


Off-Site Mitigation Trees:	168 (129, plus 39 contingency trees)
Total Mitigation Trees:	244 (205, plus 39 contingency trees)

Staff also received a letter of support for the Project from a neighborhood resident, which as attached as Exhibit D-1.

Staff's recommendation for Project approval remains unchanged. If you have any questions or need additional information, please contact Tyler Montgomery of the Coastal Development Services Section at tmontgomery@planning.lacounty.gov.

Report
Reviewed By: 
Robert Glaser, Supervising Regional Planner

Report
Approved By: 
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A-1	Revised Site Plans
EXHIBIT B-1	Revised Findings
EXHIBIT C-1	Revised Conditions of Approval
EXHIBIT D-1	Letter of Support (07/01/24)

24600 THOUSAND PEAKS ROAD

FUEL MODIFICATION (FM# 6381) & NATIVE TREE REPLACEMENT PLANTING PROGRAM

SHEET INDEX:

SHEET TITLE

L-0.0	COVER SHEET
L-1.0	SITE PHOTOGRAPHS
L-1.1	FUEL MODIFICATION
L-1.2	EXISTING PLANT DISPOSITION PLAN
L-1.3	FENCING PLAN & ELEVATION
L-2.0	PLANTING LEGEND & NOTES
L-2.1	ON-SITE PLANTING PLAN
L-2.1B	ON-SITE TREE MITIGATION PLAN
L-2.4	PLANTING DETAILS & SPECIFICATIONS
L-3.0	IRRIGATION PLAN
L-3.1	IRRIGATION DETAILS & SPECIFICATIONS
L-3.2	TEMPORARY IRRIGATION PLAN
L-3.3	TEMPORARY IRRIGATION DETAILS
L-4.0	LANDSCAPE LIGHTING PLAN

PROJECT DESCRIPTION

LEGAL DESCRIPTION:

APN 4455-052-002

LOT 1, TRACT 36172, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 57 PAGE 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

AREA OF PROPERTY: 479,160 SF
SQ. FOOTAGE OF HOUSE/COVERED PATIOS: 8290 SF

NOTE

USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

CONTACT INFORMATION:

OWNER

THOUSAND PEAKS LLC
13114 PONTOON PLACE
BRENTWOOD, CA 90049

LANDSCAPE ARCHITECT

GAUDET DESIGN GROUP
DIRK GAUDET
322 TEJON PLACE
PALOS VERDES ESTATES, CA 90274
(310) 828-4908

PROJECT

24600 THOUSAND PEAKS RD
CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

TITLE SHEET

ISSUE

1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
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PHASE

