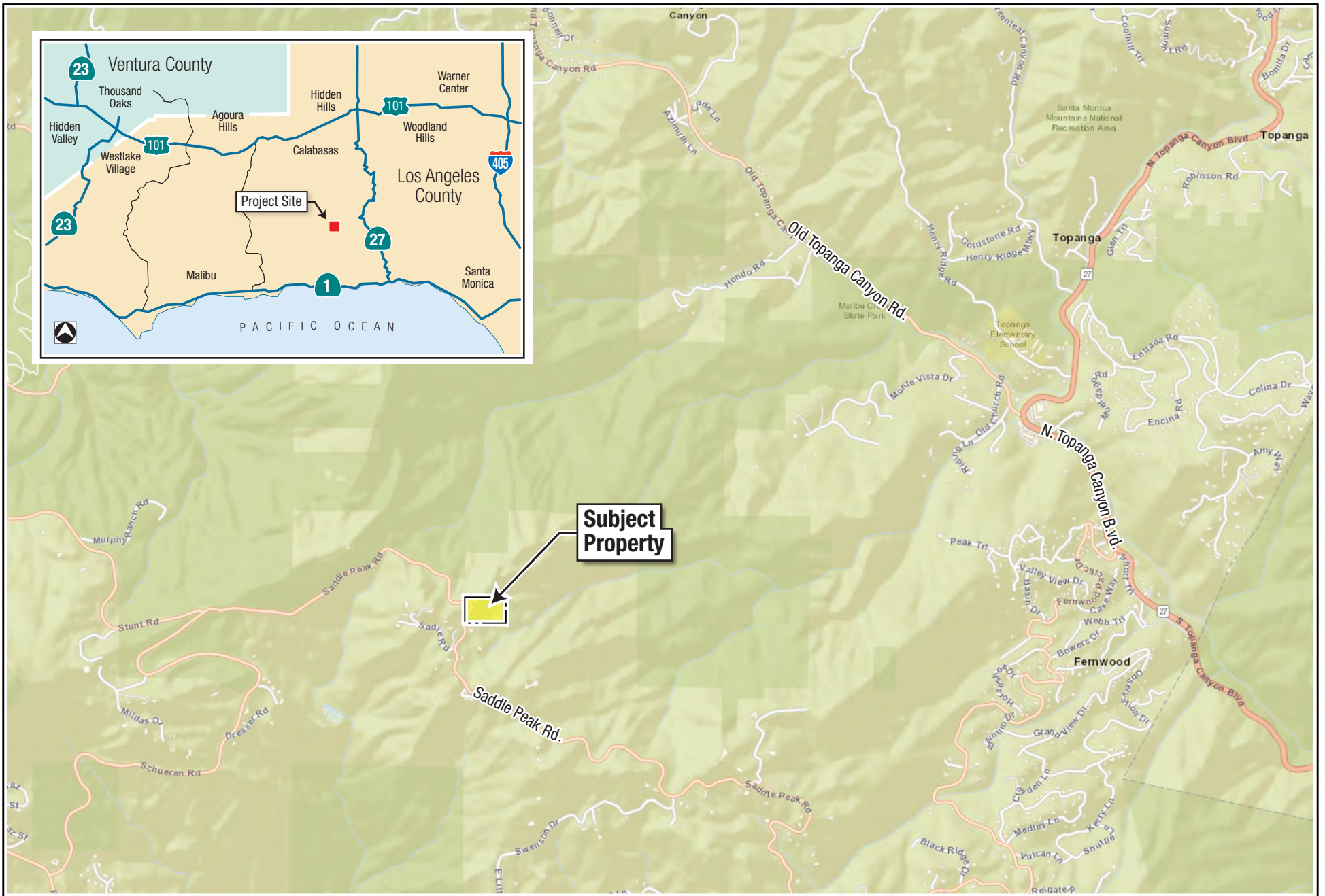
The minor CDP Applicant and party responsible for financing and implementing this Plan is:

Mr. Nematollah Mostajer
20225 Lorenzana Drive
Woodland Hills, California 91364
(818) 599-5310

The responsible party shall designate a restoration specialist approved by the County to implement and oversee the restoration project described in this Plan. The restoration specialist will monitor fill removal activities and will conduct monitoring of the restoration project throughout the 5-year monitoring period. The restoration specialist shall possess specific knowledge and experience with native habitat restoration projects in southern California. The restoration specialist shall conduct an environmental training program for restoration contractors and other staff working on the site prior to start of restoration activities.

The responsible party will hire a contractor(s) to install and maintain the restoration site. The contractor(s) shall be a qualified, licensed company that has experience in native habitat restoration. The contractor(s) will be responsible for performing site preparation, seeding, irrigation, invasive species removal, weed control, and other tasks as directed by the restoration specialist and as described in this Plan.

At the discretion of the County, the responsible party may be required to provide a bond for an amount equal to the cost of the restoration project, which would be released by the County upon satisfaction of the performance criteria.



Sources: ESRI, World Street Map, 2016.

2.0 SITE CONDITIONS AND ENVIRONMENTAL SETTING

Site Conditions

The site is undeveloped, but it contains a graded pad and an unimproved dirt road and additional areas of the site have been disturbed by vegetation clearance. The graded pad can be accessed from Saddle Peak Road via the unimproved dirt road (the south entrance) or via a separate entrance located just west of the pad (the north entrance). There is a stockpile of undocumented fill dirt on the graded pad as well as on a slope near the south entrance to the property (the entrance slope). Additional disturbed areas include the slopes just south of the graded pad, slopes just east of the unimproved dirt road, and a formerly cleared area and a pathway with railroad tie steps to the west of Saddle Peak Road. The chaparral has also been thinned in the southwestern portion of the property. This area may be a 200-foot brush clearance zone around the off-site residence to the south of the site, although whether the County requires brush clearance in this area was not investigated. There is a chain link fence to discourage unauthorized access to the property, which runs along the western margin of the pad and dirt road, generally parallel to Saddle Peak Road.

Environmental Setting

The site is located within the upper elevations of the southern flank of the Santa Monica Mountains on a drainage divide separating the Topanga Creek Watershed and the Las Flores Canyon Watershed. The western portion of the site is bisected by Saddle Peak Road. The topography of the site ranges from flat to moderately steep with elevations ranging from approximately 2,330 to 2,485 feet. The soils are of the Zuma Ridge-Kawenga association, which consist of loam over bedrock derived from sandstone. There are sandstone rock outcrops along Saddle Peak Road. The average high/low summer temperatures in the upper elevation inland foothills of the Santa Monica Mountains are 80/50°F, average high/low winter temperatures are 70/40°F, and precipitation is approximately 18 to 23 inches per year. The vegetation at the site consists predominately of chaparral, stands of introduced trees, and disturbed ruderal areas containing non-native grasses and forbs. There is an ephemeral drainage at the site and another just south of the site. These drainages do not support riparian vegetation but rather are crossed by the same type of chaparral or scrub habitats found on the surrounding slopes. Both drainages flow in a general west to east direction. The site is surrounded by undeveloped, relatively pristine natural habitats. There is rural residential development to the southeast, and a microwave tower and utility station to the northeast.

Vegetation

The vegetation at the site is shown on **Figure 2, Vegetation Map**, which as stated consists predominately of chaparral, stands of introduced trees, and disturbed areas containing non-native grasses and forbs. The chaparral at the site consists primarily of big-pod ceanothus (*Ceanothus megacarpus*), scrub oak (*Quercus berberidifolia*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), and chamise (*Adenostoma fasciculatum*). California buckwheat (*Eriogonum fasciculatum*) and black sage (*Salvia mellifera*) are common in chaparral openings and along the margins of the chaparral. There are stands of introduced native and non-native trees including pine (*Pinus halepensis*, *coulteri*, *sabiniana*), African sumac (*Saersia lancea*), and European olive (*Olea europaea*) in the northeastern portion of the property. Previously cleared and disturbed areas are dominated by non-native herbs such as tocalote (*Centaurea melitensis*), annual brome grasses (*Bromus* spp.), wild oats (*Avena barbata*, *A. fatua*), and hoary mustard (*Hirschfeldia incana*). A few native shrubs such as deerweed (*Acmispon glaber*) and sawtooth goldenbush (*Hazardia squarrosa* var. *grindelioides*) also occur in disturbed areas. A few invasive plant species with California Invasive Plant Council (Cal-IPC) “moderate” and “high” invasiveness ratings occur at the site, Spanish broom (*Spartium junceum*), tree tobacco (*Nicotiana glauca*), and tree of heaven (*Ailanthus altissima*).

Legend

- Subject Property
- - - Survey Area

Plant Communities

Shrublands

- Bc** Big-Pod Ceanothus (*Ceanothus megacarpus*)
- BcLs** Big-Pod Ceanothus – Laurel Sumac Chaparral (*Ceanothus megacarpus* – *Malosma laurina*)
- Bm** Bush Monkeyflower Scrub (*Mimulus aurantiacus*)*
- Bs** Black Sage Scrub (*Salvia mellifera*)
- BsCb** Black Sage – California Buckwheat Scrub (*Salvia mellifera* – *Eriogonum fasciculatum*)
- Co** Coyote Brush Scrub (*Baccharis pilularis*)
- ChEm** Chamise – Eastwood Manzanita Chaparral (*Adenostoma fasciculatum* – *Arctostaphylos glandulosa*)
- Dw** Deerweed Scrub (*Acmispon glaber*)
- MC** Undifferentiated Mixed Chaparral (*Quercus berberidifolia*, *Ceanothus megacarpus*, *Malosma laurina*, *Adenostoma fasciculatum*, *Heteromeles arbutifolia*) [Not ranked]
- So** Scrub Oak Chaparral (*Quercus berberidifolia*)
- So/A** Scrub Oak Chaparral – Annual Grasses and Forbs (*Quercus berberidifolia*)
- SoCh** Scrub Oak Chaparral – Chamise (*Quercus berberidifolia* – *Adenostoma fasciculatum*)
- SoTo** Scrub Oak – Toyon Chaparral (*Quercus berberidifolia* – *Heteromeles arbutifolia*)

Native Herbaceous Stands

- Fn** Foothill Needlegrass (*Stipa lepidota*)*

* Rare or Sensitive Plant Community.

Non-Native and Introduced Native Tree Stands

- Ap** Aleppo Pine (*Pinus halepensis*)
- As** African Sumac (*Searsia lancea*)
- Cp** Coulter Pine (*Pinus coulteri*)
- Eo** European Olive (*Olea europaea*)
- Gp** Gray Pine (*Pinus sabiniana*)
- Pp** Peruvian Pepper Tree (*Schinus molle*)

Highly Disturbed Areas and Non-Native Vegetation

- B** Barren/Sparsely Vegetated
- OR** Ornamental Trees and Shrubs
- R** Ruderal

Plant Communities (cont.)

Individual Native Trees and Shrubs

- Cb** California Buckwheat (*Eriogonum fasciculatum*)
- Ls** Laurel Sumac (*Malosma laurina*)
- Qa** Coast Live Oak (*Quercus agrifolia*)
- Em** Eastwood Manzanita (*Arctostaphylos glandulosa*)

Invasive Species

- As** African Sumac (*Searsia lancea*) [Not Rated]
- Eo** European Olive (*Olea europaea*) ["Limited" Cal IPC Rating]
- Ho** Horehound (*Marrubium vulgare*) ["Limited" Cal IPC Rating]
- Sb** Spanish Broom (*Spartium junceum*) ["High" Cal IPC Rating]
- Th** Tree-of-Heaven (*Ailanthus altissima*) ["Moderate" Cal IPC Rating]
- Tt** Tree Tobacco (*Nicotiana glauca*) ["Moderate" Cal IPC Rating]

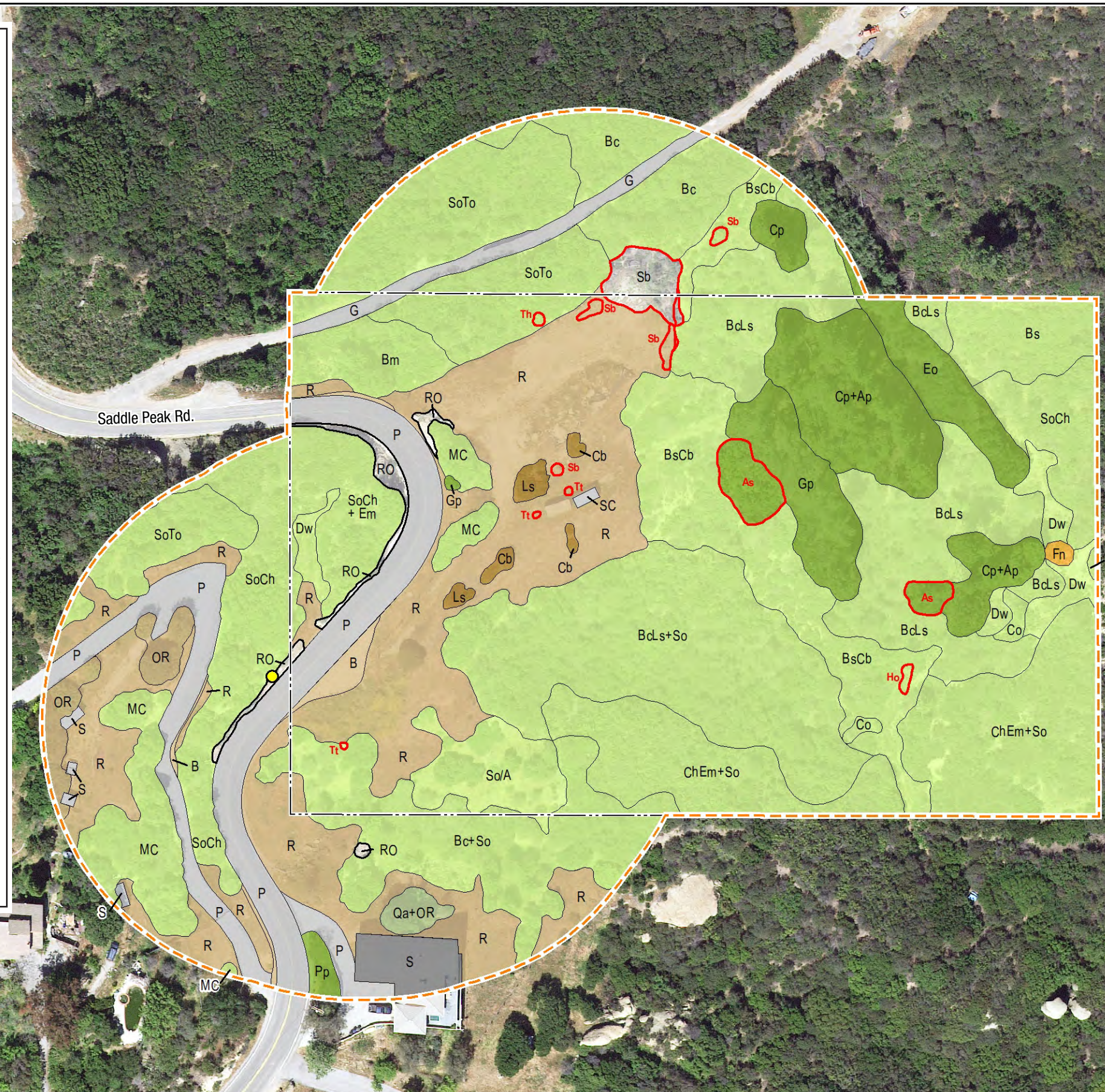
Other Landcover

- G** Gravel Driveways
- P** Paved Roads and Driveways
- S** Structures
- SC** Storage Containers
- RO** Rock Outcrop

Special-Status Species

- Plummer's Baccharis (*Baccharis plummerae* ssp. *plummerae*) [CRPR 4.3, LA County]

CRPR 4.3 = California Rare Plant Rank "Watch List" Species
 LA County = Los Angeles County Locally Sensitive Plant



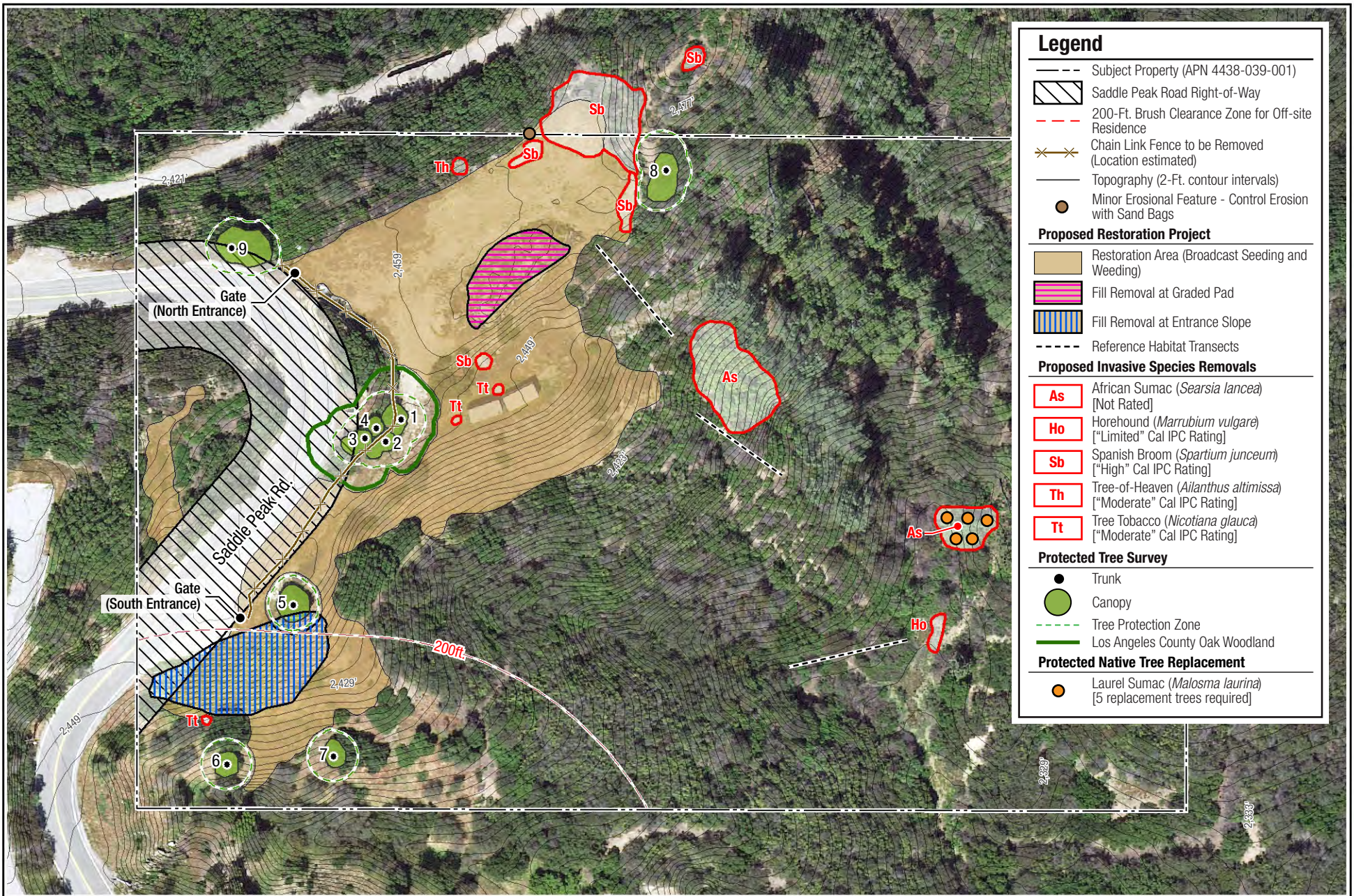
Source: Valtus Imagery Services; Hexagon Imagery Program (HxIP), 2017.

Plummer's baccharis (*Baccharis plummerae* ssp. *plummerae*), which is considered Locally Sensitive by Los Angeles County and is on the California Native Plant Society's "watch list" of plant species with limited distribution, occurs on a sandstone rock outcrop on the west side of Saddle Peak Road. This plant species would not be affected by the restoration project. No special-status wildlife species have been observed at the site.

Protected Native Trees and Los Angeles County Oak Woodlands

The Santa Monica Mountains LCP protects native trees including oaks (*Quercus* sp.) and other native trees measuring $\geq 6''$ in diameter, or with a combination of any two (2) trunks measuring a total of $\geq 8''$ or more in diameter (measured 4.5' above ground). The protected native trees located within or adjacent to the restoration area were surveyed in June 2022. These include six (6) protected scrub oaks, two (2) protected laurel sumacs, and one (1) protected toyon. The GPS-acquired location of each protected tree as well as their canopy extents and Protected Zones are shown on **Figure 3, Restoration and Invasive Species Removal Plan**. The Protected Zone is defined as the area within the dripline and extending a minimum of five (5) feet outside the dripline or 15 feet from the trunk of a tree, whichever is greater (LIP subsection K of Section 22.44.1920).

Four (4) of the scrub oaks (tree #s 1 – 4) located adjacent to the unimproved dirt road comprise a small Los Angeles County oak woodland. An oak woodland is defined by the County as "an oak tree stand, including its understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above mean natural grade, with greater than 10% canopy cover, or that may have historically supported greater than 10% canopy cover as early as January 1, 2005." Los Angeles County oak woodlands also include Spheres of Influence (SIs), or buffers, around the oak trees. The extent of the Los Angeles County oak woodland including the canopies and its sphere of influence (SI) is also shown on Figure 3.



Legend

- Subject Property (APN 4438-039-001)
- ▨ Saddle Peak Road Right-of-Way
- - - 200-Ft. Brush Clearance Zone for Off-site Residence
- ✂ Chain Link Fence to be Removed (Location estimated)
- Topography (2-Ft. contour intervals)
- Minor Erosional Feature - Control Erosion with Sand Bags

Proposed Restoration Project

- Restoration Area (Broadcast Seeding and Weeding)
- Fill Removal at Graded Pad
- Fill Removal at Entrance Slope
- - - Reference Habitat Transects

Proposed Invasive Species Removals

- As** African Sumac (*Searsia lancea*) [Not Rated]
- Ho** Horehound (*Marrubium vulgare*) ["Limited" Cal IPC Rating]
- Sb** Spanish Broom (*Spartium junceum*) ["High" Cal IPC Rating]
- Th** Tree-of-Heaven (*Ailanthus altissima*) ["Moderate" Cal IPC Rating]
- Tt** Tree Tobacco (*Nicotiana glauca*) ["Moderate" Cal IPC Rating]

Protected Tree Survey

- Trunk
- Canopy
- - - Tree Protection Zone
- Los Angeles County Oak Woodland

Protected Native Tree Replacement

- Laurel Sumac (*Malosma laurina*) [5 replacement trees required]

Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2017.