Fuel Modification & Native Tree Replacement Planting Program

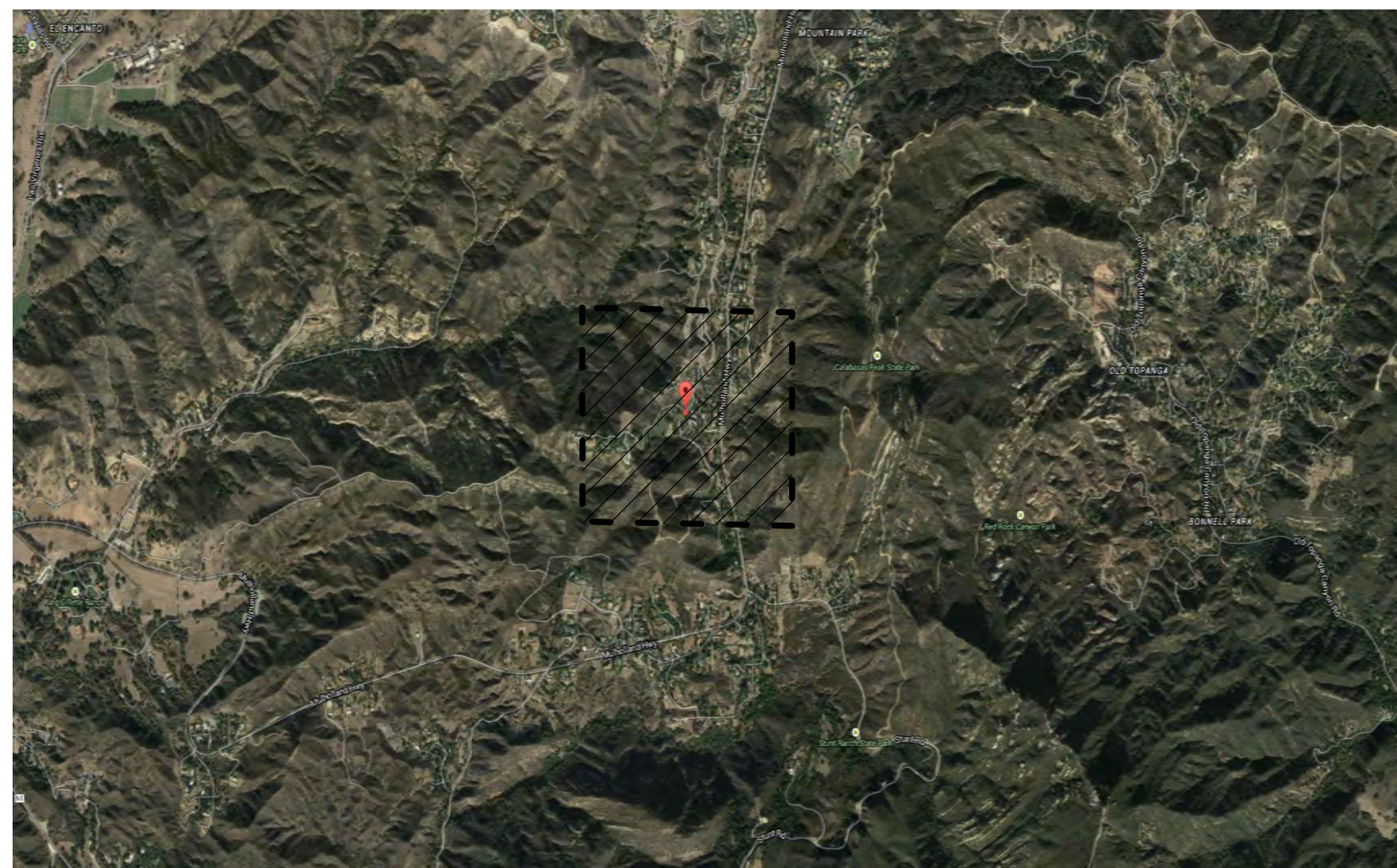
PLOT DATE 09-07-2021

DRAWN BY: TP

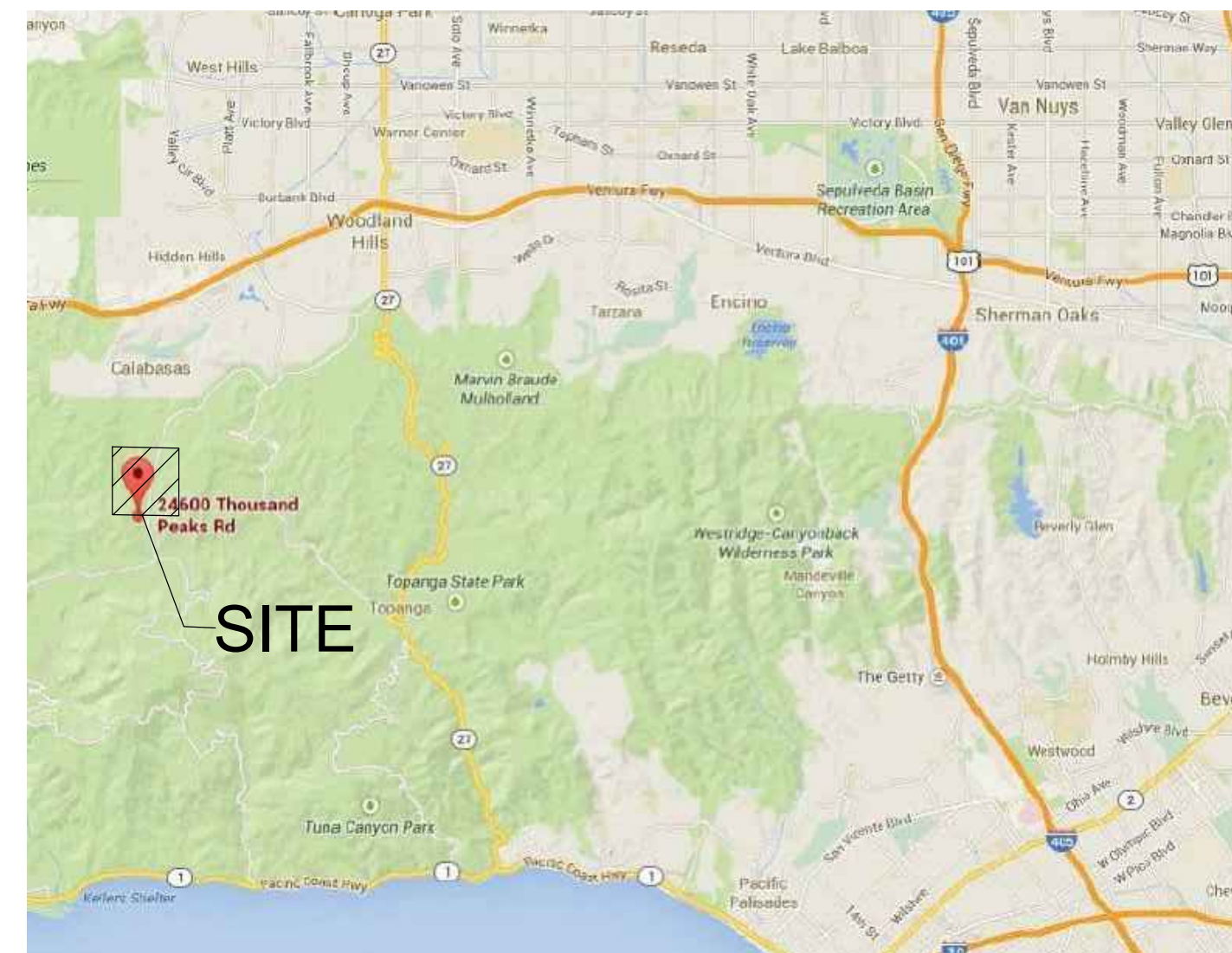
CHECKED BY: DG

SHEET 1 of 14

L-0.0



AERIAL MAP



VICINITY MAP



LOCATION MAP

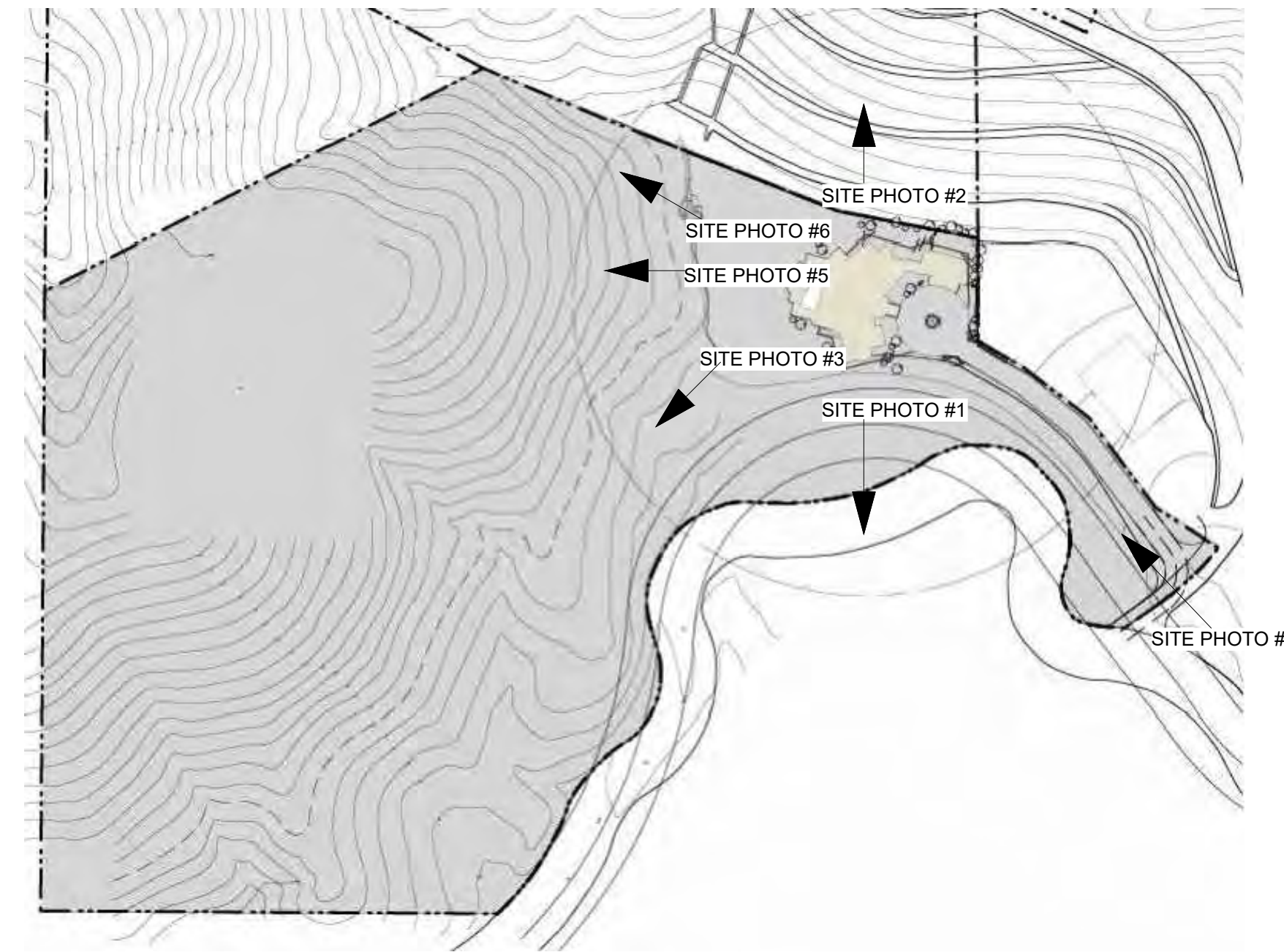




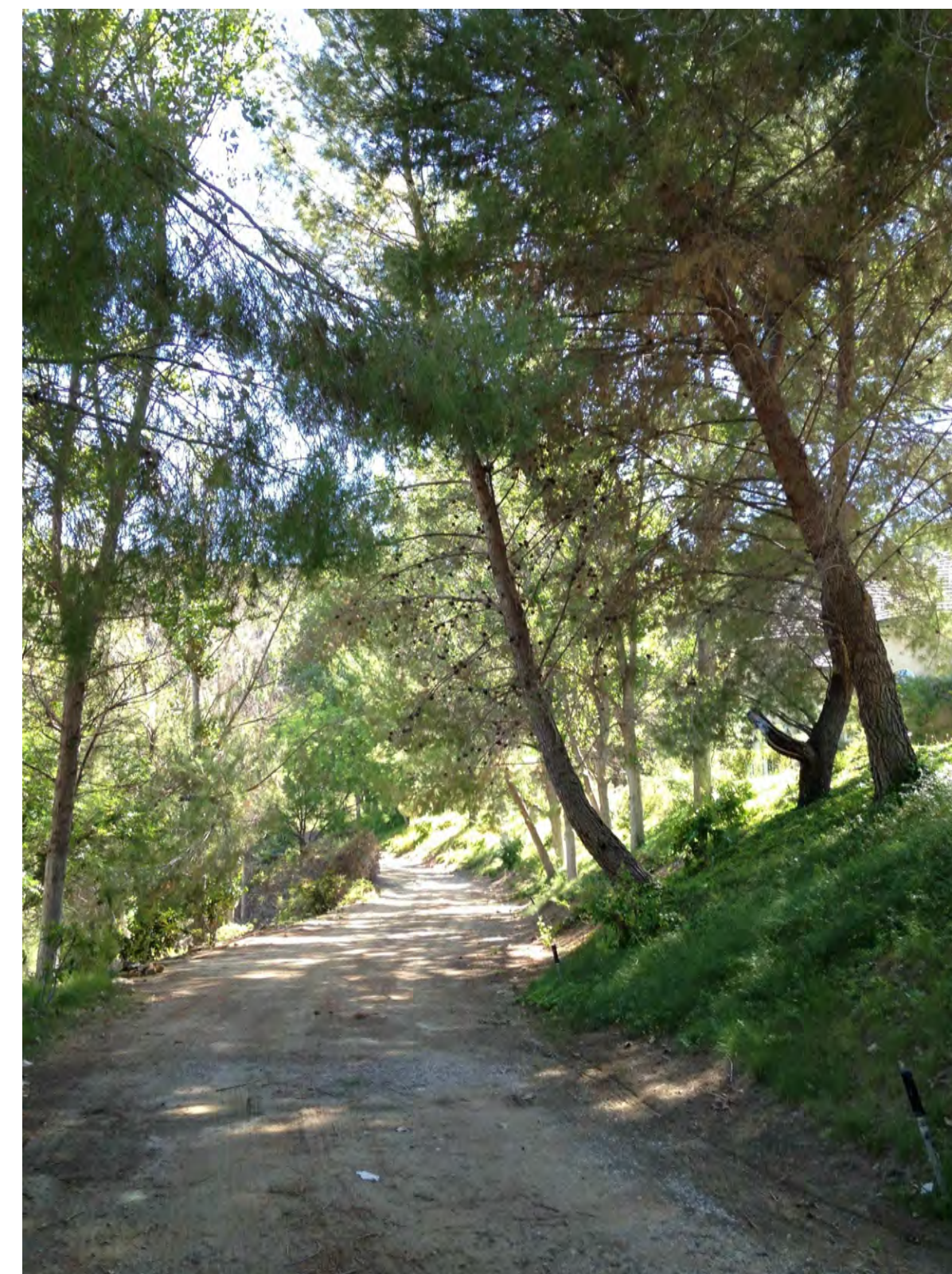
SITE PHOTO #1



SITE PHOTO #2



SITE PHOTO #3



SITE PHOTO #4



SITE PHOTO #5



SITE PHOTO #6

PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

SITE PHOTOGRAPHS

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PHASE

Fuel Modification &
 Native Tree
 Replacement Planting
 Program

PLOT DATE 09-07-2021

DRAWN BY: TP

CHECKED BY: DG

SHEET

2 of 14

L-1.0

Long Term Maintenance Agreement

- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines.
- All Lots within this project will be required to submit plans to the Fuel Modification Unit prior landscaping being installed and must be identified in the CC&Rs.
- Changes to the landscaping in common areas or individual lots reviewed by the Fuel Modification Unit shall be approved prior to installation.
- Walks may be required on lots based on location of structure and proximity to slope (to be determined upon final tract subdivision or individual lot review)
- Adjoining property owners are responsible for offsite Brush Clearance as required by the Fire Code.
- Zone C may be adjusted during inspection depending upon field conditions.

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least \$500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of \$648.

Name (Print) _____ Signature _____ Date _____

Name (Print) _____ Signature _____ Date _____

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

SANTA MONICA BACKBONE TRAIL EASEMENT DEDICATION

SANTA MONICA BACKBONE TRAIL EASEMENT DEDICATION

SANTA MONICA BACKBONE TRAIL EASEMENT DEDICATION

EXISTING NATIVE NON-IRRIGATED PLANTING TO REMAIN

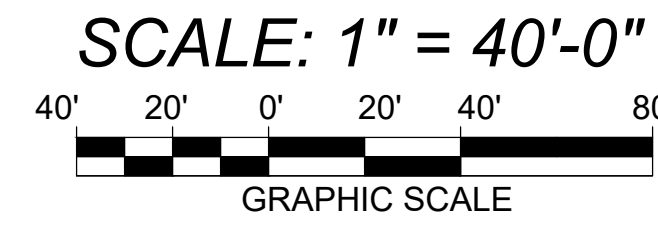
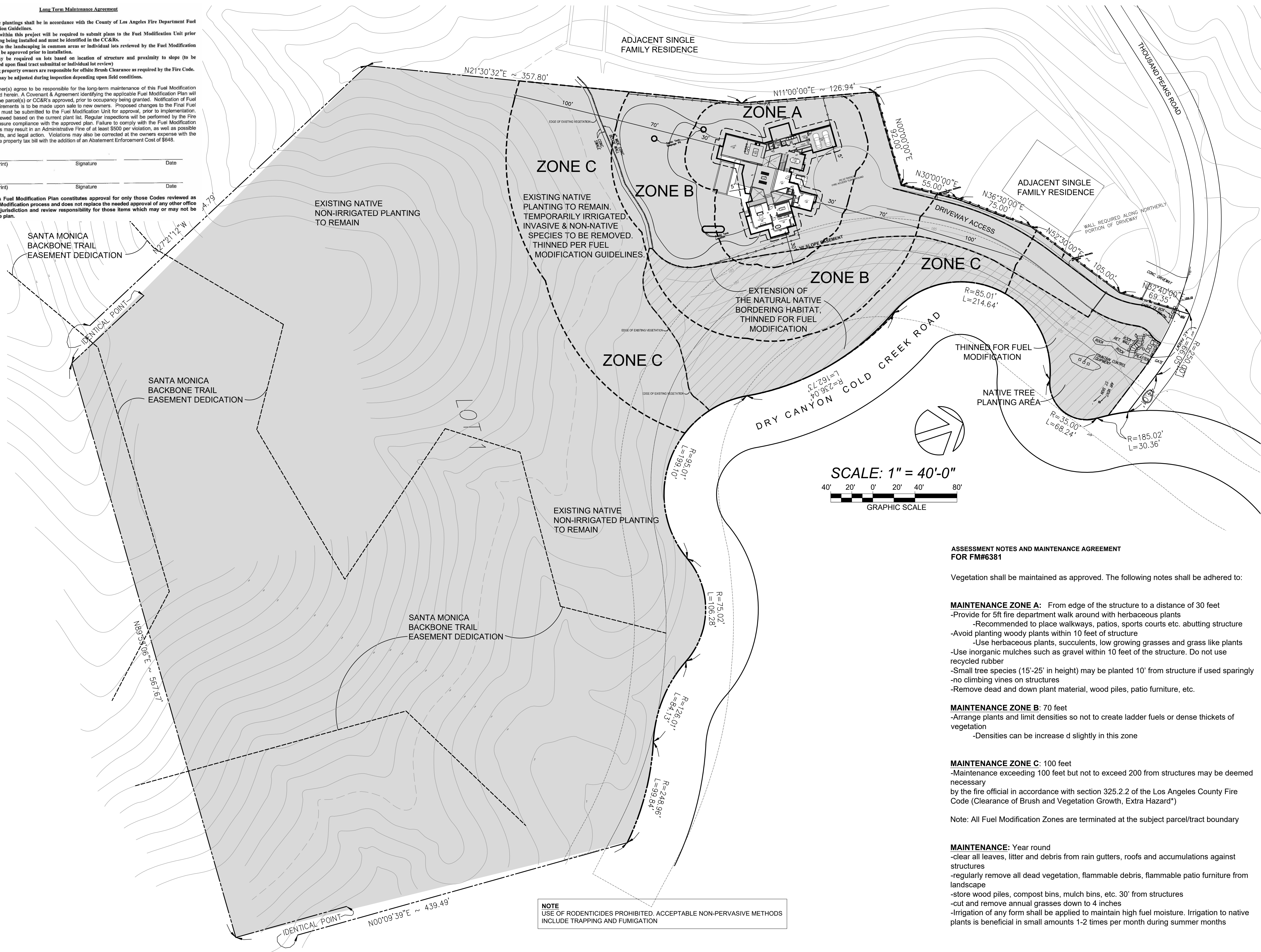
EXISTING NATIVE PLANTING TO REMAIN. TEMPORARILY IRRIGATED. INVASIVE & NON-NATIVE SPECIES TO BE REMOVED. THINNED PER FUEL MODIFICATION GUIDELINES.

EXISTING NATIVE NON-IRRIGATED PLANTING TO REMAIN

NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

ADJACENT SINGLE FAMILY RESIDENCE

ADJACENT SINGLE FAMILY RESIDENCE



ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FM#6381

Vegetation shall be maintained as approved. The following notes shall be adhered to:

- MAINTENANCE ZONE A:** From edge of the structure to a distance of 30 feet
 -Provide for 5ft fire department walk around with herbaceous plants
 -Recommended to place walkways, patios, sports courts etc. abutting structure
 -Avoid planting woody plants within 10 feet of structure
 -Use herbaceous plants, succulents, low growing grasses and grass like plants
 -Use inorganic mulches such as gravel within 10 feet of the structure. Do not use recycled rubber
 -Small tree species (15'-25' in height) may be planted 10' from structure if used sparingly
 -no climbing vines on structures
 -Remove dead and down plant material, wood piles, patio furniture, etc.

- MAINTENANCE ZONE B:** 70 feet
 -Arrange plants and limit densities so not to create ladder fuels or dense thickets of vegetation
 -Densities can be increase d slightly in this zone

- MAINTENANCE ZONE C:** 100 feet
 -Maintenance exceeding 100 feet but not to exceed 200 from structures may be deemed necessary
 by the fire official in accordance with section 325.2.2 of the Los Angeles County Fire Code (Clearance of Brush and Vegetation Growth, Extra Hazard*)

Note: All Fuel Modification Zones are terminated at the subject parcel/tract boundary

- MAINTENANCE:** Year round
 -clear all leaves, litter and debris from rain gutters, roofs and accumulations against structures
 -regularly remove all dead vegetation, flammable debris, flammable patio furniture from landscape
 -store wood piles, compost bins, mulch bins, etc. 30' from structures
 -cut and remove annual grasses down to 4 inches
 -Irrigation of any form shall be applied to maintain high fuel moisture. Irrigation to native plants is beneficial in small amounts 1-2 times per month during summer months

PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

FUEL MODIFICATION

ISSUE

ISSUE	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
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PHASE

Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE: 09-07-2021
 DRAWN BY: TP
 CHECKED BY: DG

SHEET

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L-1.1

NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

NOTE
1. ALL TREE SYMBOLS WITH DASHED-LINE CIRCLES ARE TO REMAIN.
2. ALL TREE SYMBOLS WITH SOLID LINE CIRCLES ARE TO BE REMOVED.