3.0 RESTORATION PROJECT

3.1 Restoration Project Description

The restoration project involves removal and disposal of undocumented fill dirt at the graded pad and entrance slope, restoration of disturbed areas to native habitat, and removal of invasive plant species. The existing chain link fence will also be removed as part of restoration of the site. The restoration area as well as the undocumented fill dirt, target invasive species, and chain link fence to be removed are shown on Figure 3. Photos of the undocumented fill, the restoration area, and invasive species are provided on **Figure 4, Photos of the Restoration Area and Protected Trees** and **Figure 5, Photos of Restoration Area and Invasive Species**.

Removal of Undocumented Fill

Plans for the fill dirt removal and erosion control (ACE Civil Engineering Inc. and SMS Geotechnical Solutions, March 3, 2023) are provided in **Appendix A**. The undocumented fill dirt totals 352 cubic feet and covers approximately 0.135 acres. The limits of the undocumented fill were mapped by Steve Opahl Surveying, dated August 14, 2019. The fill at the graded pad is 2 feet deep maximum, while the thickness of fill at the entrance slope ranges to 4.5 feet maximum. The existing fills shall be stripped to expose the original undisturbed ground surfaces, removed from the site, and disposed of at the Calabasas Landfill. Any on-site staging for the fill removal shall occur within existing disturbed areas, such as the graded pad. Geotextile mats shall be installed over the entrance slope for slope stabilization. Best Management Practices (BMPs) for erosion and sediment control shall be employed during fill removal and throughout the restoration project, which are provided on plans in Appendix A, and the protection zones around protected native trees shall be fenced per County requirements. Construction machinery will be used to remove the fill, except for the fill that must be removed within the protected zone of one (1) protected native laurel sumac tree, which shall be accomplished using hand tools.

Restoration of Disturbed Areas to Native Habitat

The restoration area shown on Figure 3 is approximately 0.94 acres and includes areas where native vegetation was cleared or modified without a permit and is now predominately non-native grasses and forbs. Based on field assessment and review of historical aerials (imagery available on Google Earth from July 1989 provides an example), the original vegetation that was cleared was dense chaparral like the vegetation currently found on similar slope aspects in the surrounding area. Based on the slope aspect, the chaparral habitat that was cleared was a big-pod ceanothus – laurel sumac (*Ceanothus megacarpus* – *Malosma laurina*) community with low cover of scrub oak. Since restoring the site to dense chaparral is not feasible in a five-year period, the objective of the restoration project will be to restore disturbed areas to coastal scrub, which establishes relatively quickly and is generally successional to chaparral in areas where a stable chaparral community normally occurs over the long term. Coastal scrub occurs in some formerly disturbed areas of the site that have apparently recovered by natural processes.

Restoration will be accomplished by broadcast seeding of native species over a three-year period to build up the native seed bank, and by weeding to reduce competition from exotic grasses and forbs. The restored coastal scrub will consist primarily of black sage (*Salvia mellifera*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), and deerweed (*Acmispon glaber*) along with native herbs such as foothill needlegrass (*Stipa lepida*) and slender tarplant (*Deinandra fasciculata*). Chaparral species such as big-pod ceanothus will also be a minor component of the seed mix, which combined with natural seeding from adjacent chaparral habitats should ultimately result in a chaparral community, given sufficient time.



Photo 1 – The undocumented fill at the entrance slope is shown. View faces west.



Photo 2 – Another view of the entrance slope, facing east.



Photo 3 – The small stockpile of undocumented fill at the graded pad is shown. View faces southwest.



Photo 4 – The graded pad is shown. The undocumented fill to be removed is visible on the pad in the background. View faces northeast.



Photo 5 – This photo shows the southern access including gate and unimproved dirt road. View faces southwest.



Photo 6 – A laurel sumac (*Malosma laurina*) located at the northern margin of the entrance slope is shown, which qualifies as a Los Angeles County protected tree. This is the only protected tree that was encroached upon by the placement of undocumented fill at the site.



Photo 1 – A small hill with several invasive Spanish broom (*Spartium junceum*) plants at the northern end of the graded pad is shown. The Spanish broom will be removed as part of the restoration project. View faces north.



Photo 2 – This photo shows one of the two patches of invasive African sumac (*Searsia lancea*) at the site. The African sumac will also be removed as part of the restoration project.



Photo 3 – This photo shows the disturbed area to be restored south of the graded pad. A few non-native tree tobacco (*Nicotiana glauca*) plants are visible in the background in the center of the photo, which will also be removed.



Photo 4 – A few Spanish broom plants in the disturbed area to the south of the graded pad are shown. Disturbed areas such as this area and the graded pad will be restored to native habitat.



Photo 5 – This photo shows the western end of the graded pad near the north entrance. The entrance gate and chain link fence that runs along the western margin of the graded pad and dirt access road (see Figure 4, Photo 5) are also visible.



Photo 6 – Native coastal scrub is shown in the foreground. Coastal scrub occurs at the site in previously disturbed areas that have recovered naturally to native habitat. The chaparral habitats that covered the entire property prior to site disturbances are visible in the background.

Native seeds will be collected or obtained from suppliers and will be sourced from Los Angeles County and/or Ventura County, with preference for seeds from the Santa Monica Mountains. A temporary overhead irrigation system will be installed and operated as necessary for seed germination and plant establishment, which would be attached when in use to a nearby hydrant, water line, or a water truck. Alternatively, at the discretion of the restoration specialist, natural rainfall could be relied upon with installation of an overhead sprinkler system installed as a contingency in case of inadequate rainfall or poor germination. In areas where topsoil may have been removed as well as areas that have been dominated by exotic weeds for many years, soils may be sampled and tested to determine whether soil amendments are necessary. Container plantings are not proposed but could be added as a contingency in case of poor establishment of native cover within the first two or three years. Geotextile mats will be used to stabilize the steeper slopes within the restoration area. The protected zones around native trees and the Sphere of Influence (SI) around the County oak woodland at the site will be avoided, except for seeding and exotic species removal but no irrigation or ground disturbance other than removal of the chain link fence will occur in these areas. Restoration activities will be accomplished using hand tools, and to the extent possible soil disturbance will be minimized to avoid exacerbating weed problems. However, some soil disturbance will be necessary to ensure good seed contact with soil, to install rice straw mulch, and to improve highly compacted soils. Debris and trash will also be removed as part of the restoration project. The railroad tie steps to the west of Saddle Peak Road will be left in place. The southwestern portion of the site is within 200 feet of an off-site residence, which will be treated as a brush clearance zone. Restoration activities within this zone will ensure appropriate spacing of native shrubs consistent with brush clearance requirements. The boundaries of the restoration area may be fine-tuned at the time of site preparation.

Removal of Invasive Species

In addition to ongoing exotic species control throughout the restoration area, certain target invasive species will be removed wherever they occur on the property. These species include African sumac (*Searsia lancea*), horehound (*Marrubium vulgare*), Spanish broom (*Spartium junceum*), tree-of-heaven (*Ailanthus altissima*), and tree tobacco (*Nicotiana glauca*), as well as any additional highly invasive or problematic species found on the property by the restoration specialist over the course of the restoration project. These invasive species will be removed from the site and transported in closed containers to a landfill for disposal. Some of these plants occur within larger disturbed areas while others are surrounded by intact native habitats. Where surrounded by native habitats, the removal sites will be monitored for regrowth and left to recover naturally. Similarly, following removal of Spanish broom on the small off-site hill to the north of the graded pad, the hill will be monitored for regrowth and left to recover naturally. If possible, Spanish broom (*Spartium junceum*) and tree-of-heaven (*Ailanthus altissima*) should be eradicated from the site. The non-native pine and olive trees at the site will be left in place. These trees are not invasive and provide some habitat value to local wildlife.

Maintenance and Monitoring

Following fill removal, the first year of seeding, and the initial invasive species removals, the restoration project will be maintained and monitored over a 5-year period, which will include a two-year monitoring period with no maintenance or other remedial actions except for exotic species control to ensure the restoration site is self-sustaining. Once success criteria of the restoration project have been obtained, which will demonstrate a positive trajectory toward recovery of the natural habitats at the site, the restoration project will be complete. No long-term maintenance or monitoring of the restoration area are proposed.

Native Tree Replacement

As discussed in the Native Tree Report, placement of undocumented fill encroached upon the Protected Zone of Tree #5, a laurel sumac. As required by the Santa Monica Mountains LIP, to compensate for this

encroachment five (5) laurel sumac shrubs shall be provided onsite in accordance with the planting, monitoring, and reporting requirements specified in subsection K of Section 22.44.1920 of the LIP. The five (5) laurel sumac trees shall be 1-gallon container grown plants installed at least 10 feet apart at the locations shown on Figure 3, following removal of the invasive African sumac. At this location, which is relatively far from Saddle Peak Road, it is unlikely these replacement trees would be affected by future development of the site, including by potential fuel modification activities. The seedlings shall be watered until they become established by an irrigation line tied-in to a water meter from the nearest possible point of connection such as a fire hydrant or water line, or by a water truck. Alternatively, a backpack sprayer may be used if sufficient water can be provided to encourage establishment.

3.2 Restoration Project Goals

The overall objective of this Plan is to restore disturbed areas and establish a positive trajectory toward recovery of chaparral habitats at the site. The specific goals of this Plan include:

- Remove and dispose of undocumented fill dirt.
- Restore disturbed areas to coastal scrub and establish a positive trajectory toward full recovery of native habitats.
- Control and substantially reduce the cover of non-native plant species within the restoration area.
- Remove target invasive species including African sumac, horehound, Spanish broom, tree-of-heaven, and tree tobacco.
- Remove chain link fencing, construction materials, other debris, and trash.

Specific cover targets are discussed in *Section 3.6*.

3.3 Functions and Services of Native Habitat to be Restored

Upon completion of the restoration project the restored areas should meet criteria as Significant Environmental Resource Areas (SERAs), specifically H2 habitat. Restoration to native habitat should benefit wildlife species by providing increased forage and cover as well as improved connectivity between other native habitats in the surrounding area. The restored native habitat will be more species rich when compared to the existing disturbed areas of the site, which contains few native species. Removal of invasive species as well as conversion of disturbed areas to native habitat will increase the stability of surrounding native habitats by reducing the potential for spread of non-native plant species, including highly invasive species such as Spanish broom. Restoration to native habitats will also stabilize sheet flow and soils and protect against erosion by rain and wind.

3.4 Description of the Restoration Area

The restoration area includes areas where native vegetation was previously cleared or modified and are now dominated by non-native grasses and forbs. It includes the graded pad, the dirt access road, the entrance slope, the disturbed slopes to the south of these areas, and a disturbed area to the west of Saddle Peak Road. The restoration area has a general southeast facing aspect, except for the graded pad and dirt access road, which are flat. The topography of the restoration area ranges from flat to moderately steep. The native soils are well-drained loams, which are not shallow or particularly rocky. The restoration area contains annual brome grasses (*Bromus* spp.), wild oats (*Avena barbata*, *A. fatua*), hoary mustard (*Hirschfeldia incana*), and tocalote (*Centaurea melitensis*). Species diversity is low and there are few remaining native species. The restoration area receives full sun although some margins may be shaded part of the day by the adjacent chaparral. The restoration area is surrounded by mature, dense big-pod ceanothus and scrub oak chaparral, and also by black sage scrub, California buckwheat scrub, and bush monkeyflower scrub at some locations.

There is evidence of use by mule deer, desert cottontails, and gophers. There are no drainages or areas of concentrated flow and there are no special-status plant species within the restoration area. Photographs of the restoration area are provided on Figure 4 and Figure 5.

3.5 Reference Habitats and Transect Data

On-site reference habitats were selected and sampled in June 2022 using three 75-foot transects and a line-intercept sampling methodology to inform the restoration project. The transect locations are shown on Figure 3. These reference habitats are formerly disturbed areas that have recovered naturally to coastal scrub and appear to be transitioning from coastal scrub to chaparral. They were selected as the project objective is to restore coastal scrub and establish a trajectory toward eventual recovery to chaparral. The reference habitats are characterized primarily by black sage, California buckwheat, and laurel sumac, which accounted for 61% of the total cover, but they also contained 15% cover of big-pod ceanothus and 4% scrub oak, which are common in the chaparral habitats in the surrounding area. The results including the percent cover of each species as well as the percent cover of bare ground and litter sorted from highest to lowest cover are presented in **Table 1, Reference Habitats Transect Data**, below.

Table 1
Reference Habitats Transect Data

Plant Species/Litter/Bare Ground	% Cover
Laurel Sumac (<i>Malosma laurina</i>)	25
California Buckwheat (<i>Eriogonum fasciculatum</i>)	19
Black Sage (<i>Salvia mellifera</i>)	17
Big-Pod Ceanothus (<i>Ceanothus megacarpus</i>)	15
Blue Elderberry (<i>Sambucus nigra</i> ssp. <i>caerulea</i>)	8
Litter	6
Scrub Oak (<i>Quercus berberidifolia</i>)	4
Bare Ground	2
Sawtooth Goldenbush (<i>Hazardia squarrosa</i>)	1
Bush Monkeyflower (<i>Diplacus aurantiacus</i>)	1
Sacapellote (<i>Acourtia microcephala</i>)	1
Wild Cucumber (<i>Marah macrocarpa</i>)	1
Total	100%

3.6 Performance Standards and Success Criteria

Performance standards provide milestones for habitat development objectives that can trigger adaptive maintenance actions if criteria are not achieved. This monitoring and adaptive feedback process enhances the likelihood for successful habitat restoration. Performance standards establish the appropriate trajectory of habitat development, which will lead to self-sustaining habitat after the end of the monitoring period.

Performance Standards

Table 2, Performance Standards for Native Habitat Restoration provides annual performance standards for coastal scrub restoration, which are based upon prior experience with coastal scrub restoration at other sites in the Santa Monica Mountains. Vegetation cover is expressed as percent absolute cover for native and non-native vegetation. For native cover, the percentages listed shall be the minimum attained, and for non-native cover, the percentages listed shall not be exceeded. Bare ground and litter may constitute the

balance of cover up to 100%. **Table 3, Performance Standards for Targeted Invasive Species Removal** provides annual performance standards for targeted invasive species removals, including African sumac, horehound, Spanish broom, tree-of-heaven, and tree tobacco, which is also expressed as percent absolute cover.

Success Criteria #1

The coastal scrub restoration will be considered successful if the minimum percent total absolute native cover is 45% and the maximum absolute percent non-native cover is 15% at the end of five years of treatment. For the coastal scrub restoration component to be considered successful, success criteria must be met for a period of two years without any maintenance or remediation actions except exotic species removal.

Table 2
Performance Standards for Native Habitat Restoration

Year	Minimum Native Cover	Maximum Non-Native Cover
1	10	35
2	25	30
3	45	25
4	45	20
5	45	15

Success Criteria #2

Invasive species removal will be considered successful if the maximum absolute percent cover of targeted invasive species including African sumac, horehound, Spanish broom, tree-of-heaven, and tree tobacco are 5% at the end of five years of treatment. If possible these species shall be eradicated from the site.

Table 3
Performance Standards for Targeted Invasive Species Removals

Year	Maximum Invasive Species Cover
1	25
2	20
3	15
4	10
5	5

Success Criteria #3

All undocumented fill has been removed from the site and disposed of at a landfill.

Success Criteria #4

The existing chain link fence has been removed from the site. Debris and trash have been removed from the site and disposed of at a landfill.

3.7 Restoration Activities

The following restoration activities shall be performed by or under the direct supervision of the restoration specialist. The approximate 0.015-acre northeast section of the graded pad as well as the small hill to the

northeast of the pad are off-site. Written authorization shall be obtained from property owners before conducting restoration activities on adjacent parcels.

3.7.1 Initial Site Preparation

Preparation of the site for the restoration project shall include the following activities:

- Demarcate the limits of the restoration area with temporary fencing and signs to protect adjacent SERAs during fill removal and other restoration activities;
- Demarcate the Protected Zones of protected trees and the SI of the County oak woodland with temporary fencing to protect these resources during fill removal and other restoration activities;
- Soil sampling and analysis, if deemed necessary;
- Remove all non-native vegetation, thatch, debris, and trash; and,
- Seed collection.

Site Access

Site access is straightforward as the restoration area can be accessed directly from Saddle Peak Road via two gates, referred to herein as the southern entrance and northern entrance.

Demarcate the Restoration Area

Prior to start of the restoration activities, the perimeter of the restoration area shall be demarcated with temporary fencing and signs stating: “No Entry: Restoration Site.” The restoration area shall be photographed from several fixed reference points selected to maximize the coverage and representation of the site. The reference points shall be physically demarcated in the field.

Soil Testing

In areas where topsoil may have been removed as well as areas that have been dominated by exotic weeds for many years, it may be necessary to test soils to determine if soil amendments are necessary, which will be determined by the restoration specialist. If deemed necessary, soil samples shall be collected and sent to a qualified laboratory for analysis, and the results evaluated and incorporated into the restoration project.

Weed and Thatch Removal

The initial success of the restoration effort will be largely dependent on successfully removing thatch and reducing weed competition. The initial site preparation effort shall include removal and control of all non-native species within the restoration area. This will also include the physical removal of thatch to create a mineral soil surface, and disposal of the material at an acceptable off-site source or landfill facility. Native seed will need to be in contact with the soil to germinate.

Seed Collection

Native seeds will be collected on-site and/or obtained from native seed suppliers and will be sourced from Los Angeles County and/or Ventura County with preference for seeds from the Santa Monica Mountains. Native seeds shall include species on the recommended native habitat restoration plant palette in *Section 3.7.2*, or seeds of other native species known to occur at the site or surrounding area subject to approval by the County Biologist.

Erosion Control and Best Management Practices

Implementation of BMPs to prevent erosion will be necessary due to the location of portions of the restoration area on moderately steep slopes and the presence of soil types that may have erosive qualities (i.e., largely formed from colluvium and/or residuum from sandstone parent material). BMPs to be utilized include but are not limited to those provided on the erosion control plans in Appendix A, which will ensure that erosion and sediment transport does not occur before native vegetation is established. BMPs shall be installed prior to restoration activities, including fill removal. It is anticipated that by the end of the 5-year monitoring period the restored vegetation will stabilize the restoration area; however, erosion will be monitored throughout the restoration project and recommendations for BMPs will be made if necessary following monitoring visits.

There is a minor erosional feature on the slope to the north of the graded pad, which is shown on Figure 3. Prior to the start of restoration activities, sandbags shall be installed and used as a preventative measure until the pad is restored to prevent concentrated runoff on the slope in this area. The bags must be placed so runoff doesn't just flow down a different location on the slope. Once the pad is revegetated infiltration should increase and the sandbags can be removed. This area shall be routinely inspected throughout the restoration project to ensure the sandbags are in place and that erosion is not affecting the slope or the dirt road on the property to the north of the site.

3.7.2 Plant Installation

Seed Broadcasting

Native seeds shall be collected on-site and/or obtained from native seed suppliers and sourced from Los Angeles County and/or Ventura County with preference for seeds from the Santa Monica Mountains. **Table 4, Native Habitat Restoration Plant Palette** below provides the recommended seed palette for the restoration project, which may be modified depending on seed availability subject to approval of the County Biologist. The species in Table 4 occur in native habitats at the site and were selected in part for their low water requirements. The pounds per acre of seed applied for each species shall aim to achieve the target relative percent cover of each species provided in Table 4. Seeds shall be broadcast each year for three years as necessary to build the native seed bank.

Seeds of all species will be pre-mixed and applied through hand broadcast methods within the restoration area. Even seed distribution is best achieved by mixing seed with clean sand in equal parts. Seed broadcasted within the restoration area should be hand raked into the top ½ inch to 1 inch of soil or covered with a light sprinkling of soil. Following the seed application, the restoration area will receive a 2-inch thick layer of rice straw mulch that will be crimped into the soil with a hand roller.

Table 4
Native Habitat Restoration Plant Palette

<i>Scientific Name</i>	Common Name	Target Relative Cover (%)
<i>Acmispon glaber</i>	deerweed	10
<i>Antirrhinum multiflorum</i>	rose snapdragon	2
<i>Artemisia californica</i>	California sagebrush	10
<i>Ceanothus megacarpus</i>	big-pod ceanothus	5
<i>Deinandra fasciculata</i>	slender tarplant	5
<i>Eriogonum fasciculatum</i> var, <i>foliolosum</i>	California buckwheat	15

<i>Scientific Name</i>	Common Name	Target Relative Cover (%)
<i>Eriophyllum confertiflorum</i>	golden yarrow	5
<i>Festuca microstachys</i>	small fescue grass	5
<i>Hazardia squarrosa</i>	sawtooth goldenbush	5
<i>Malosma laurina</i>	laurel sumac	5
<i>Penstemon spectabilis</i>	showy penstemon	2
<i>Phacelia cicutaria</i>	caterpillar phacelia	2
<i>Pseudognaphalium californicum</i>	California everlasting	1
<i>Salvia mellifera</i>	black sage	15
<i>Sambucus nigra ssp. caerulea</i>	blue elderberry	2
<i>Solanum xanti</i>	purple nightshade	1
<i>Stipa lepida</i> *	foothill needlegrass	10
Total Relative Cover		100
* de-awned seed.		

Installation Timing

Seed application should be timed to occur in close relation to seasonal rainfall. Ideally, these materials should be installed after the restoration area has received 1 to 2 inches of rainfall to fully charge the soil with moisture. However, this may not be possible due to uncontrollable factors. Most importantly, installation should occur in late fall and early winter when daytime temperatures are low and the chance of increased soil moisture and rainfall is greatest.

3.7.3 Irrigation System Installation

It is anticipated that irrigation will be necessary to ensure establishment of plants and important to achieving the performance standards and success criteria. A temporary irrigation system will be installed within the restoration area. Once plants are established, the restoration project will rely on seasonal rainfall with an active, adaptive maintenance program to ensure success criteria are met. The irrigation system shall be designed by an experienced landscape contractor and shall be an overhead irrigation system. An overhead irrigation system as opposed to a drip system will be important to establishment of seeds. The irrigation system will be supplied by water that is tied-in to either a water meter from the nearest possible point of connection such as a fire hydrant or water line, or by a water truck. The system should be discontinued when plant material establishment is sufficient, as determined by the restoration specialist. Ideally, irrigation will be concentrated during the natural growing season (winter and spring) and minimized or turned off completely during the summer and fall months. Once plants are established, the irrigation system shall be gradually phased out to allow the plants to acclimate to natural conditions. All aboveground irrigation system components shall be completely removed from the site upon conclusion of the maintenance and monitoring period.

Alternatively, at the discretion of the restoration specialist, natural rainfall can be relied upon with installation of an overhead sprinkler system installed as a contingency in case of inadequate rainfall or poor germination. However, this approach may increase the risk that success criteria for native plant cover will not be met in five years.