EXISTING ON-SITE TREES TO REMAIN		
SYMBOL	PLANT NAME	QUANT.
(%)	EXISTING PINUS FREMONTII TO REMAIN	11
(%)	EXISTING QUERCUS AGRIFOLIA TO REMAIN	32
(%)	EXISTING SALIX LAEVIGATA TO REMAIN	3

NOTE
1. FOR NATIVE TREES THAT WILL BE RETAINED, CHECK FOR MISSING OR WORN TAGS AND APPLY DURABLE TAG WITH APPROPRIATE NUMBERS. THESE WILL NEED TO BE TAGGED IN THE FIELD.
2. INSTALL PROTECTIVE FENCING AT 15-FT FROM TRUNK OR 5-FT FROM CANOPY, WHICHEVER DISTANCE IS MORE.
3. WORK WITHIN FENCING WILL BE SUPERVISED BY ARBORIST OF RECORD OR BIOLOGIST OF RECORD (AOR OR BOR) TO PRESERVE FOLIAGE AND ROOTS. FENCING IS TO BE REINSTALLED AFTER WORK COMPLETES AND RETAINED THROUGH ALL CONSTRUCTION. SEE "BEST MANAGEMENT - TREENING" ON SHEET L-1.1.

EXISTING TREES TO BE REMOVED		
SYMBOL	PLANT NAME	QUANT.
(*)	PINUS HALEPENSIS ALEPPO PINE	28
(A)	KOELREUTERA BIPINNATA CHINESE FLAME TREE	1
(C)	CUPRESS SARGENTII SARGENT CYPRESS	1
(*)	SCHINUS MOLLE PERUVIAN PEPPER	7
(■)	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	1 DEAD
(O)	POPULUS FREMONTII WESTERN COTTONWOOD	16 +2 DEAD
(+)	PISTACIA CHINESS CHINESE PISTACHE	2
(■)	QUERCUS AGRIFOLIA COAST LIVE OAK (1" UNDER-SIZED)	2
(O)	TAMARIX PARVIFLORA TAMARISK	1

NOTE: SEE REMOVAL INSTRUCTIONS ON THE LEFT.

EXISTING INVASIVE SPECIES TO BE REMOVED		
SYMBOL	PLANT NAME	QUANT.
(*)	SCHINUS MOLLE PERUVIAN PEPPER (FROM BIOLOGICAL ASSESSMENT FIGURE 5)	7
(1)	CORTADERIA SELLOANA PAMPAS GRASS	4
(2)	SCHINUS MOLLE PERUVIAN PEPPER (FROM NTRPP FIGURE 4)	6
(3)	SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER TREE	2
(4)	SPARTIUM JUNCUEM SPANISH BROOM GROUPING	2
(5)	TAMARIX RAMOSISSIMA SALT CEDAR	1
(6)	ALANTHUS ALTISSIMA TREE OF HEAVEN GROUPING	1

NOTE: SEE REMOVAL INSTRUCTIONS ON THE LEFT.

REMOVAL OF NON-NATIVE / INVASIVE SPECIES

1. REMOVE ALL NON-NATIVE AND INVASIVE PLANT SPECIES FROM THE RE-VEGETATED NATIVE AREAS OF ZONES B & C, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING OBSERVED SPECIES:

- SCHINUS MOLLE
- CENTAUREA MELITENSIS
- SONCHUS ASPER
- HIRSCHFELDIA INCANA
- SALSOLA TRAGUS
- ACACIA SPECIES
- SPARTIUM JUNCUEM
- LYSIMACHIA ARVENENSIS
- ALANTHUS ALTISSIMA
- TAMARIX RAMOSISSIMA
- PINUS HALEPENSIS
- AGROSTIS VIRIDIS
- BROMUS MADRITENSIS SSP. RUBENS
- BROMUS DIANDRUS
- PIPTATHERUM MILEACEUM

2. USE TREE REMOVAL METHODS THAT PRESERVE BATS AND BIRDS THAT SEQUESTER IN FOLIAGE.

- BRING DOWN TREES OR STRUCTURES IN A CONTROLLED MANNER USING HEAVY MACHINERY. IN ORDER TO ENSURE THE OPTIMUM WARNING FOR ANY ROOSTING BATS OR SMALL BIRDS THAT MAY STILL BE PRESENT, THE TREES OR STRUCTURES SHALL BE NUDGED LIGHTLY TWO TO THREE TIMES, WITH A PAUSE OF APPROXIMATELY 30 SECONDS BETWEEN EACH NUDGE TO ALLOW BATS AND BIRDS TO BECOME ACTIVE. TREES OR STRUCTURES MAY THEN BE PUSHED OR PULLED TO THE GROUND SLOWLY. FELLED TREES SHALL REMAIN IN PLACE FOR 48 HOURS TO ALLOW SMALL BIRDS AND BATS TO ESCAPE.

3. FOR MOST INVASIVE PLANTS, SPECIFIC MANUAL REMOVAL WITH SHOVELS INCLUDING ROOTS IS BEST. TRANSPORT ALL INVASIVE PLANT PARTS IN CLOSED CONTAINERS TO A LANDFILL. DO NOT MULCH, AS MANY OF THESE CAN REGROW FROM PLANT PARTS. FOR CERTAIN RECALCITRANT INVASIVE PLANTS, CHEMICAL MAY BE USED AS SPECIFIED IN THE NTRPP.

INSTRUCTIONS PER SPECIFIC INVASIVE PLANTS ARE THE FOLLOWING:

A.1. CORTADERIA SELLOANA (PAMPAS GRASS); MECHANICAL-ESTABLISHED CLUMPS SHOULD BE REMOVED USING PULASKIS, MATTOCKS, OR SHOVELS. TO PREVENT RESPROUTING, THE ENTIRE CROWN AND TOP SECTION OF THE ROOTS MUST BE REMOVED. A WEED SHIP CAN EXPOSE THE BASE OF THE PLAN, ALLOWING BETTER ACCESS FOR REMOVAL OF THE CROWN, AND MAKE DISPOSAL OF THE DETACHED PLANT MORE MANAGEABLE.

B.2. SCHINUS MOLLE (PERUVIAN PEPPER TREE); CUT STUMP-REMOVE THE TREE WITH A CHAINSAW TO A HEIGHT AS CLOSE TO THE EXISTING GRADE AS POSSIBLE. THIS SHOULD BE DONE DURING THE GROWING SEASON BEFORE THE TREE HAS BEGUN TO FLOWER, GENERALLY LATE SUMMER OR AUTUMN. IMMEDIATELY APPLY UNDILUTED GARLON 3A OR 40% OF CONCENTRATED ROUNDUP USING A PAINTBRUSH TO THE CUT STUMP. ALTERNATIVELY, DRILL HOLES IN THE STEMS AND POUR THE HERBICIDE INTO THE HOLES.

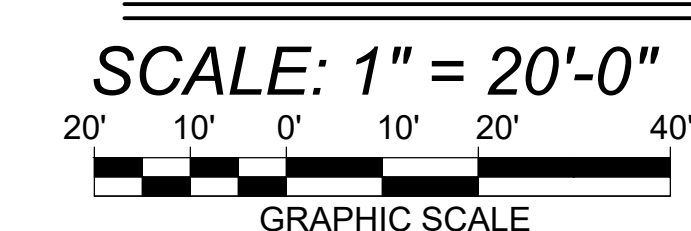
C.3. SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER TREE); CUT STUMP - REMOVE THE TREE WITH A CHAINSAW TO A HEIGHT AS CLOSE TO THE EXISTING GRADE AS POSSIBLE. THIS SHOULD BE DONE DURING THE GROWING SEASON BEFORE THE TREE HAS BEGUN TO FLOWER, GENERALLY LATE SUMMER OR AUTUMN.

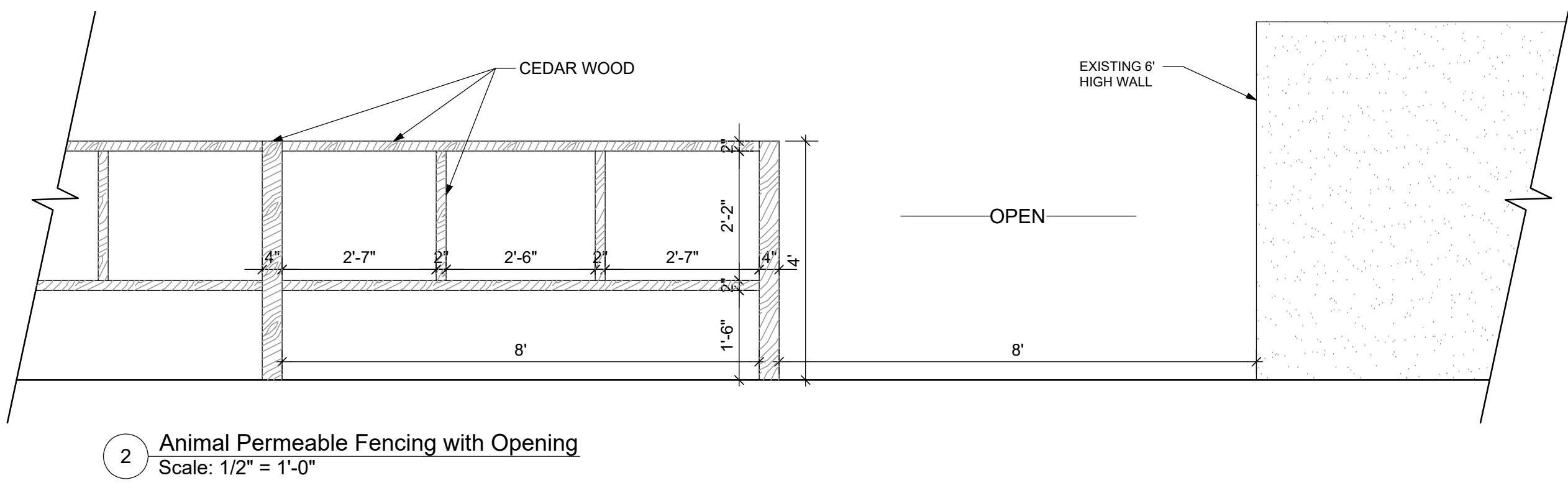
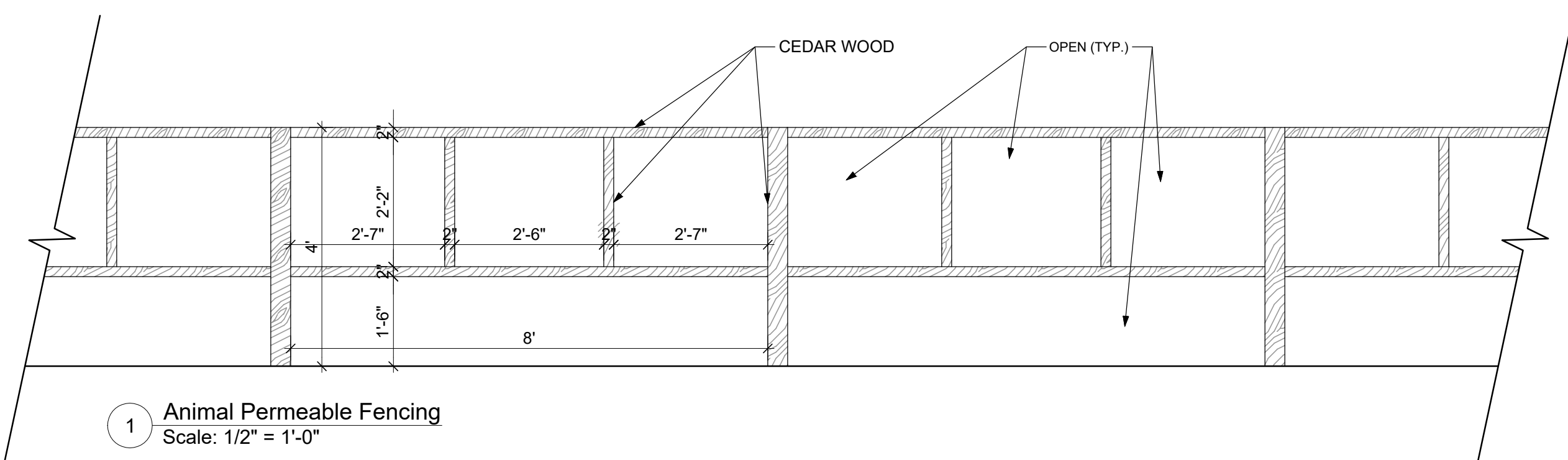
D.4. SPARTIUM JUNCUEM (SPANISH BROOM); CUT STUMP - REMOVE THE SHRUB TO A HEIGHT AS CLOSE TO THE EXISTING GRADE AS POSSIBLE. IMMEDIATELY APPLY UNDILUTED GARLON 3A OR 40% OF CONCENTRATED ROUNDUP USING A PAINTBRUSH TO THE CUT STUMP. THESE ACTIVITIES SHOULD BE AVOIDED IN THE WINTER. ALTERNATIVELY PULL OUT BY THE ROOTS WITH A WEED WRENCH.