3.7.4 Maintenance

The 5-year maintenance and monitoring phase will begin upon successful completion of the fill removal, initial seed installation, and initial invasive species removals, as determined by the restoration specialist overseeing the restoration project. Maintenance activities will continue throughout an initial 120-day establishment period and through the remainder of the 5-year maintenance and monitoring period, concluding once success criteria have been met. Maintenance activities at the restoration area will be conducted monthly as necessary during the 120-day establishment period and Year 1, every other month for Year 2, and quarterly for Years 3 through 5. The maintenance and monitoring schedule is shown on **Table 5, Maintenance and Monitoring Schedule**. Monitoring requirements are discussed in *Section 3.7.5*.

Table 5
Maintenance and Monitoring Schedule

Year	Frequency
1	Monthly
2	Every other month
3	Quarterly
4	Quarterly
5	Quarterly

Weed Maintenance and Targeted Invasive Species Removals

Ongoing weed control activities will be conducted within the restoration area throughout the 5-year maintenance period. Because the goal of maintenance is to establish a community that can be sustained with little or no maintenance, the primary effort is concentrated in the first few seasons of plant growth. This period is crucial to prevent weeds from out-competing native plants. The intensity of the maintenance activity is expected to subside each year as the native plant materials become more established. As native plants mature, local competition from non-native plants for resources within the restoration area will be minimized through ongoing control of non-native plants.

Weed eradication will consist of the complete removal of selected non-native vegetation (i.e., seed heads, stems, roots), and all debris and slash generated from weed removal activities will be disposed of off-site in a legally acceptable manner. Weed species include but are not limited to those on the most recent list of invasive plants on the California Invasive Plant Inventory. Specific focus will be on those species that pose a risk to the success of the restoration project as well as to surrounding vegetation communities. In addition to ongoing exotic species control throughout the restoration area, certain target invasive species will be removed wherever they occur on the property. These species include African sumac, horehound, Spanish broom, tree-of-heaven, and tree tobacco, as well as any additional highly invasive or problematic species found on the property by the restoration specialist over the course of the restoration project. Appropriate measures for control will be determined based on current literature and known methods of control.

Weed treatments shall be supervised and monitored by the restoration specialist. As needed, the treatments should be applied immediately following the monitoring visits. For efficient control of invasive weeds, weeds should be controlled before they produce viable seed. Treatment methods will focus on using methods that have been proven effective at combating the targeted species and will depend upon the size and extent of weed species targeted for removal as well as the root structures of the subject plant. The recommended treatment methods to be used are as follows:

- Hand pulling – This method is most effective for treating small infestations, and/or shallow-rooted annual species and tap-rooted species. It is also an appropriate method for larger plants that will not break and leave the roots structures behind to re-sprout. If possible, concentrate pulling when

soil is moist and soft; for example, after a heavy, soaking rain. However, should this method be employed following a rain event, measures shall be taken to minimize soil disturbance.

- Hand tools – Handheld tools, such as the Root Talon and the Weed Wrench, are designed to grip the stems of the plant and provide enough leverage to remove the roots of tap-rooted herbaceous species, shrubs, and small trees, as well as large woody and herbaceous weeds that have a single-root mass, which cannot be easily removed by hand.
- Mowing and cutting – Mowing, weed whipping, and cutting (e.g., with loppers, pruners, chain saws, or clipping with small shears) sever the aboveground portion of the plant from its roots. This method can reduce seed production and restrict weed growth, especially in annuals removed before they set seed. Care must be employed when mowing or weed-whipping adjacent to native plants.

Herbicidal control may be used for persistent plant species specified by the restoration specialist overseeing the restoration project, as well as any additional perennial species that are low growing and are difficult to control by other methods. Any herbicide treatment must be applied by a licensed pest control applicator.

Trash Removal

Trash will be removed from the restoration area during maintenance visits. Trash consists of all man-made materials, equipment, or debris dumped, thrown, washed, blown, or left within these areas. Trash and inorganic debris washed or blown onto the restoration area will be removed regularly. Deadwood and leaf litter of native vegetation will not be removed. Deadwood and leaf litter provide valuable micro-habitats for invertebrates, reptiles, small mammals, and birds. In addition, the decomposition of deadwood and leaf litter is essential for the replenishment of soil nutrients and minerals.

Irrigation Maintenance

The restoration area will be irrigated to promote plant survival as necessary, especially throughout plant establishment and during the drier parts of the year. Irrigation may be necessary in the winter months to simulate an average rain season if natural precipitation is lacking. Irrigation will last for a maximum of 3 years, excepting conditions for implementation of adaptive management activities. Irrigation volume will be gradually reduced over time to acclimate plants to a non-irrigated condition prior to complete cessation of irrigation. Irrigation from June to November may be minimized to allow plants to experience normal drought cycles and to promote appropriate root growth. The irrigation system shall be maintained at the optimum level of operation.

Consultation with the restoration specialist overseeing the restoration project will be necessary to determine the timing for the cessation of irrigation. Irrigation should stop at the earliest possible date without risking significant loss of plantings. If irrigation is deemed necessary beyond Year 3, adaptive management methods will be necessary to bring the project into conformance with the performance standards and success criteria outlined in *Section 3.6*.

3.7.5 Monitoring

The restoration specialist will make regular site visits and inspections during removal of undocumented fill from the site. During these site visits the restoration specialist will inspect fencing, signage, and BMPs, and confirm there has been no encroachment into the Protected Zones of protected trees or into native habitats located outside of the restoration area. The restoration specialist will also review activities for conformance with this Plan and any other applicable permit conditions.

The restoration specialist overseeing the restoration project shall conduct biannual surveys in spring and summer for invasive species to determine whether target invasive species including African sumac,

horehound, Spanish broom, tree-of-heaven, and tree tobacco have spread or if new invasive species have become established at the site. Highly invasive or particularly problematic invasive species found during these surveys shall be removed from the site.

The restoration specialist will also make regular monitoring visits during implementation of the restoration project. The anticipated monitoring schedule is shown in Table 5 in *Section 3.7.4*. Both qualitative and quantitative monitoring will be conducted for the restoration project, and locations where invasive species shall be routinely monitored for regrowth. Each site observation visit will be documented in an observation report. The site observation report will include a description of the project status, conditions, and any maintenance recommendations or remedial actions. Photo-documentation of site conditions will be conducted.

During the first 120 days of the monitoring period, plants will be monitored for health and vigor. Should broadcast seed fail to germinate within the 120-day plant establishment period, it will be reapplied, at the recommendation of the biological monitor. Monitoring will occur monthly during the 120-day plant establishment period by the restoration specialist overseeing the restoration project, who will make recommendations to ensure conformance with the 120-day plant establishment requirements.

Qualitative Monitoring

Data regarding native vegetation coverage, weed presence, maintenance activities, and site progress will be collected during monitoring visits and provided in the annual monitoring report. Qualitative monitoring will be conducted to assess seedling recruitment, native plant vigor and development, soil moisture content, presence/absence of plant pests or diseases, presence/absence of gophers and other burrowing rodents, erosion and/or drainage conditions, presence/absence of non-native or invasive plant species, trash or debris, wildlife presence/absence, staking/signage, and general site conditions. All qualitative monitoring visits for the restoration project will be documented in the annual monitoring report.

Quantitative Monitoring

Quantitative monitoring will be conducted to determine the status of the restoration project with respect to performance standards and success criteria. Quantitative monitoring will be conducted by establishing permanent vegetation transects within the restoration area at the end of Year 2. The appropriate number, length, and location of transects as well as sampling methodology will be determined by the restoration specialist relying on standard random sampling and monitoring methods for habitat restoration. Quantitative monitoring will be conducted once annually at the same time of year in the spring beginning in Year 3 and extending to the end of the restoration project. These transects will be utilized to help determine achievement of the yearly performance criteria and success criteria in compliance with this Plan. The sampling will be performed in spring to capture the presence and contribution of annual forbs to overall vegetation cover and species diversity. A permanent photo-documentation station will be established along each transect to record progress and graphically record plant establishment over the monitoring period. In addition, all plant species present within the restoration area will be recorded. All data collected will be utilized at a minimum to assess native species cover and composition, non-native species cover and composition, organic litter cover, percent bare ground, overall species richness and diversity, and target species growth. All quantitative monitoring of the restoration project will be documented in the monitoring report.

3.7.6 Reporting

Annual monitoring reports will be submitted to the County of Los Angeles Planning Department during the 5-year maintenance and monitoring period. Annual reports outlining the results of the maintenance and

monitoring will be submitted within two months of the anniversary of the conclusion of initial seed installation. The monitoring reports will describe the maintenance conducted as well as the existing conditions of the restoration area derived from qualitative field observations and quantitative data collection. The reports will provide a comparison of annual performance standards with site conditions, identify all shortcomings of the restoration project and project implementation, and recommend remedial measures necessary for the successful completion of the restoration project. Each annual report will provide a summary of the accumulated data. All data and field sheets as well as photographs of the restoration area shall be submitted with the report.

For the restoration project to be considered successful, success criteria must be met for two consecutive years with no maintenance. The final annual monitoring report shall summarize implementation, monitoring and management of the restoration project over the entire maintenance and monitoring period and indicate whether the restoration project has successfully achieved the success criteria. Restoration activities shall be extended if success criteria have not been met at the end of the five (5) year period to the satisfaction of the County of Los Angeles Planning Department. Any modifications to the success criteria, if necessary, shall be to the satisfaction of the County of Los Angeles Planning Department.

3.7.7 Adaptive Management and Contingency Measures

Contingency measures are intended to cover unforeseen situations that could affect the success of the restoration project. This could include failure of activities to achieve desired results, which would impede attainment of the Plan's objectives. It can also include outside unrelated influences that impede progress or negate or reverse advancement toward the project goals. The purpose of routine monitoring is to detect problems early and allow modifications that will allow the greatest chances to achieve the success criteria.

Contingency measures will be implemented if performance standards are not being met, and where and when there are feasible measures that can and should be undertaken in order to advance toward the project goals. Contingency measures shall be subject to approval by County of Los Angeles Planning Department.

If the performance standards are not met, the restoration specialist will prepare an analysis of the cause(s) within the appropriate annual report and propose remedial action. If the restoration project does not meet success criteria by the end of the 5-year maintenance and monitoring period, the maintenance and monitoring obligations will continue until contingency measures are negotiated and implemented to bring the restoration project into compliance with success criteria, or until the County of Los Angeles Planning Department grants final compliance/approval.

APPENDIX A

**Restoration (Fill Removal) and Erosion Control Plans,
ACE Civil Engineering and SMS Geotechnical Solutions,
March 3, 2023**

GENERAL NOTES

- 1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORNAMENTATION SPECIFICATIONS... 2. ANY MODIFICATIONS TO OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL... 3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL... 4. APPROVAL OF THESE PLANS REFLECTS SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES... 5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE TITLE 12, SECTION 12.12.03... 6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS... 7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE... 8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL... 9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON... 10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING... 11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56... 12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY... 13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS... 14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1... 15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING... 16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK...