E.5. TAMARIX RAMOSISSIMA (SALT CEDAR); CUT STUMP - REMOVE THE TREE WITH A CHAINSAW TO A HEIGHT AS CLOSE TO THE EXISTING GRADE AS POSSIBLE. IMMEDIATELY APPLY CONCENTRATED ROUNDUP USING A PAINTBRUSH TO THE CUT STUMP. THESE ACTIVITIES SHOULD BE AVOIDED UNDER DROUGHT CONDITIONS. ALTERNATIVELY, DRILL HOLES IN THE STEMS AND POUR THE HERBICIDE INTO THE HOLES.



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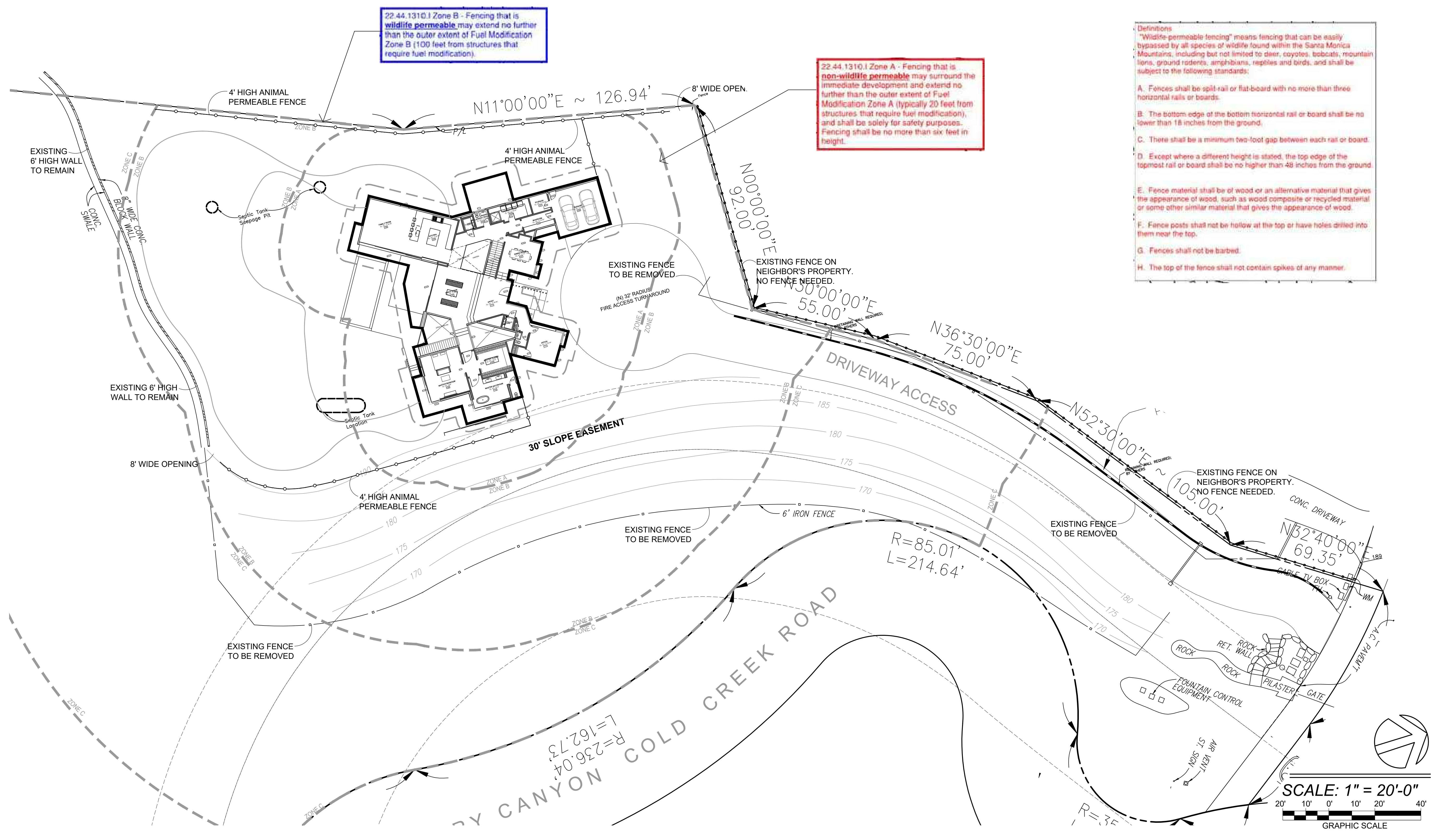


22.44.1310.1 Zone B - Fencing that is **wildlife permeable** may extend no further than the outer extent of Fuel Modification Zone B (100 feet from structures that require fuel modification).

22.44.1310.1 Zone A - Fencing that is **non-wildlife permeable** may surround the immediate development and extend no further than the outer extent of Fuel Modification Zone A (typically 20 feet from structures that require fuel modification), and shall be solely for safety purposes. Fencing shall be no more than six feet in height.

Definitions
 "Wildlife permeable fencing" means fencing that can be easily bypassed by all species of wildlife found within the Santa Monica Mountains, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds, and shall be subject to the following standards:

- A. Fences shall be split-rail or flat-board with no more than three horizontal rails or boards.
- B. The bottom edge of the bottom horizontal rail or board shall be no lower than 18 inches from the ground.
- C. There shall be a minimum two-foot gap between each rail or board.
- D. Except where a different height is stated, the top edge of the topmost rail or board shall be no higher than 48 inches from the ground.
- E. Fence material shall be of wood or an alternative material that gives the appearance of wood, such as wood composite or recycled material or some other similar material that gives the appearance of wood.
- F. Fence posts shall not be hollow at the top or have holes drilled into them near the top.
- G. Fences shall not be barbed.
- H. The top of the fence shall not contain spikes of any manner.



PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

FENCE ELEVATIONS

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PHASE

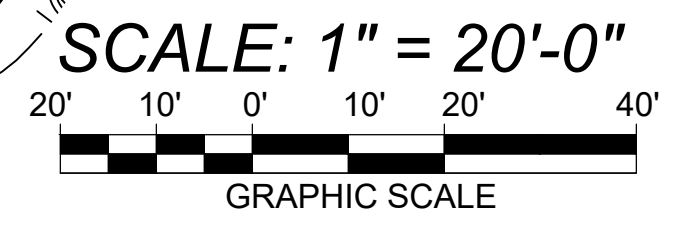
Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE: 09-07-2021
 DRAWN BY: TP
 CHECKED BY: DG

SHEET

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L-1.3



NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

MITIGATION TREE PLANTING

28 EXISTING MITIGATION TREES ON-SITE

- 9 QUERCUS AGRIFOLIA, 1 GAL (ON-SITE)
- 7 PLATANUS RACEMOSA, 1 GAL (ON-SITE)
- 5 POPULUS TRICHOCARPA, 1 GAL (ON-SITE)
- 8 SAMBUCUS NIGRA SSP CAERULEA, 1 GAL (ON-SITE)
- 19 HETEROMELES ARBUTIFOLIA, 1 GAL (ON-SITE)

129 NATIVE TREES PLANTED BY AN OFF-SITE MITIGATION PROVIDER, COORDINATED WITH THE LOS ANGELES COUNTY (<1 YEAR OLD SEEDLING SIZE)

205 TOTAL MITIGATION TREES REQUIRED

NOTE: FOR EACH MITIGATION OAK, PLANT AN ACORN OF THE SAME SPECIES (QUERCUS AGRIFOLIA) AND AMEND THE SOIL WITH OAK LEAF MULCH OR MULCH FROM NATIVE PLANTS OF THE SANTA MONICA MOUNTAINS WITHIN THE IRRIGATION CIRCLE. MULCH TO BE 4 INCHES DEEP AND TO SPREAD TO A 15' RADIUS FROM THE TRUNK. NO MULCH OR SOIL SHOULD CONTACT THE TRUNK. THE SLOPE OF DIRT SHALL BE AWAY FROM THE TRUNK.

OBSERVED EXISTING NATIVE PLANT SPECIES TO REMAIN ON SITE

Adenostoma fasciculatum	Keckiella cordifolia
Artemisia californica	Lonicera subspicata
Baccharis pilularis	Malacothamnus fasciculatus
Ceanothus species	Malosma laurina
Cercocarpus betuloides	Marah macrocarpa
Claytonia perfoliata	Populus fremontii
Eriogonum fasciculatum	Pseudognaphalium species
Eriophyllum confertiflorum	Rhamnus crocea
Helianthus annuus	Rhus integrifolia
Heteromeles arbutifolia	Rhus ovata
Hypericum species	Salvia mellifera
Isocoma menziesii	Solanum xanthi
	Toxicoscordion fremontii

EXISTING TREES TO REMAIN

SYMBOL	PLANT NAME	QUANT.	SIZE	REFERENCE	WATER NEEDS	ZONE
	EXISTING SAUK LARCHGATA TO REMAIN	3	---	EXISTING	LOW PF 0.1	B
	EXISTING POPULUS FREMONTII TO REMAIN	11	---	EXISTING	MED PF 0.4	B
	EXISTING QUERCUS AGRIFOLIA TO REMAIN	32	---	EXISTING	LOW PF 0.1	B-30

TREE LEGEND

SYMBOL	PLANT NAME	QUANT.	SIZE	REFERENCE	WATER NEEDS	ZONE
	DODONAEA VIBICIDA 'PURPUREA' PURPLE HORSESEED BUSH	3	24" BOX	DETAIL 'A' SHEET L-2.4	MED PF 0.4	A/B
	HETEROMELES ARBUTIFOLIA TOYON	19	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	7	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	3	36" BOX	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C
	POPULUS TRICHOCARPA BLACK COTTONWOOD	5	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	MED PF 0.4	A/B/C
	QUERCUS AGRIFOLIA COAST LIVE OAK PLANT ACORN OF THE SAME SPECIES WITHIN THE IRRIGATION CIRCLE OF EACH OAK (NOTE: DO NOT PLANT UNDERSTORY WITHIN 15FT OF AN OAK TRUNK. THE UNDERSTORY SHALL BE OAK LEAF MULCH)	9	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B-30
	QUERCUS AGRIFOLIA COAST LIVE OAK PLANT ACORN OF THE SAME SPECIES WITHIN THE IRRIGATION CIRCLE OF EACH OAK (NOTE: DO NOT PLANT UNDERSTORY WITHIN 15FT OF AN OAK TRUNK. THE UNDERSTORY SHALL BE OAK LEAF MULCH)	1	24" BOX MULTI-TRUNK	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B-30
	SAMBUCUS NIGRA SSP CAERULEA ELDERBERRY	8	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C

SHRUB LEGEND

SYMBOL	PLANT NAME	QUANT.	SIZE	REFERENCE	WATER NEEDS	ZONE
	ADAE AMERICANA CENTURY PLANT	13	15 GAL @ 42" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW VERY LOW PF 0.1	A/B
	ARTEMISA CALIFORNICA CALIFORNIA SAGEBRUSH	15	1 GAL AS SHOWN	DETAIL 'B' & 'C' SHEET L-2.4	VERY LOW PF 0.1	C
	ADENTOSTOMA FASCICULATUM CHAMISE	23	1 GAL AS SHOWN	DETAIL 'B' & 'C' SHEET L-2.4	VERY LOW PF 0.1	C
	ALYOGYNE HUEJELII BLUE HIBISCUS	19	15 GAL @ 48" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B
	BACCHARIS PILULARIS DWARF CORYDOTE BUSH	51	1 GAL AS SHOWN	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B/C
	CEANOTHUS OLIGANTHUS HARR-LEAF CEANOTHUS	52	1 GAL AS SHOWN	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	B
	COREOPSIS GRANTIA SEA DAHLIA	11	5 GAL @ 36" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B
	CEANOTHUS OLIGANTHUS HARR-LEAF CEANOTHUS	52	5 GAL @ 60" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	B
	EPILOBIUM CANINUM CARUM CALIFORNIA FUCHSIA	6	5 GAL @ 36" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B
	ELYMUS GLAUDIUS WESTERN RYE GRASS	51	1 GAL @ 42" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	B
	JUNCUS PATENS RUSH	86	5 GAL @ 42" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B-15
	LOMANDRA LONGIFOLIA BREEZE DWARF SIAT RUSH	6	5 GAL @ 24" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B
	MAHONIA PINNATA BARBERRY	25	5 GAL @ 48" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	B
	MUHLENBERGIA RIGENS DEER GRASS	36	5 GAL @ 48" OC	DETAIL 'B' & 'C' SHEET L-2.4	LOW PF 0.2	A/B-10
	NASSELLA PULCHRA PURPLE NEEDLE GRASS	42	1 GAL AS SHOWN	DETAIL 'B' & 'C' SHEET L-2.4	VERY LOW PF 0.1	A/B/C
	PHORMIUM DAZZLER NEW ZEALAND FLAX	34	5 GAL @ 36" OC	DETAIL 'B' & 'C' SHEET L-2.4	MEDIUM PF 0.4	A/B
	ROMNEYA COULTERI MATILIA POPPY	42	5 GAL @ 48" OC	DETAIL 'B' & 'C' SHEET L-2.4	VERY LOW PF 0.1	B
	RHAMNUS CALIFORNICA COFFEEBERRY	10	5 GAL @ 48" OC	DETAIL 'B' & 'C' SHEET L-2.4	VERY LOW PF 0.1	B