INSPECTION NOTES

- 16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK (SECTION J105.7 OF THE BUILDING CODE)... (a) PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION... (b) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL... (c) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE... (d) FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED; IRRIGATION SYSTEMS INSTALLED... 17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE... 18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE... 19. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE... 20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING... 21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES

- 22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES... 23. PROVISIONS SHALL BE MADE FOR CONTINGUOUS DRAINAGE AT ALL TIMES... 24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. _____ OR MISCELLANEOUS TRANSFER DRAIN MTD NO. _____... 25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER... 26. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING... 27. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

AGENCY NOTES

- 28. AN ENCROACHMENT PERMIT FROM COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS (CALTRANS) (CITY OF _____) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY... 29. AN ENCROACHMENT PERMIT / CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY... 30. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO: ARMY CORP 404 PERMIT NUMBER: _____ CALIFORNIA FISH & WILDLIFE PERMIT NO. _____... 31. ALL CONSTRUCTION/DEMOLITION, GRADING AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST... 32. BUILDING WALLS LOCATED IN POUFILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

GENERAL GEOTECHNICAL NOTES

- 33. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS... 34. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES... 35. FOUNDATION, WALL AND POUL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER... 36. BUILDING WALLS LOCATED IN POUFILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

- 37. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA: a. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE... b. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE... c. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FILL LINES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT... 38. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS... 39. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE... 40. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS... 41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER... 42. ROCK OR DETRIMENTAL MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL... 43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS... 44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION... 45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION... 46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE... 47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES... 48. THE SURFACE OF ALL CUT SLOPES MORE THAN 3 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION... 49. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING... 50. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT... 51. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES... 52. LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

PLANTING AND IRRIGATION NOTES

- 47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES... 48. THE SURFACE OF ALL CUT SLOPES MORE THAN 3 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION... 49. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING... 50. PRIOR TO ROUGH GRADE APPROVAL, THIS PROJECT REQUIRES A LANDSCAPE PERMIT... 51. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES... 52. LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

PUBLIC RIGHT OF WAY AND EASEMENTS

ENGINEER/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE... CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE 3-3-2023

ENGINEER/SURVEYOR SEAL & SIGNATURE DATE 3-3-2023

PRIVATE/UTILITY EASEMENT

25. ANY PROPOSED WORK WITHIN A PRIVATE/UTILITY EASEMENT OR ACCESS EASEMENT REQUIRES PERMISSION LETTERS AND/OR COVENANTS FROM EASEMENT HOLDER... CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE 3-3-2023

THE FOLLOWING NOTE SHALL BE ADDED TO THE GRADING PLAN:

"GAS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS... CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE 3-3-2023

UTILITIES

26. UTILITIES SUCH AS WATER, ELECTRICAL, PLUMBING, MECHANICAL, AND SEWER SHOWN ON GRADING PLANS, MAY REQUIRE A SEPARATE PERMIT... CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE 3-3-2023

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTANCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS IS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS... CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS REQUIREMENT...

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS REQUIREMENT... CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS REQUIREMENT...

DATE 3-3-2023

LEGAL DESCRIPTION

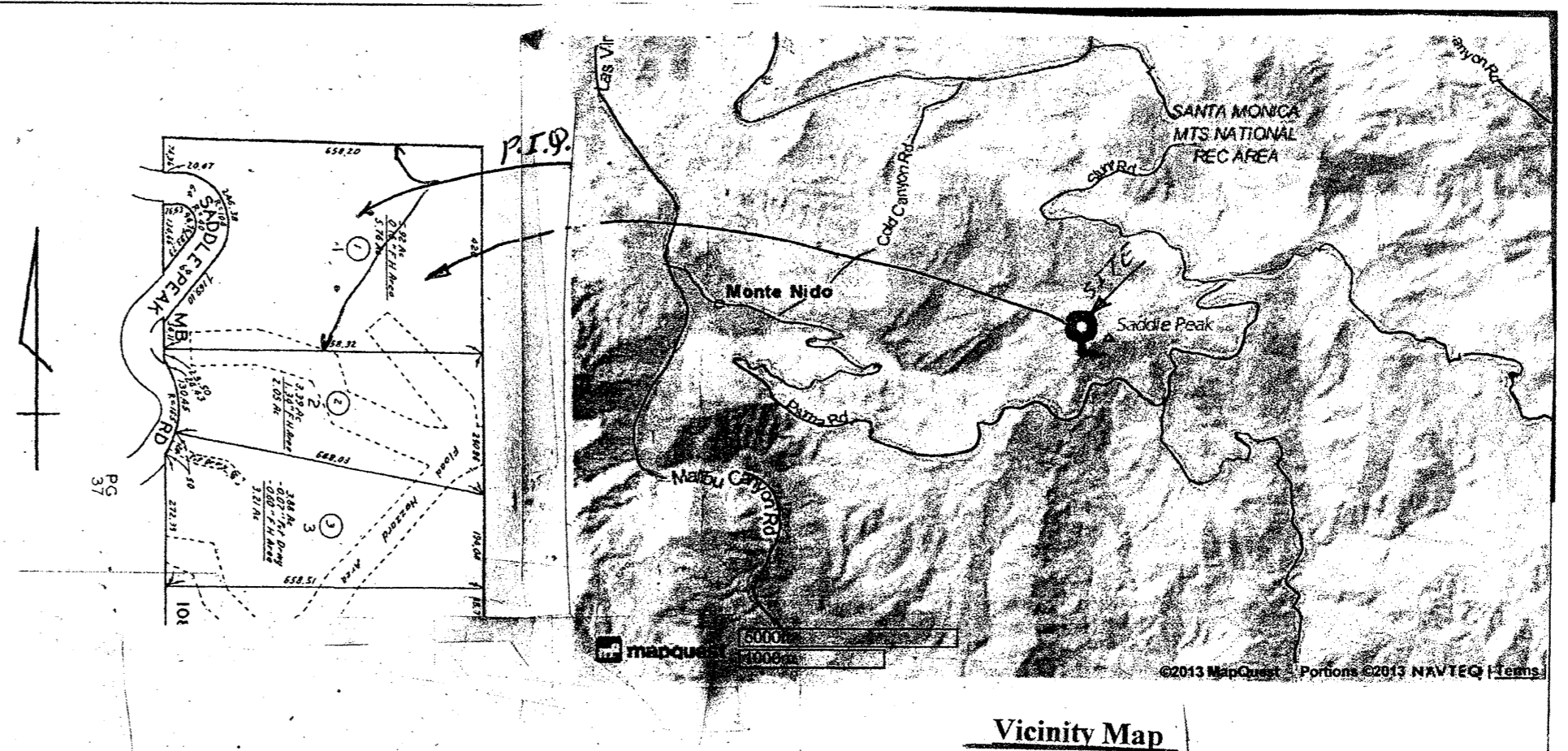
Lot 1 tract 34964 record per Map Book Pagees 89to96 PARCEL Number (APN) 4438-039-001

LEGENT:

- EXISTING CONTOUR 90
PROPOSED CONTOURS (70)
TOP OF CURB T.C
FLOW LINE F.L
GARAGE FLOOR G.F
BACK OF WALL B.W
FINISHED SURFACE F.S
TOP OF GRADE T.G
CATCH BASIN C.B
TOP OF WALL T.W
DAYLIGHT D.L
DRIVE WAY D.R
DRIVE WAY 4" CONCRETE D.RC

SHEET INDEX

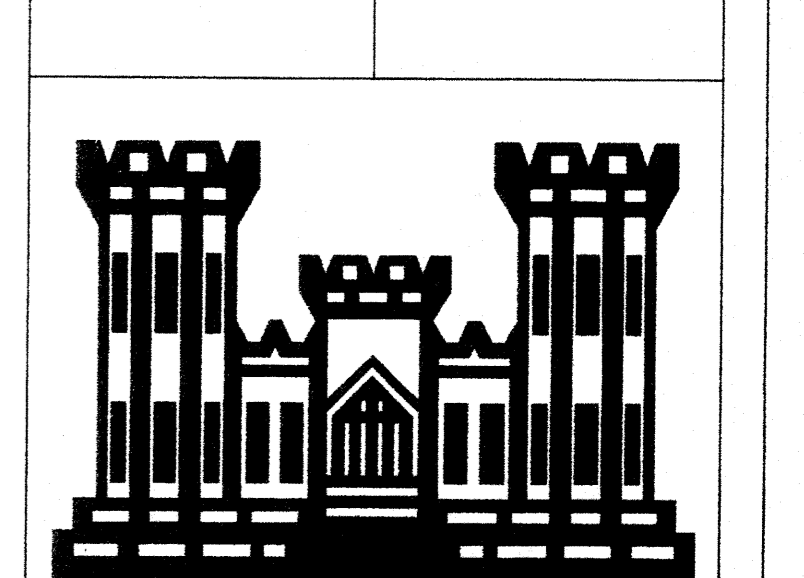
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REVISIONS table with columns: #, DATE, SUMMARY. Row 1: 1, 3-3-2023, updated plan.

Restoration Plan
23333 SADDLE PEAK RD
MALIBU CA 90625
OWNER: NEMATOLLAH MOSTAJER

GOLDEN PALACE CONSTRUCTION CO. INC.
2025 LOREZANA DR.
Woodland Hills, CA 91364
PH: (818) 868-3530 CELL: (818) 599-5310
Email: goldenpcc@aol.com; nmstajer@yahoo.com



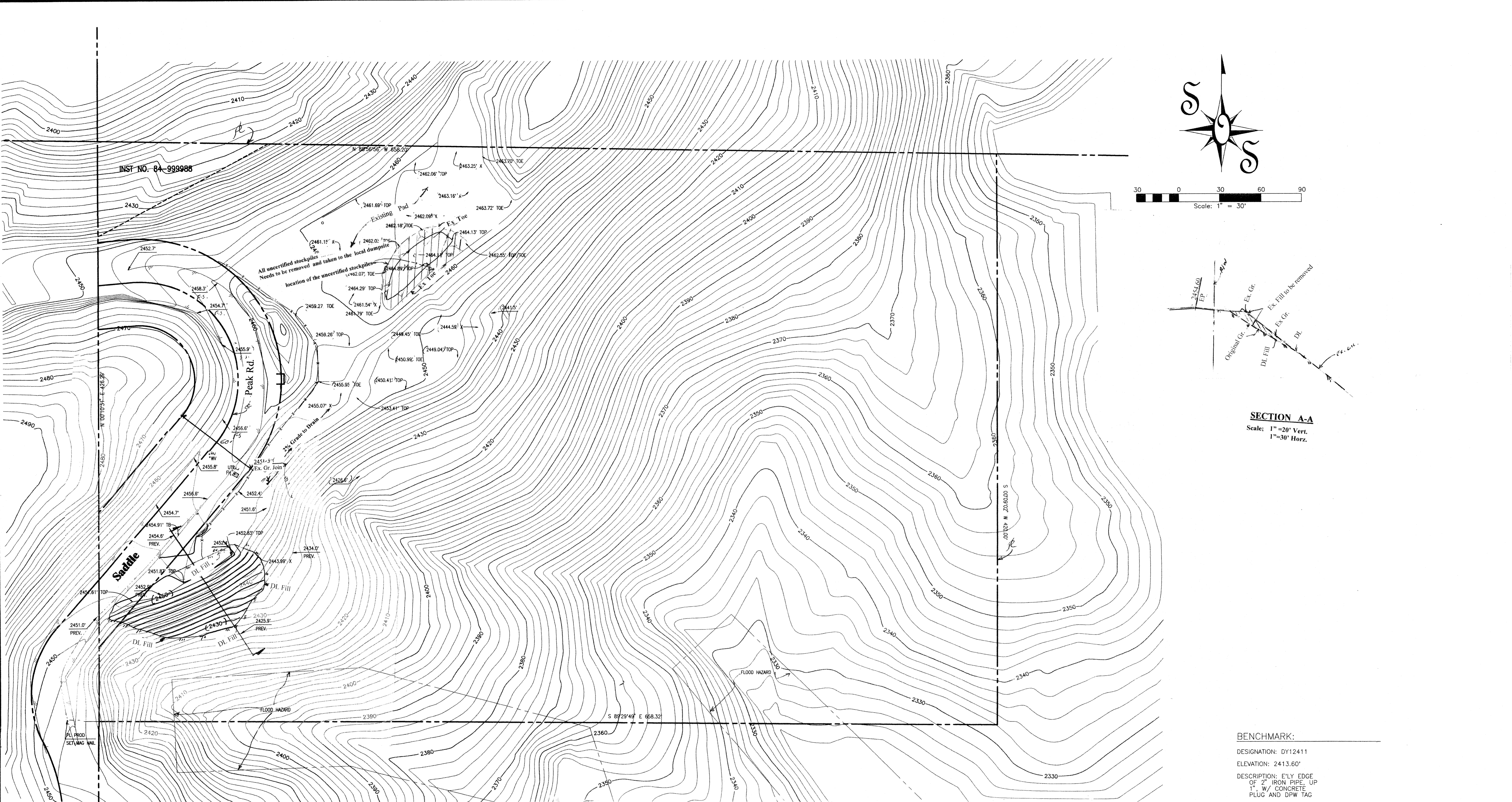
ACE CIVIL ENGINEERING
MIKE MASOODNIA
18377 Beach Blvd, Suite 211
Huntington Beach, CA 92648
818 468 9020

SMS Geotechnical Solutions, INC.
5931 Leeon Place, Suite # 109
Carlsbad, CA 92010
S.Mehdi S.Shariati 760-331-8738

Table with columns: DRAWN BY, DATE, CHECKED BY, PROJECT, SHEET NO. Values: C.G., 9-16-2019, G-2 of 3, PROJECT: 14-081, SHEET NO. G 1 of 2.

GENERAL NOTES

ATTACHMENTS



REVISIONS		
#	DATE	SUMMARY
1	3-3-2023	updated plan

Restoration Plan
 23333 SADDLE PEAK RD.
 MALIBU, CA 90265

DESCRIPTION:

OWNER:
NEMATOLLAH MOSTAJER
 20225 LORENZANA DR.
 Woodland Hills, CA 91364
 CELL: (818) 599-5310

GOLDEN PALACE CONSTRUCTION CO. INC.

20225 LORENZANA DR.
 Woodland Hills, CA 91364
 PH: (818) 888-3530 CELL: (818) 599-5310
 Email: goldenpcc@aol.com; nmostajer@yahoo.com

LEGAL DESCRIPTION.
 LOT 1 TRACT 34964 recorded per MAP BOOK 1088 Page 89 to 96

ACE CIVIL ENGINEERING
 MIKE Masoodnia
 18377 Beach Blvd, Suite 211
 Huntington Beach CA 92648
 818 468 9020

SMS Geotechnical Solutions, INC.
 5931 Sea Lion Place, Suite # 109
 Carlsbad, CA 92010
 S.Mehdi s.Shariat 760 - 331 - 8738

DRAWN BY: C.G. DATE: 9-16-2019
 CHECKED BY: PROJECT: 14-081

Restoration Plan
 SCALE: 1/16"=1'
 SHEET NO.
 G 2 of 2

Project No. GI-7-14-8
 March 3, 2023

SMS GEOTECHNICAL SOLUTIONS, INC.
 Consulting Geotechnical Engineers
 5931 Sea Lion Place, Suite 109
 Carlsbad, California 92010
 Office: 760-602-7815
 smsgeosol.inc@gmail.com

Mr. Nemat Mostajer
 225 Lorenza Drive
 Woodland Hills, California 91364

Geotechnical Update Letter
 Proposed Slope Restoration project, 23333 Saddle Peak Road, Malibu, California Page 2

We appreciate this opportunity to be of service to you again. Should you have any questions concerning this update letter, please do not hesitate to contact this office. Reference to our Project No. GI-7-14-8 will help to expedite our response to your inquiries.

SMS Geotechnical Solutions, Inc.

Mehdi S. Shariat, GE #2885
 Distribution: Addressee (email)
 ACE Engineering (email)

IN AREA OF CRITICAL DESIGN, TOPOGRAPHICAL FEATURES SHOULD BE VERIFIED PRIOR TO FINAL DESIGN.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS SURVEY ARE SET BY OTHERS, AND HAVE BEEN USED AS REFERENCE FOR THE PLOTTING OF RECORD BOUNDARY INFORMATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

BUILDING MEASUREMENTS ARE NOT TO FOUNDATION, UNLESS NOTED, AND ARE MEASURED TO BUILDING EXTERIOR. I.E. STUCCO, WOOD SIDING AND/OR BRICK VENEER.

GEOTECHNICAL UPDATE LETTER, PROPOSED SLOPE RESTORATION PROJECT, 23333 SADDLE PEAK ROAD, MALIBU, CALIFORNIA (APN 4438-039-001)

This letter is to confirm that geotechnical conditions at the above-referenced property have remained substantially unchanged. The following reports prepared by this office in support of the project (the reference reports are on file with our firm and copies can be obtained upon request), are still valid.

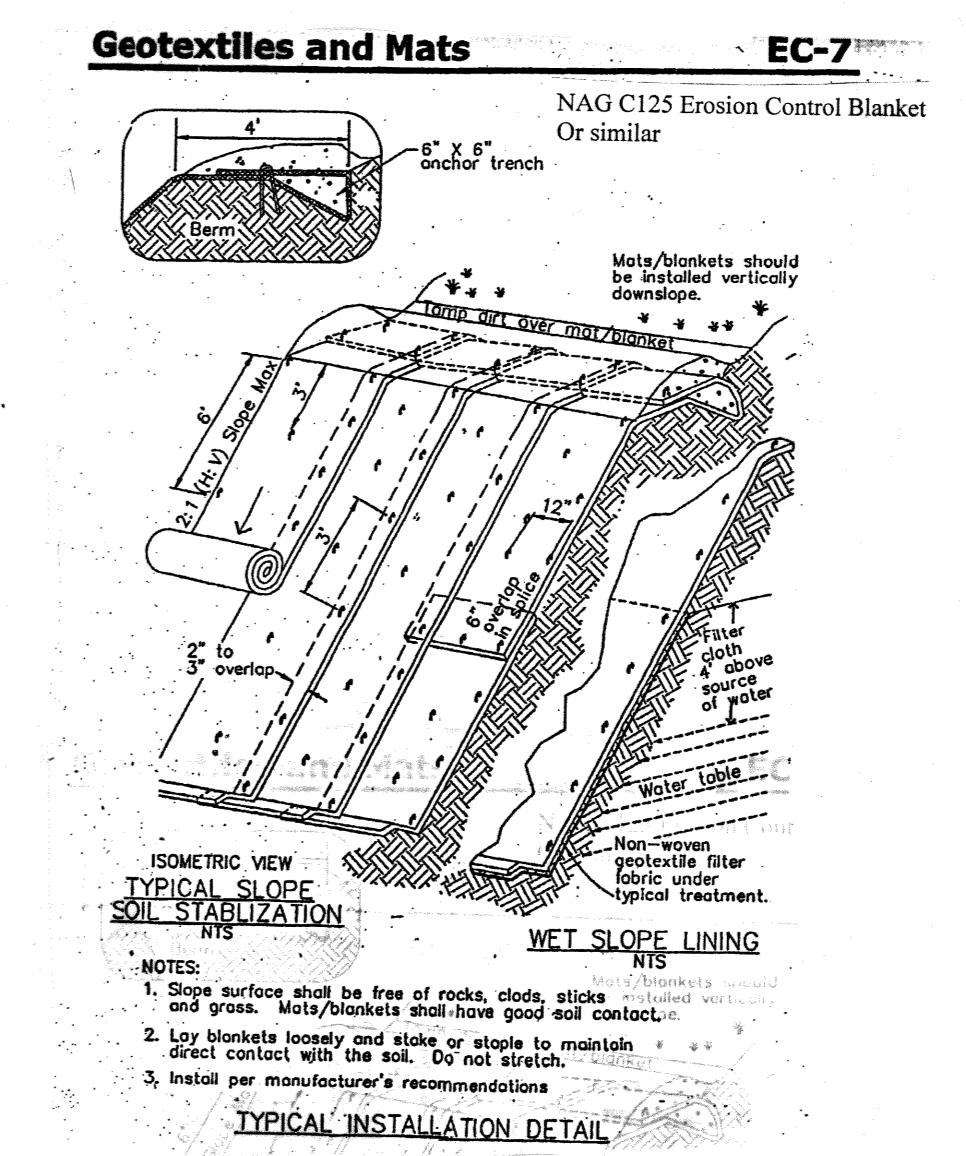
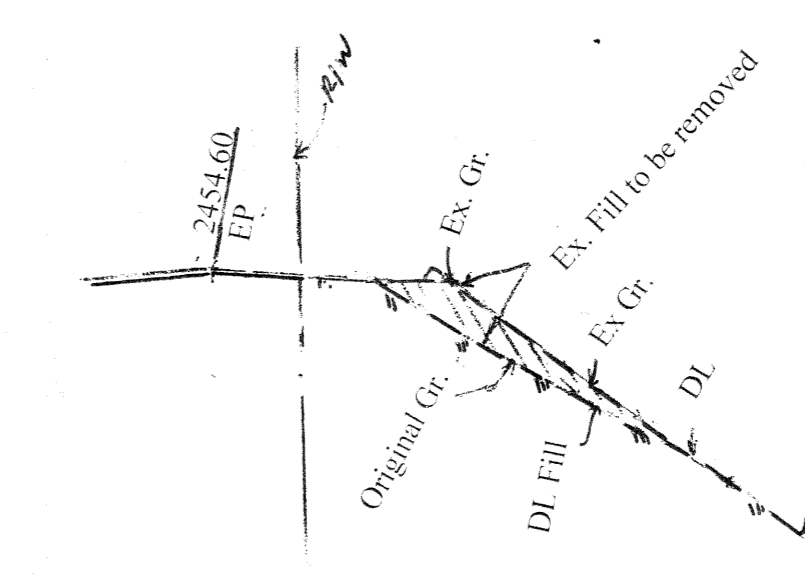
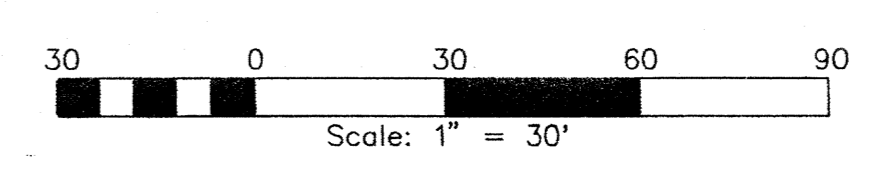
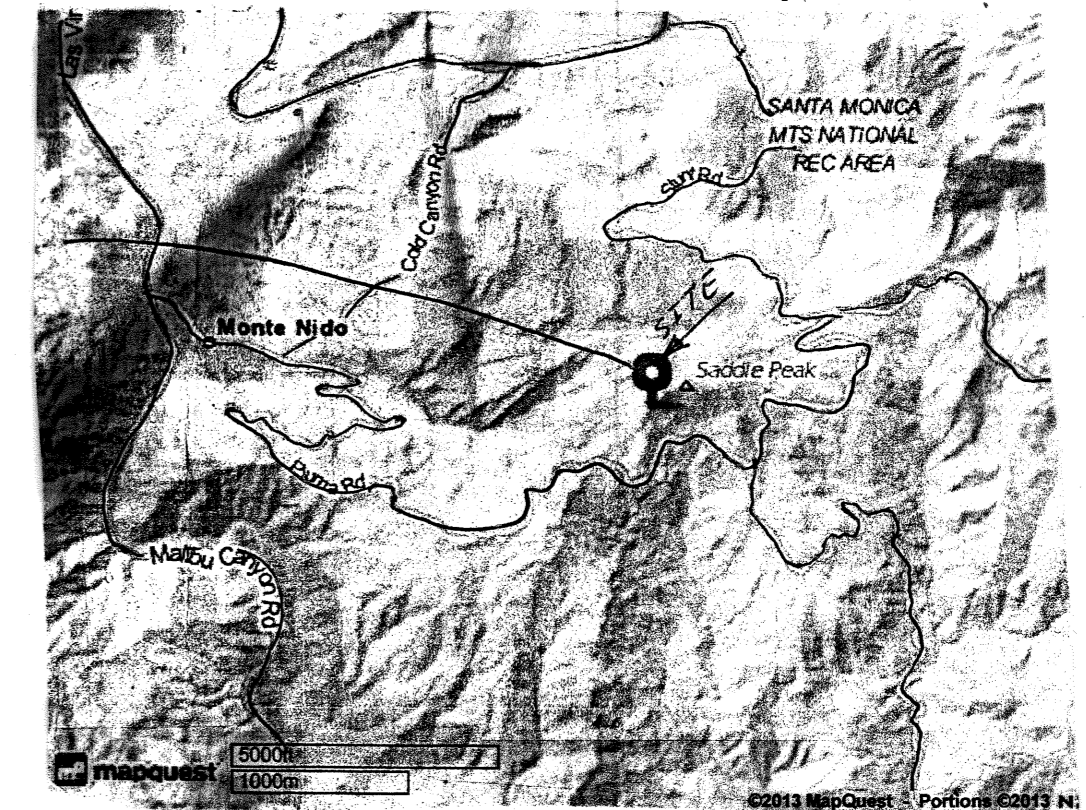
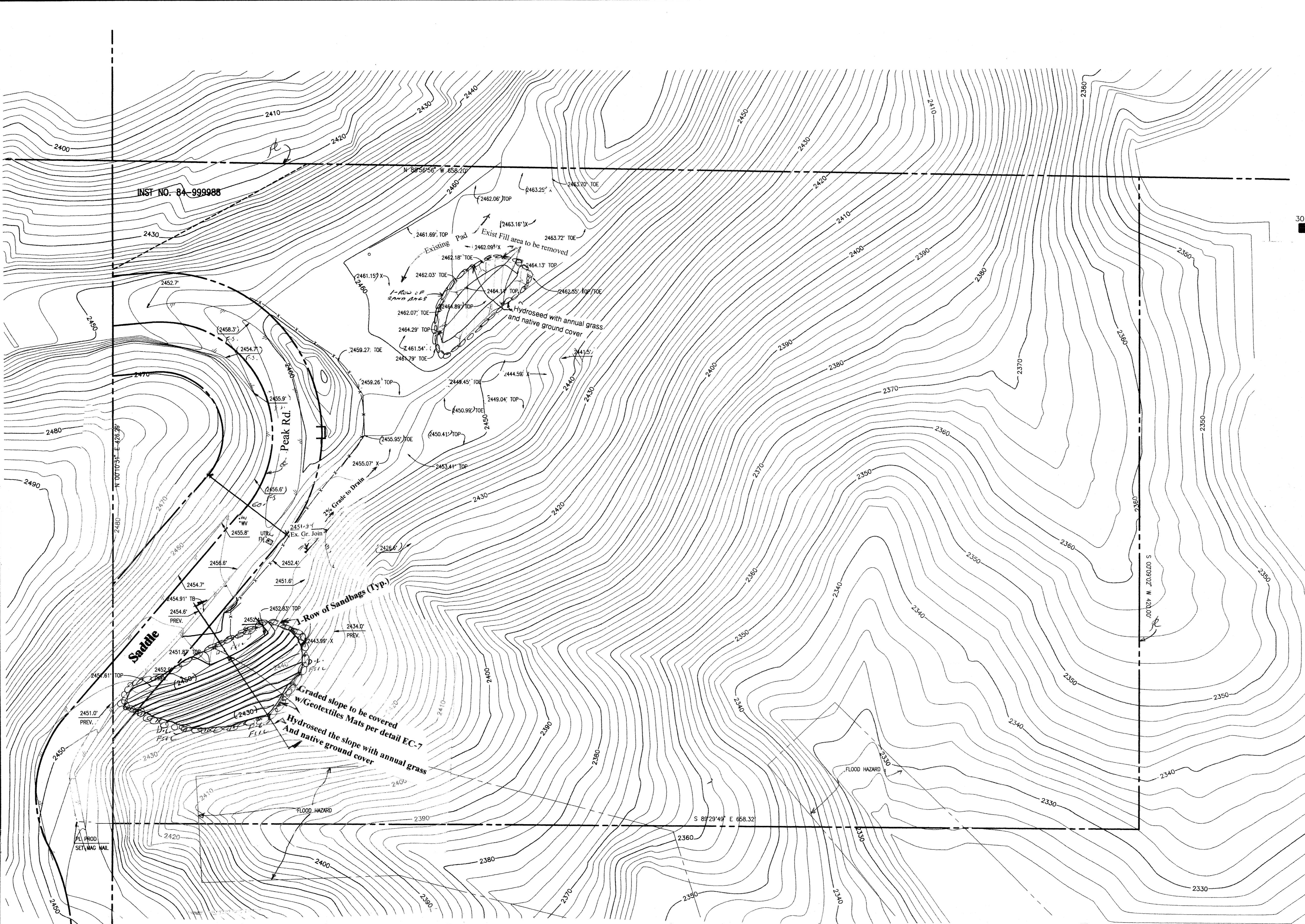
1. "Clarification Letter And Response to Review Comments, Proposed Site Restoration, 23333 Saddle Peak Road, Malibu, California (APN 4438-039-001)," Project No. GI-7-14-8, dated January 8, 2020.
2. "Geotechnical Update Letter, Proposed Slope Restoration, 23333 Saddle Peak Road, Malibu, California (APN 4438-039-001)," Project No. GI-7-14-8, dated May 7, 2019.
3. Response to Geotechnical Review Comments, Proposed Slope Restoration, 23333 Saddle Peak Road, Malibu, California, Project No. GI-7-14-8, dated July 10, 2015.
4. "Geotechnical Plan Review Update, Proposed Slope Restoration, 23333 Saddle Peak Road, Malibu, California (APN 4438-039-001)," Project No. GI-7-14-8, dated May 4, 2015.
5. Geotechnical Investigation Update And Response to County of Los Angeles Reviews, Existing Graded Residential Building Pad, 23333 Saddle Peak Road, Malibu, California (APN 4438-039-001)," Project No. GI-7-14-8, dated September 8, 2014.