GROUND COVER LEGEND

SYMBOL	PLANT NAME	QUANT.	SIZE	SPACE	REFERENCE	WATER NEEDS	ZONE
	PEA GRAVEL/FIREFIGHTER ACCESS PATH, MIN. 5' WIDE 3" THICK LAYER	CCQ	---	---	---	---	---
	EXISTING NATIVE IRRIGATED SLOPE PLANTING TO REMAIN, REMOVE INVASIVE & NON-NATIVE SPECIES. TO BE EVALUATED IN DURING ON-SITE FIRE DEPARTMENT INSPECTION)				(3218 SF)	---	---
	AGROSTIS PALLENS NATIVE BENTGRASS	CCQ	SOD	---	---	LOW PF 0.3	A/B
	BUFFALO WYDEE GRASS (BROOD TURF)	3747	SF	SOD	---	MEDIUM PF 0.4	A/B
	CERASTIUM TOMENTOSUM SNOW-IN-SUMMER	267	SF	1 GAL	24" OC	MEDIUM PF 0.4	A/B
	LOCAL NATIVE SEED MIX: ACMISSON GLABER, FOX SEEDING, NASSELLA PULCHRA, HORDEUM B. CALIFORNIA, LUPINUS SUCCULENTUS	CCQ	APPLY @ A RATE OF 40-50 LBS LIVE SEED PER ACRE	---	---	LOW PF 0.2	B/C
	SANTA MONICA MOUNTAIN MIX BY SSS SEEDS: ACMISSON GLABER, BROMUS CARINATUS, BROMUS CARINATUS, CUCAMONGA, CAEMISSONOPSIS, CHERAMYPHOLLA, CLARKIA PURPUREA, ERIOGONUM ONERIUM, ERIOPHYLLUM CONFERTIFLORUM, ESCHSCHOLZIA CALIFORNICA, LUPINUS SUCCULENTUS, MELICA IMPERFECTA, MIMULUS ALBIRANTACUS LONGIFLORUS, PENSTEMON SPECTABILIS, STIPA PULCHRA, VERBENA LASIOTACHYS	CCQ	APPLY @ A RATE OF 40-50 LBS LIVE SEED PER ACRE	---	---	LOW PF 0.2	B/C
	LOCAL NATIVE SEED MIX: ACMISSON GLABER, ARTEMISA CALIFORNICA, CLARKIA PURPUREA, ELYMUS CONDENSATUS, ENCLERA FARINOSA, ERIOGONUM FASCICULATUM, ERIOPHYLLUM CONFERTIFLORUM, LUPINUS SUCCULENTUS, MELICA IMPERFECTA, MIMULUS ALBIRANTACUS LONGIFLORUS, PENSTEMON SPECTABILIS, STIPA PULCHRA, VERBENA LASIOTACHYS	CCQ	APPLY @ A RATE OF 40-50 LBS LIVE SEED PER ACRE	---	---	LOW PF 0.2	C
	OAK LEAF MULCH 3" MINIMUM LAYER	CCQ	---	---	---	---	---

CCQ: CONTRACTOR TO COMPUTE QUANTITY
*WILL REQUIRE ANNUAL MOWING TO 3" MAX HEIGHT
**WOODY SPECIES. MAY REQUIRE SELECTIVE THINNING POST GERMINATION

GUIDELINES FOR IRRIGATION & MITIGATION OF NATIVE PLANTS IN LANDSCAPES FOR THE SANTA MONICA MOUNTAINS

IRRIGATION

INITIALLY, IRRIGATION IS REQUIRED TO ESTABLISH NATIVE PLANTS. AFTER HEALTHY ESTABLISHMENT, IRRIGATION MAY OCCUR IN TIMES OF DROUGHT, ABOUT ONCE A MONTH IN THE SUMMER FOR PLANTS OTHER THAN OAKS.

AN IRRIGATION SYSTEM NEEDS TO BE INSTALLED ACCORDING TO THE APPROVED FUEL MODIFICATION PLAN. USUALLY FOR A 100-FOOT HORIZONTAL DISTANCE AROUND ANY STRUCTURES (OR UP TO PARCEL BOUNDARIES); IRRIGATION IS REQUIRED TO MAINTAIN PLANT HEALTH. IT NEEDS TO BE IN PLACE AND SUFFICIENT FOR FIRE PROTECTION AND TESTED TWICE A YEAR, BEFORE AND FOLLOWING FIRE SEASON, AND REPAIRED AT THOSE TESTING TIMES.

NATIVE PLANT IRRIGATION REGIMES:

OAK TREE IRRIGATION AND MAINTENANCE:

ARRANGE SOIL AROUND THE BASE OF TREES TO SLOPE AWAY SO THAT RAINFALL DRAINS AWAY FROM THE TRUNK; AVOID PONDING AT THE BASE OF THE TRUNK. LEAVE 6- TO 10- FEET AROUND THE TRUNK CLEARED OF NON-NATIVES AND WITHOUT IRRIGATION. PROTECTIVE NATIVE PLANT MULCH CAN COVER THIS AREA AND PROTECT THE ROOTS. OAK LEAF MULCH IS PREFERRED. IRRIGATION CAN BE DONE WITH HOSES ONCE A MONTH AT SIX FEET FROM THE TRUNK IN THE NORMAL RAINFALL MONTHS, OCTOBER-MARCH, UNTIL TREE IS ESTABLISHED (SEVERAL YEARS), AND THEN ONLY ONCE OR TWICE IN SUMMER IN TIMES OF SEVERE DROUGHT. AFTER ESTABLISHMENT, ONLY RAINFALL SHOULD IRRIGATE OAKS. NO WATER SHOULD BE APPLIED APRIL-SEPTEMBER. IN TIMES OF SEVERE DROUGHT, ESTABLISHED NATIVE OAKS MAY BE IRRIGATED ONCE IN MID-SUMMER USING A DRIP IRRIGATION SOAKER HOSE ALONG THE DOWNSLOPE PERIPHERY OF THE CANOPY DRIP LINE. THIS WILL USUALLY BE ALONG HALF OF THE CANOPY DRIP LINE. IRRIGATE UNTIL MOISTURE REACHES SIX-INCH DEPTH. **TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED WHEN OAKS ARE ESTABLISHED.**

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:

PLANTS IN THESE ZONES ARE WATERED LIKE OAKS (BUT TYPICALLY AT 3- FEET OR MORE FROM THE TRUNKS AT EDGES OF A PLANT BASIN) UNTIL ESTABLISHED, ONCE A MONTH OCTOBER-MARCH, AND THEN ONLY ONCE OR TWICE IN SUMMER UNTIL ESTABLISHED (SEVERAL YEARS). USUALLY, ONLY RAINFALL SHOULD IRRIGATE NATIVE PLANTS AFTER ESTABLISHMENT, AND NO WATER SHOULD BE APPLIED APRIL-SEPTEMBER. IN TIMES OF SEVERE DROUGHT, ESTABLISHED NATIVE SHRUBS MAY BE IRRIGATED AS NEEDED IN SUMMER. **TEMPORARY IRRIGATION SYSTEM SHALL BE REMOVED ONCE NATIVE PLANTS ARE ESTABLISHED.**

DO NOT REMOVE IRRIGATION AROUND STRUCTURES IN ZONES A AND B, BECAUSE IT IS REQUIRED FOR FIRE SAFETY. OBSERVE THE IRRIGATION REGIME FOR NATIVE PLANTS IN THE LANDSCAPE AND THE ENVIRONMENT OF THE SANTA MONICA MOUNTAINS.

MITIGATION:

REMOVALS AND ENCROACHMENTS OF PROTECTED OAKS (AND OTHER NATIVE TREES) MAY ENTAIL PLANTING IN THE LANDSCAPE. FOLLOW IRRIGATION REGIMES ABOVE FOR NATIVE MITIGATION PLANTS. THE PLAN MUST FOLLOW LIP MITIGATION REQUIREMENTS FOR NATIVE TREES: HTTP://PLANNING.LACOUNTY.GOV/ASSETS/UPL/PROJECT/COASTAL_ADOPTED-LIP-MAPS.PDF.

SEE SECTION 22.44.1920 K, PP. 527-530, OF THE LIP FOR TREE MITIGATION REQUIREMENTS (INCLUDES ENCROACHMENTS INTO PROTECTED ZONES).

FOR OFF-SITE MITIGATION, PLANTINGS SHOULD BE IN PERMANENTLY PROTECTED AREAS SUCH AS GOVERNMENT LAND OR LAND PROTECTED BY A CONSERVATION EASEMENT OR OWNED BY A LAND CONSERVATION MANAGEMENT GROUP.

PROJECT
24600 THOUSAND PEAKS RD
CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

PLANTING LEGEND & NOTES

ISSUE	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
5	11-08-18	BIOLOGY COMMENTS
6	11-10-18	PLNCHK COMMENTS
7	04-17-19	PLNCHK COMMENTS
8	07-16-19	PLNCHK COMMENTS
9	09-18-19	PLNCHK COMMENTS
10	02-17-20	PLNCHK COMMENTS
11	05-26-20	PLNCHK COMMENTS
12	06-01-20	FM COMMENTS
13	06-03-20	FM COMMENTS
14	01-11-21	PLNCHK COMMENTS
15	05-11-21	TREE REDUCTION
16	09-07-21	PLNCHK COMMENTS

PHASE

Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE: 09-07-2021
DRAWN BY: TP
CHECKED BY: DG

NOTE
 USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS
 INCLUDE TRAPPING AND FUMIGATION

NOTE
 1. SEE SHEET L-2.0 FOR PLANTING LEGEND AND NOTES.
 2. SEE SHEET L-2.3 FOR PLANTING INSTRUCTIONS.
 3. SEE SHEETS L-3.0 TO L-3.3 FOR IRRIGATION INSTRUCTIONS



PROJECT
 24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302
 APN: 4455-052-002

SHEET TITLE
 PLANTING PLAN

ISSUE

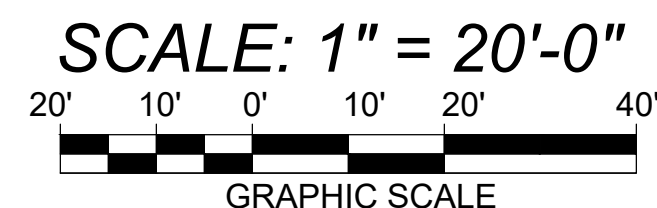
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PHASE
 Fuel Modification &
 Native Tree
 Replacement Planting
 Program

PLOT DATE 09-07-2021
 DRAWN BY: TP
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SHEET 7 of 14

L-2.1



NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

NOTE
SEE SHEET L-2.2 FOR THE REQUIREMENTS OF THE MITIGATION PLANS AND ANNUAL REPORTING.

MITIGATION TREE PLANTING

28 EXISTING MITIGATION TREES ON-SITE

- 9 QUERCUS AGRIFOLIA. 1 GAL (ON-SITE)
- 7 PLATANUS RACEMOSA. 1 GAL (ON-SITE)
- 5 POPULUS TRICHOCARPA. 1 GAL (ON-SITE)
- 8 SAMBUCUS NIGRA SSP CAERULEA. 1 GAL (ON-SITE)
- 19 HETEROMELES ARBUTIFOLIA. 1 GAL (ON-SITE)

129 NATIVE TREES PLANTED BY AN OFF-SITE MITIGATION PROVIDER, COORDINATED WITH THE LOS ANGELES COUNTY (<1 YEAR OLD SEEDLING SIZE)

205 TOTAL MITIGATION TREES REQUIRED

NOTE: FOR EACH MITIGATION OAK, PLANT AN ACORN OF THE SAME SPECIES (QUERCUS AGRIFOLIA) AND AMEND THE SOIL WITH OAK LEAF MULCH OR MULCH FROM NATIVE PLANTS OF THE SANTA MONICA MOUNTAINS WITHIN THE IRRIGATION CIRCLE OF EACH OAK. MULCH TO BE 4 INCHES DEEP AND TO SPREAD TO A 15' RADIUS FROM THE TRUNK. NO MULCH OR SOIL SHOULD CONTACT THE TRUNK. THE SLOPE OF DIRT SHALL BE AWAY FROM THE TRUNK.

MITIGATION TREE TAGGING

1. ALL RETAINED NATIVE TREES, ENCRONCHED TREES, AND NEW MITIGATION TREES TO BE NUMBERED ACCORDING TO THIS PLAN, AND TAGGED WITH DURABLE TAGS (3" X 2" THICK ALUMINUM SHEET, INSCRIBED, AND TIED TO TREE OR EQUAL TO LAST A MINIMUM OF 10 YEARS IN THE FIELD)
2. ANY NEW REQUIRED MITIGATION TREES SHOULD BE ADDED TO THE PLAN AND PROVIDED WITH UNIQUE NUMBERING AND TAGS.