All conclusions and recommendations provided the referenced report stayed unchanged and should be considered in the project designs and implemented during the construction phase, where appropriate and as applicable.

LEGEND:

EXISTING CONTOURS	----- 100
PROPOSED CONTOURS	----- (100)
TOP OF CURB	----- T.C.
FLOW LINE	----- F.L.
CARAC® FLOOR	----- G.F.
BACK OF WALL	----- B.W.
FINISHED SURFACE	----- F.S.
TOP OF GRATE	----- T.G.
TOP OF WALL	----- T.W.
CATCH BASIN	----- C.B.
DAYLIGHT	----- D.L.





BENCHMARK:
 DESIGNATION: DY12411
 ELEVATION: 2413.60'
 DESCRIPTION: ELY EDGE OF 2" IRON PIPE, UP 1" W/ CONCRETE PLUG AND DPW TAG

- EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:**
- In case of emergency, call Mr. Nemat Mostajer at 818-599-5310
 - Total Disturbed Area 4850 S.F. WDD# 1 Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
 - A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
 - Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
 - All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
 - A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.
 - The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
 - Detailing basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
 - Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
 - Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
 - Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
 - Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
 - Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
 - Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
 - Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).

- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and disposal by wind.
 - Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
 - Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
 - As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.
- Civil Engineer/QSD Signature: *[Signature]* Date: 11-15-19
- As the project owner or authorized agent of the owner, I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and reflects current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law.
- Mr. Nemat Mostajer
 Owner or Authorized Representative (Permittee) Date: 11-20-19
- Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
 - The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbook, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

- EROSION CONTROL**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDRAULIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BINGERS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES & MATS
 - EC8 - WOOD MULCHING
 - EC9 - EARTH DIMES AND DRAINAGE SWALES
 - EC10 - VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - RESERVED
 - EC14 - COMPOST BLANKETS
 - EC15 - SOIL PREPARATION/ROUGHENING
 - EC16 - NON-VEGETATED STABILIZATION
- TEMPORARY TRACKING CONTROL**
- T1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
 - T2 - STABILIZED CONSTRUCTION ROADWAY
 - T3 - ENTRANCE/OUTLET TIRE WASH
- NON-STORMWATER MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLICIT CONNECTION/DISCHARGE
 - NS7 - POTABLE WATER IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - PILE DRIVING OPERATIONS
 - NS12 - CONCRETE CURING
 - NS13 - CONCRETE FINISHING
 - NS14 - MATERIAL AND EQUIPMENT USE
 - NS15 - DEMOLITION ADJACENT TO WATER
 - NS16 - TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOIL WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATION SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL

IN AREA OF CRITICAL DESIGN, TOPOGRAPHICAL FEATURES SHOULD BE VERIFIED PRIOR TO FINAL DESIGN.

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- LEGEND:**
- EXISTING CONTOURS ----- 100
 - PROPOSED CONTOURS ----- (100)
 - TOP OF CURB ----- T.C.
 - FLOW LINE ----- F.L.
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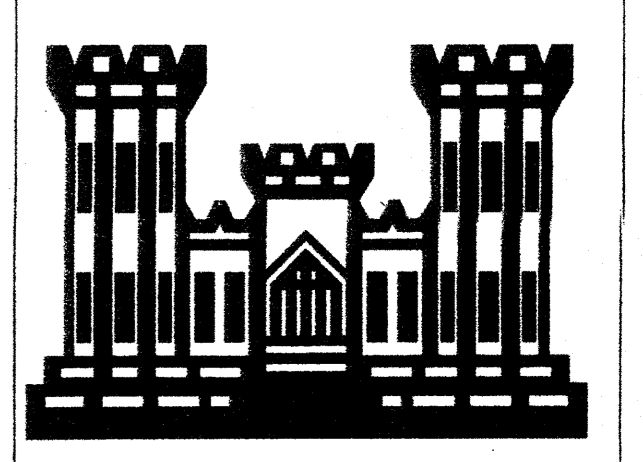
REVISIONS		
#	DATE	SUMMARY
1	3-3-2023	updated plan
2		
3		

Erosion Control & Landscaping Plan
 Restoration Plan
 23333 SADDLE PEAK RD.
 MALIBU, CA 90265

OWNER:
 NEMATOLLAH MOSTAJER
 20225 LORENZANA DR.
 Woodland Hills, CA 91364
 CELL: (818) 599-5310

GOLDEN PALACE CONSTRUCTION
 CO. INC.

20225 LORENZANA DR.
 Woodland Hills, CA 91364
 PH: (818) 888-3530 CELL: (818) 599-5310
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LEGAL DESCRIPTION.
 LOT 1 TRACT 34964 recorded per MAP BOOK 1088 Page 89 to 96

ACE CIVIL ENGINEERING
 MIKE Masoodnia
 18377 Beach Blvd, Suite 211
 Huntington Beach CA 92648
 818 468 9020

SMS Geotechnical Solutions, INC.
 5531 Sea Lion Place, Suite # 109
 Carlsbad, CA 92010
 S.Mehdi S.Shariati 760-331-8738

DRAWN BY: C.G. DATE: 9-16-2019
 CHECKED BY: PROJECT: 14-081

Erosion Control

SCALE: 1/16"=1'
 SHEET NO. E 1 of 1