EXISTING TREES TO REMAIN

SYMBOL	PLANT NAME	QUANT.	SIZE	REFERENCE	WATER NEEDS	ZONE
⊙	EXISTING SALIX LAEVIGATA TO REMAIN	3	---	EXISTING	LOW PF 0.1	B
⊙	EXISTING POPULUS FREMONTI TO REMAIN	11	---	EXISTING	MED PF 0.4	B
⊙	EXISTING QUERCUS AGRIFOLIA TO REMAIN	32	---	EXISTING	LOW PF 0.1	B-30

ON-SITE MITIGATION TREE LEGEND

SYMBOL	PLANT NAME	QUANT.	SIZE	REFERENCE	WATER NEEDS	ZONE
⊙	HETEROMELES ARBUTIFOLIA TOYON	19 (TREES #141-159)	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C
⊙	POPULUS TRICHOCARPA BLACK COTTONWOOD	5 (TREES #128-132)	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	MED PF 0.4	A/B/C
⊙	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	7 (TREES #121-127)	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C
⊙	QUERCUS AGRIFOLIA COAST LIVE OAK	9 (TREES #112-120)	<1 Y.O. SEEDLING SOURCED FROM SANTA MONICA MTS	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B-30
⊙	SAMBUCUS NIGRA SSP CAERULEA ELDERBERRY	8 (TREES #133-140)	<1 Y.O. SEEDLING	DETAIL 'A' SHEET L-2.4	LOW PF 0.1	B/C

LEGEND

SYMBOL	DESCRIPTION
⊘	ENCROACHED TREES

PROJECT

24600 THOUSAND PEAKS RD
CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

ON-SITE TREE MITIGATION PLAN

ISSUE

ISSUE	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
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PHASE

Fuel Modification & Native Tree Replacement Planting Program

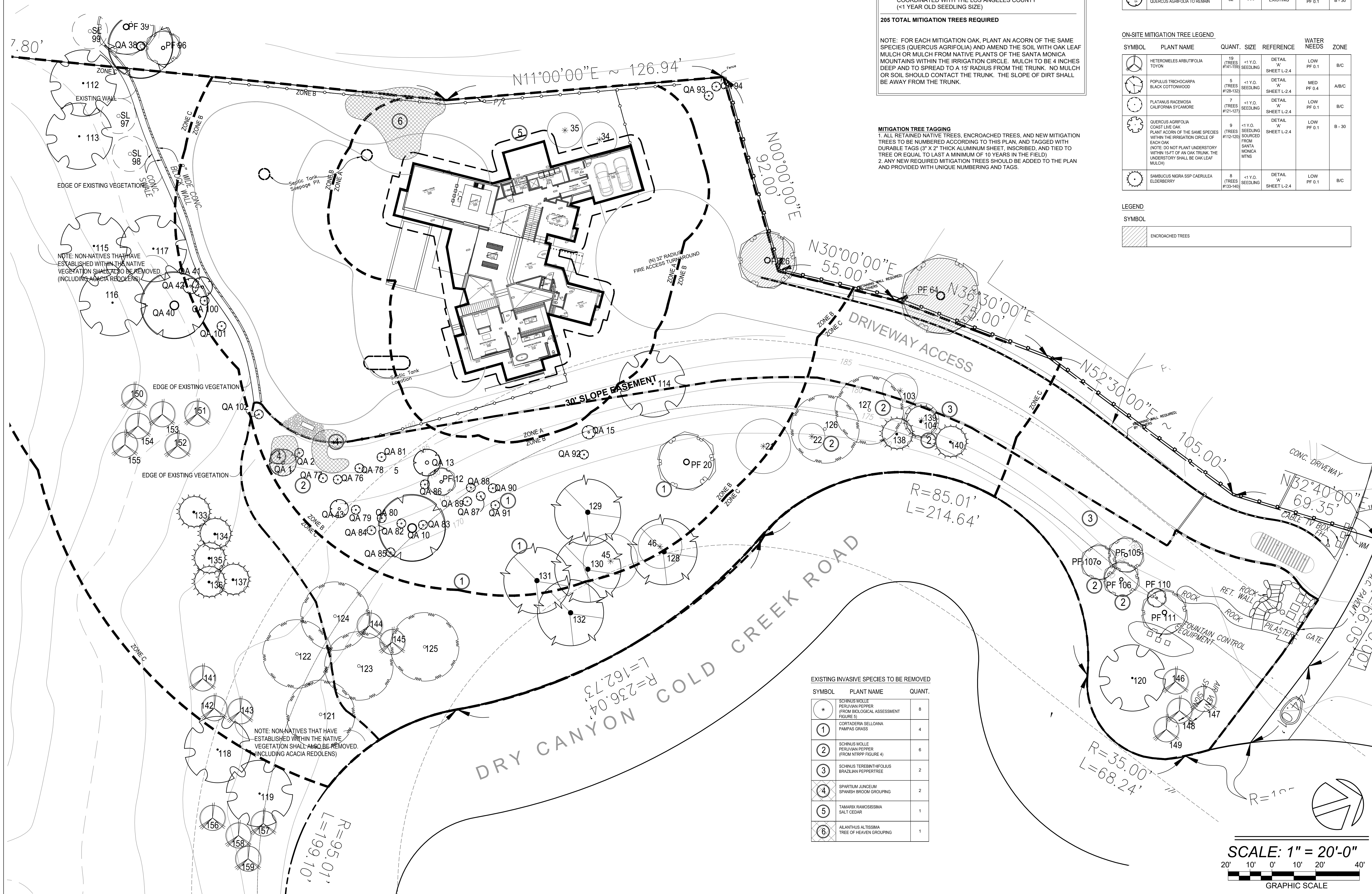
PLOT DATE 09-07-2021

DRAWN BY: TP

CHECKED BY: DG

SHEET 8 of 14

L-2.1B



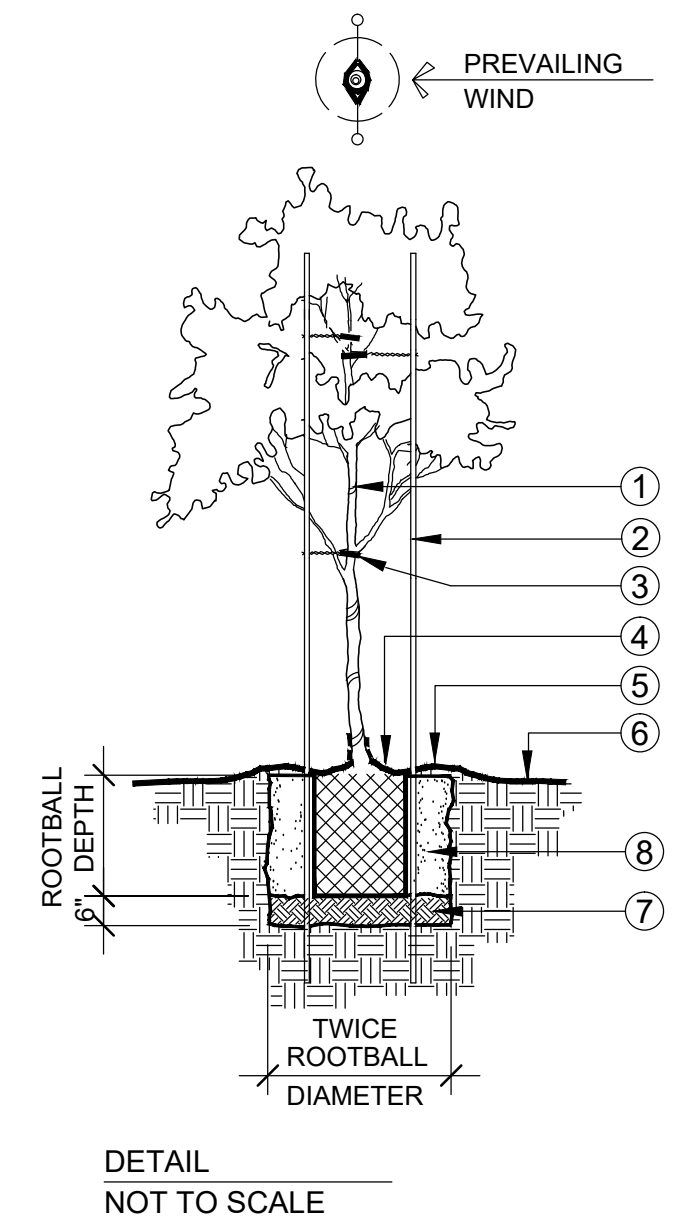
NOTE: NON-NATIVES THAT HAVE ESTABLISHED WITHIN THE NATIVE VEGETATION SHALL ALSO BE REMOVED (INCLUDING ACACIA REDOLENS)

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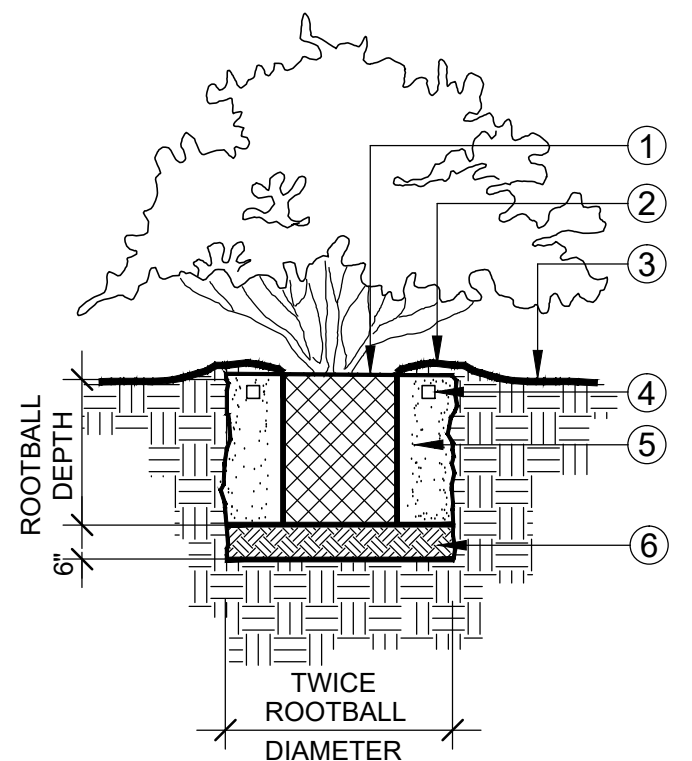
EXISTING INVASIVE SPECIES TO BE REMOVED

SYMBOL	PLANT NAME	QUANT.
⊙	SCHNUS MOLLE PERUVIAN PEPPER (FROM BIOLOGICAL ASSESSMENT FIGURE 3)	8
①	CORTADERIA SELLOANA PAMPAS GRASS	4
②	SCHNUS MOLLE PERUVIAN PEPPER (FROM NTRPP FIGURE 4)	6
③	SCHNUS TEREBINTHIFOLIS BRAZILIAN PEPPERTREE	2
④	SPARTAN JUNCHEM SPANISH BROOM GROUPING	2
⑤	TAMARIX RAMOSSISSIMA SALT CEDAR	1
⑥	ALANTHUS ALTISSIMA TREE OF HEAVEN GROUPING	1

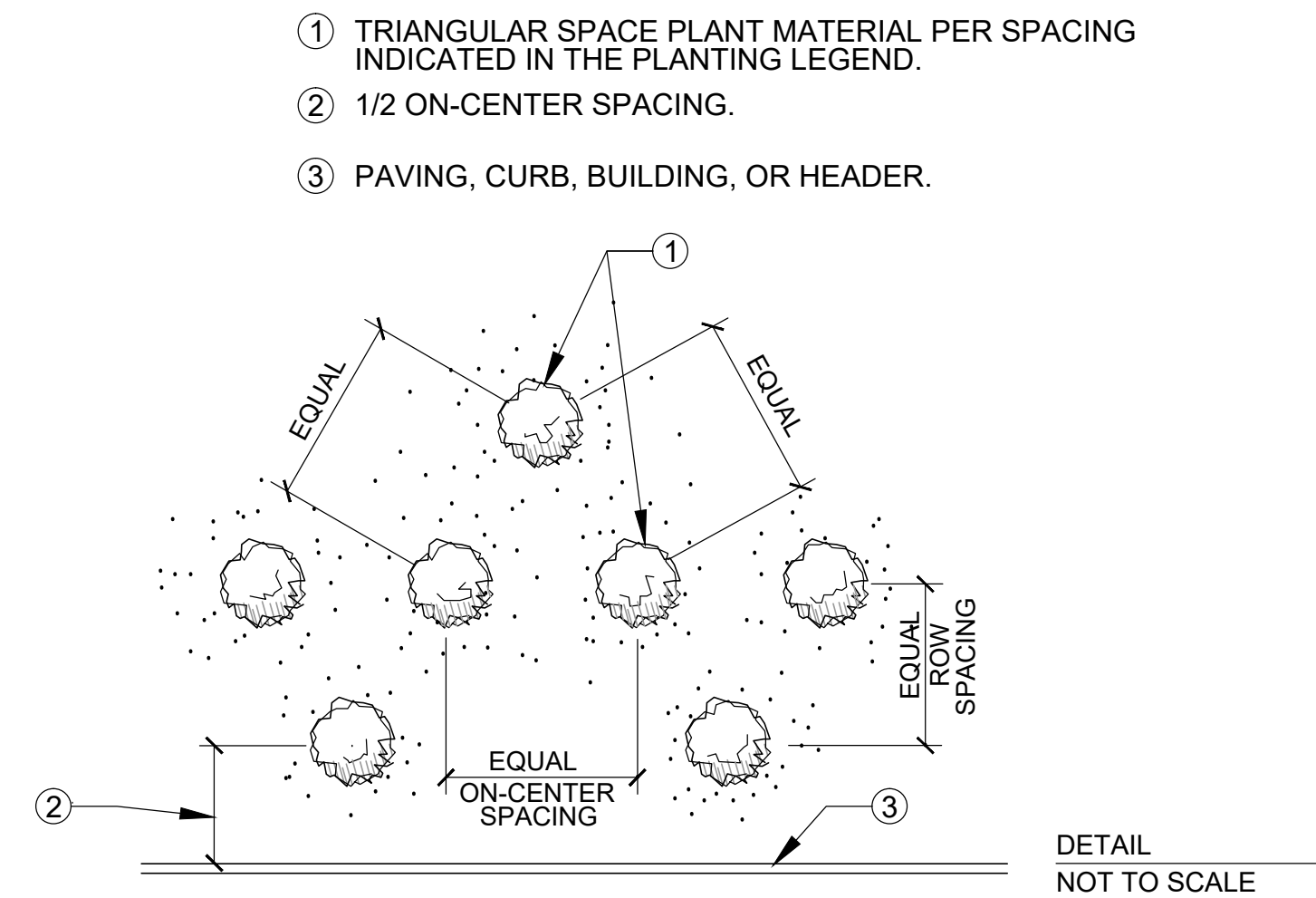
NOTE
 USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS
 INCLUDE TRAPPING AND FUMIGATION



- 1 TREE TRUNK
- 2 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES; ONE STAKE FOR 5 GAL. TWO STAKES FOR 15 GAL. AND LARGER TREES.
- 3 RUBBER TIES WRAP ONCE AROUND STAKE AND PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
- 4 TREE ROOTBALL: 5 & 15 GAL. 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE. TAPER ROOTBALL TO GRADE
- 5 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
- 6 FINISH GRADE
- 7 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
- 8 PREPARED BACKFILL PER SPECIFICATIONS



- 1 ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE. AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS. PROVIDE CLEARANCE WHEN POSSIBLE
- 2 3" HIGH WATER RETENTION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
- 3 FINISH GRADE
- 4 FERTILIZER TABLETS (FOR NON-NATIVES IN ZONE A ONLY) (AGRIFORM 21 GRAM TABLETS) -3 TABLETS PER 1 GAL. SHRUB -5 TABLETS PER 5 GAL. SHRUB -9 TABLETS PER 15 GAL. SHRUB
- 5 PREPARED BACKFILL PER SPECIFICATIONS
- 6 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL



- 1 TRIANGULAR SPACE PLANT MATERIAL PER SPACING INDICATED IN THE PLANTING LEGEND.
- 2 1/2 ON-CENTER SPACING.
- 3 PAVING, CURB, BUILDING, OR HEADER.

(A) STANDARD TRUNK TREE PLANTING AND STAKING

(B) SHRUB/SMALL MULTI-TRUNK TREE PLANTING

(C) SHRUB SPACING

1. REMOVE ALL INVASIVE SPECIES. SEE SEPARATE PLAN.
2. THINNING OF EXISTING VEGETATION WITHIN ZONES 'B' AND 'C' TO INCLUDE:
 - A. REMOVAL OF NON-NATIVE VEGETATION
 - B. REMOVAL OF DEAD OR DYING VEGETATION, AND
 - C. REMOVAL OF OVERCROWDED VEGETATION
3. NATIVE TREES SHALL HAVE MAINTAINED, PROTECTIVE, TEMPORARY FENCING DURING PROJECT CONSTRUCTION AND LANDSCAPE CONSTRUCTION.
4. INSTALL TEMPORARY IRRIGATION, TO BE REMOVED AFTER PLANTS HAVE ESTABLISHED. SEE IRRIGATION PLAN.
5. THE USE OF INSECTICIDES, HERBICIDES, ANTI-COAGULANT RODENTICIDES OR ANY TOXIC CHEMICAL SUBSTANCE WHICH HAS THE POTENTIAL TO SIGNIFICANTLY DEGRADE BIOLOGICAL RESOURCES IN THE SANTA MONICA MOUNTAINS IS STRICTLY PROHIBITED. FOR RODENT CONTROL USE TRAPPINGS, FUMIGATION, AND/OR OTHER NON-PERVASIVE METHODS.
6. PLANTINGS WITHIN THE RE-VEGETATION AREAS (ZONES B AND C), WERE SELECTED FROM THE NATIVE SPECIES OBSERVED IN THE PROJECT AREA. PLANTS ARE LOCATED WITHIN A 30' SQUARE GRID PATTERN. PLANTS ARE ARRANGED IN A STAGGERED PATTERN SPACES 7.5' AND 15' APART. ADJUST PLANTINGS AS REQUIRED. KEEP NEW PLANTINGS A MINIMUM OF 7.5; FROM EDGE OF WALLS, PROPERTY LINES, AND EDGE OF EXISTING VEGETATION.
7. NATIVE PLANT MATERIAL THINNED FROM ZONE C SHALL BE CHOPPED UP AND USED AS MULCH IN LANDSCAPE AREA AND AROUND NATIVE PLANTS.
8. REMOVE ALL INVASIVE PLANT SPECIES FROM ALL FUEL MODIFICATION ZONES. ALL PLANTS SHALL BE COLLECTED AND TAKEN TO THE LANDFILL AND DISPOSED OF.

- 9A. ALL PLANTING AREAS WITHIN THE RE-VEGETATION AREAS SHALL BE PREPARED BY INCORPORATING ARBUSCULAR MYCORRHIZAL (AM) FUNGI INTO THE SOIL TO A DEPTH OF 3". AFTER MIXING AM IN THE SOIL REMOVE ALL DEBRIS MEASURING 2" IN DIAMETER OR LARGER. LEVEL AND SMOOTH SOIL, DO NOT COMPACT SOIL. WHEN PLANTING BACKFILL PLANTING HOLE WITH A MIXTURE OF EQUAL AMOUNTS OF AM AND NATIVE SOIL. AFTER PLANTING APPLY A MIN. OF 2" LAYER OF WELL ROOTED MULCH CONSISTING OF DEBRIS THINNED FROM NATIVE VEGETATION AND WELL ROOTED ORGANIC MATTER AROUND THE BASE OF EACH PLANT AT A DISTANCE OF 1.5' RADIUS FROM THE PLANT.
- 9B. WHEN PLANTING CONTAINER PLANTS, ENSURE SOIL SLOPES AWAY FROM THE TRUNK FOR A DISTANCE OF APPROXIMATELY 3'.
- 9C. FOLLOWING PLANTING WITHIN RE-VEGETATION AREA, UNIFORMLY APPLY A NATIVE SEED MIX THROUGHOUT FUEL NATIVE RE-VEGETATION AREA. APPLY SEED IN THE EARLY FALL AT A RATE OF 40-50 LBS PER ACRES. LIGHTLY RAKE SEED INTO THE GROUND TO INSURE CONTACT WITH THE SOIL. APPLY SEED UP TO, BUT NOT WITHIN PLANT WATER BASINS.
- 9D. ZONE C 'THINNING AREA': THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED FROM NEWLY INSTALLED NATIVE SHRUBS AND TREES, OR BOTH. THINNING OF EXISTING NATIVE PLANTS SHALL COMPLY WITH THE FIRE DEPARTMENT'S ZONE 'C' NATIVE BRUSH THINNING GUIDELINES INCLUDING THE REMOVAL OF THE LOWER 1/3 OF LARGE SHRUB CANOPIES AND THE REMOVAL OF ALL DEAD WOOD BRANCHES. REMOVE ALL TREE BRANCHES GROWING WITHIN 6' OF THE GROUND. THIN OUT SHRUB CANOPIES, BUT DO NOT CUT OFF TRUNKS OF NON-SPROUTING SPECIES THAT ONLY HAVE A SINGLE TRUNK. MULTI-TURNKED SPECIES MAY HAVE SOME TRUNKS OFF. THE GOAL IS TO ACHIEVE A CHECKERBOARD OF NATIVE PLANT CLUMPS SPACES 15' FROM ONE ANOTHER. PRUNE ALTERNATE CLUMPS IN 2-3 YEAR CYCLES.

10. THE INITIAL PLANT ESTABLISHMENT PERIOD SHALL BE A MINIMUM OF 90 DAYS, WHICH BEGINS AFTER ACCEPTANCE OF THE PROJECT. DURING THIS TIME THE CONTRACTOR SHALL REPLACE ALL DEAD PLANTS AT THEIR OWN EXPENSE. WITHIN 5 YEARS OF PLANTING, LANDSCAPE PLANTS MUST COVER AT LEAST 90 PER CENT OF EACH PLANT GRID.
11. ALL NEWLY INSTALLED NATIVE PLANTS SHALL BE WATERED WITH A TEMPORARY IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS AND DETAILS. NOTE ZONE 'C' THINNED AREA OUTSIDE OF THE RE-VEGETATION ZONE IS NOT TO BE IRRIGATED.
12. PLANT ESTABLISHMENT AND WEEDING:
 - WEEDING FOR 1-5 YEARS: SELECTIVELY WEED AND REMOVE ALL NON-NATIVE PLANTS AND PARTS (INCLUDING ROOTS) FROM THE RE-VEGETATION ZONE. WEED TWICE A YEAR, ONCE IN THE SPRING BEFORE WEED SEED-SET, AND ONCE IN THE EARLY FALL, BEFORE BEGINNING OF RAINY SEASON.
 - AFTER 18 MONTHS: PLANTS SHOULD BE ESTABLISHED. WATER AND WEED AS NECESSARY

GENERAL NOTES FOR RE-VEGETATION

LANDSCAPE PLANTING SPECIFICATIONS

1. GENERAL
 - A. The Landscape Contractor shall furnish all labor, equipment, materials and services for the complete installation as described by the landscape planting and irrigation drawings and in these specifications.
 - B. Any deviation from the plan or specifications is to have a prior written approval by the Owner or his representative.
 - C. All materials and workmanship shall be of highest quality. Work shall meet the requirements of all governing codes, ordinances, laws, etc., relating to the work.
 - D. Samples and/or photographs of all materials shall be submitted to the Landscape Architect for written approval prior to installation. The Landscape Architect & Owner reserves the right to reject unsatisfactory material before and after planting. Acceptable replacements will be required prior to final acceptance.
 - F. Until all work is completed and accepted by the Owner, the Landscape Contractor shall assume all risks and bear all losses to his materials and equipment.
 - G. During the course of the contract (including maintenance period), the Landscape Contractor shall provide and maintain public liability and property damage insurance. The minimum amount of public liability insurance shall be \$1,000,000 for each person injured. The minimum amount of property damage insurance shall be \$1,000,000 for any single property damage claim.
 - H. The Landscape Contractor shall repair work damaged by him or make payment for each repair. Should the Landscape Contractor have his work damaged by another Contractor, he is to make arrangements with the other Contractor for the Contractor's repair or that Contractor's payment for the repair.
 - I. Quantities given for plant materials specified for "on-center" spacing are shown for convenience only and are subordinate to the spacing given. Contractor is to supply a sufficient quantity of plants to fulfill the spacing requirements.
2. WEED CONTROL
 - A. The Landscape Contractor is to remove all weeds and/or unwanted grasses (including the roots) existing in the landscape areas.
 - B. All landscape areas of Zone A are to receive the pre-emergent herbicide Surflan per manufacturer's instructions. Application of this herbicide shall be done by personnel licensed to handle agricultural chemicals.

Do NOT use any herbicide or chemicals in the native plant areas (Fuel Modification Zones B,C, and beyond C.

Most weeds in this area shall be extracted including roots by manual methods, and all plant parts shall be taken to a landfill in closed containers.
3. SOIL CONDITIONING AND GRADING
 - A. All ornamental landscape areas are to receive an even application (2 yrd. per 1,000 sq.ft.) of Kellog 'Soil Amender' uniformly into the top 12" soil.
 - B. All native plant areas (Zone B, Zone C, beyond C) to receive chopped native plant mulch, which can come from chopping up thinnings of Zone C on the western side. Thinning may begin when construction begins. Non-natives shall be removed during thinning of Zone C and NOT included in chopped native mulch. Send all non-native plant parts to a landfill in closed containers.
 - C. All rock or unbroken soil clods over 1" in diameter brought to the surface are to be removed from the site.
4. PLANTING
 - A. Ornamental plants are to have a planting pit two (2) times the diameter of the rootball and 4" below its depth. The plant pit is to be backfilled (after positioning of plant) with the following:
 - 1/2 SITE SOIL
 - 1/2 GROMULCH SOIL AMENDMENT
 - B. Native plants are to have a planting pit two (2) times the diameter of the rootball and 4" below its depth. The plant pit is to be backfilled (after positioning of plant) with the following:
 - 1/2 SITE SOIL
 - 1/2 CHOPPED NATIVE PLANT MULCH
 - C. Groundcovers are to be planted so that after settling, the crown of the plant is even with finish grade, roots fully covered with soil and firmed.
 - D. Plants grown on vine stakes are to have the stakes removed. Plants are to be attached to walls/fences with transparent, glue-on fasteners.
 - E. Watering of plants is to take place immediately after planting.
 - F. Mulch all ornamental shrub and ground cover areas with a 3" layer Premium Forest Mulch. Free of leaves and small twigs. Provided by C&M Topsoil Landscape Centers. 818.899.5485 or approved equal. Keep mulch 6" away from plant trunk.

Mulch all native plant areas with chopped native plant mulch. Keep mulch 6" away from plant trunk. (Chop and use trimming from the native chaparral thinning area as mulch)
 - G. Staking of trees is to be per details.
 - H. All applications are given for bidding purposes only. After construction, but prior to planting contractor must have soil tested for agricultural analysis (at least (2) soil samples of final grade at site), and submit the results to the Landscape Architect for interpretation and recommendations.
5. PLANTS
 - A. All plant material must be vigorous, healthy, free from disease, not root bound and labeled. Soil in the container should be moist. All trees must show a tapering trunk, have multiple roots in all directions, preferably feathered (except palm trees) with multiple branches. Do not prune any plants unless directed by Landscape Architect.
 - B. Before planting first determine true surface of rootball: located where the first main root branches form the trunk. Remove container soil to find true rootball. Loosen any circling roots on the outside edge of the root ball after removing the plant from its container.
6. CLEAN UP
 - A. At the completion of all planting operations, the premises are to be left neat and clean. All surplus materials, nursery tags and waste are to be removed from the site.
7. MAINTENANCE
 - A. The Landscape Contractor is to maintain all landscape areas for a period of ninety (90) calendar days from the date of completion, established by the Owner or his representative. All areas are to be kept well watered, free of weeds, unwanted grasses and trash during this period.
 - B. An application of Tri-C (6.2.4) fertilizer is to be made at 30-day intervals to ornamental plantings during the maintenance period, at the rate of 10 pounds per 1,000 sq.ft.
 - C. Maintenance is to include control and treatment of all plant disease and plant pests encountered during this period. Application of chemicals is to be performed by a Licensed Chemical Applicator.
 - D. The irrigation system is to be checked for coverage at each watering. Malfunctions, such as dirty heads, clogged emitters, adjustment of heads, etc., are to be corrected on the spot. More serious defects are to be reported immediately to the Owner for correction by the Landscape Contractor.
8. GUARANTEE
 - A. All plant material (other than flatted material) less than 24" Box size shall be guaranteed for a period of 3 months. All palms & 24" Box material and larger material shall be guaranteed for a period of one year. Guarantee period commences from the time of final inspection and acceptance by the Owner. Plants used for replacement shall be the same kind and size as originally planted. They are to be planted following the original plans and specifications.

End of Specifications

PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

PLANTING DETAILS

ISSUE

1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
5	11-08-18	BIOLOGY COMMENTS
6	11-10-18	PLNCHK COMMENTS
7	04-17-19	PLNCHK COMMENTS
8	07-16-19	PLNCHK COMMENTS
9	09-18-19	PLNCHK COMMENTS
10	02-17-20	PLNCHK COMMENTS
11	05-26-20	PLNCHK COMMENTS
12	06-01-20	FM COMMENTS
13	06-03-20	FM COMMENTS
14	01-11-21	PLNCHK COMMENTS
15	05-11-21	TREE REDUCTION
16	09-07-21	PLNCHK COMMENTS

PHASE

Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE 09-07-2021

DRAWN BY: TP

CHECKED BY: DG

NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

NOTE
SEE L-3.1 FOR RAINWATER HARVESTED IRRIGATION INSTALLATION REQUIREMENTS

GUIDELINES FOR IRRIGATION & MITIGATION OF NATIVE PLANTS IN LANDSCAPES FOR THE SANTA MONICA MOUNTAINS (TO BE FOLLOWED OUTSIDE OF FUEL MOD ZONE A)

IRRIGATION
INITIALLY, IRRIGATION IS REQUIRED TO ESTABLISH NATIVE PLANTS. AFTER HEALTHY ESTABLISHMENT, IRRIGATION MAY OCCUR IN TIMES OF DROUGHT, ABOUT ONCE A MONTH IN THE SUMMER FOR PLANTS OTHER THAN OAKS.

AN IRRIGATION SYSTEM NEEDS TO BE INSTALLED ACCORDING TO THE APPROVED FUEL MODIFICATION PLAN, USUALLY FOR A 100-FOOT HORIZONTAL DISTANCE AROUND ANY STRUCTURES (OR UP TO PARCEL BOUNDARIES); IRRIGATION IS REQUIRED TO MAINTAIN PLANT HEALTH. IT NEEDS TO BE IN PLACE AND SUFFICIENT FOR FIRE PROTECTION AND TESTED TWICE A YEAR, BEFORE AND FOLLOWING FIRE SEASON, AND REPAIRED AT THOSE TESTING TIMES.

NATIVE PLANT IRRIGATION REGIMES:

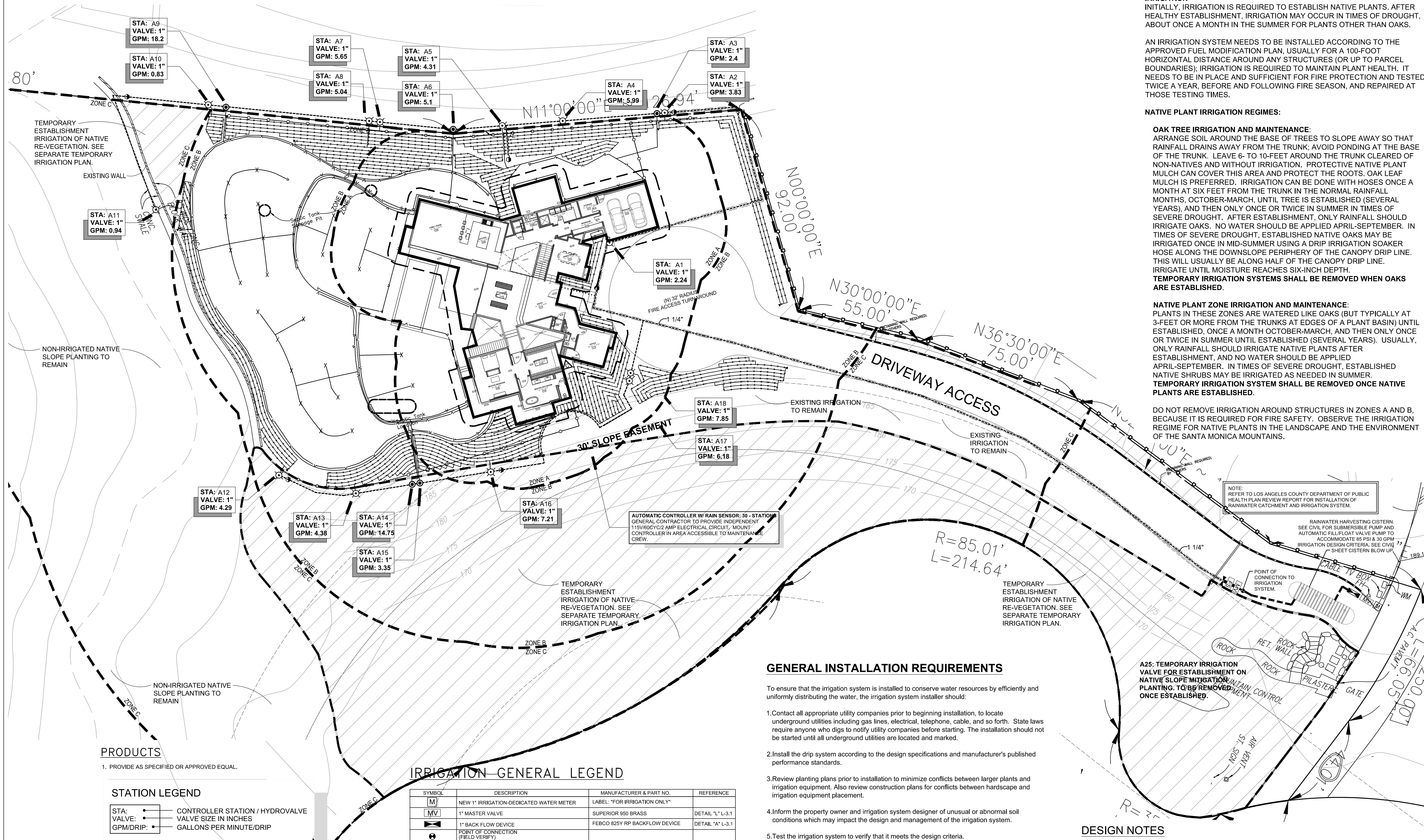
OAK TREE IRRIGATION AND MAINTENANCE:
ARRANGE SOIL AROUND THE BASE OF TREES TO SLOPE AWAY SO THAT RAINFALL DRAINS AWAY FROM THE TRUNK; AVOID PONDING AT THE BASE OF THE TRUNK. LEAVE 6- TO 10- FEET AROUND THE TRUNK CLEARED OF NON-NATIVES AND WITHOUT IRRIGATION. PROTECTIVE NATIVE PLANT MULCH CAN COVER THIS AREA AND PROTECT THE ROOTS. OAK LEAF MULCH IS PREFERRED. IRRIGATION CAN BE DONE WITH HOSES ONCE A MONTH AT SIX FEET FROM THE TRUNK IN THE NORMAL RAINFALL MONTHS, OCTOBER-MARCH, UNTIL TREE IS ESTABLISHED (SEVERAL YEARS), AND THEN ONLY ONCE OR TWICE IN SUMMER IN TIMES OF SEVERE DROUGHT. AFTER ESTABLISHMENT, ONLY RAINFALL SHOULD IRRIGATE OAKS. NO WATER SHOULD BE APPLIED APRIL-SEPTEMBER. IN TIMES OF SEVERE DROUGHT, ESTABLISHED NATIVE OAKS MAY BE IRRIGATED ONCE IN MID-SUMMER USING A DRIP IRRIGATION SOAKER HOSE ALONG THE DOWNSLOPE PERIPHERY OF THE CANOPY DRIP LINE. THIS WILL USUALLY BE ALONG HALF OF THE CANOPY DRIP LINE. IRRIGATE UNTIL MOISTURE REACHES SIX-INCH DEPTH. **TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED WHEN OAKS ARE ESTABLISHED.**

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:
PLANTS IN THESE ZONES ARE WATERED LIKE OAKS (BUT TYPICALLY AT 3- FEET OR MORE FROM THE TRUNKS AT EDGES OF A PLANT BASIN) UNTIL ESTABLISHED, ONCE A MONTH OCTOBER-MARCH, AND THEN ONLY ONCE OR TWICE IN SUMMER UNTIL ESTABLISHED (SEVERAL YEARS). USUALLY, ONLY RAINFALL SHOULD IRRIGATE NATIVE PLANTS AFTER ESTABLISHMENT, AND NO WATER SHOULD BE APPLIED APRIL-SEPTEMBER. IN TIMES OF SEVERE DROUGHT, ESTABLISHED NATIVE SHRUBS MAY BE IRRIGATED AS NEEDED IN SUMMER. **TEMPORARY IRRIGATION SYSTEM SHALL BE REMOVED ONCE NATIVE PLANTS ARE ESTABLISHED.**

DO NOT REMOVE IRRIGATION AROUND STRUCTURES IN ZONES A AND B, BECAUSE IT IS REQUIRED FOR FIRE SAFETY. OBSERVE THE IRRIGATION REGIME FOR NATIVE PLANTS IN THE LANDSCAPE AND THE ENVIRONMENT OF THE SANTA MONICA MOUNTAINS.

NOTE:
REFER TO LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH PLAN REVIEW REPORT FOR INSTALLATION OF RAINWATER CATCHMENT AND IRRIGATION SYSTEM.

RAINWATER HARVESTING CISTERN:
SEE CIVIL FOR SUBMERSIBLE PUMP AND AUTOMATIC FILL/FLOAT VALVE PUMP TO ACCOMMODATE 85 PSI & 30 GPM IRRIGATION DESIGN CRITERIA. SEE CIVIL FOR SHEET CISTERN BLOW UP.



GENERAL INSTALLATION REQUIREMENTS

To ensure that the irrigation system is installed to conserve water resources by efficiently and uniformly distributing the water, the irrigation system installer should:

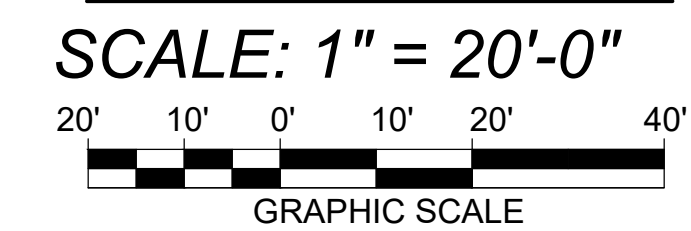
- Contact all appropriate utility companies prior to beginning installation, to locate underground utilities including gas lines, electrical, telephone, cable, and so forth. State laws require anyone who digs to notify utility companies before starting. The installation should not be started until all underground utilities are located and marked.
- Install the drip system according to the design specifications and manufacturer's published performance standards.
- Review planting plans prior to installation to minimize conflicts between larger plants and irrigation equipment. Also review construction plans for conflicts between hardscape and irrigation equipment placement.
- Inform the property owner and irrigation system designer of unusual or abnormal soil conditions which may impact the design and management of the irrigation system.
- Test the irrigation system to verify that it meets the design criteria.
- Explain to the property owner or his/her agent the location and operation of all components of the system.
- Provide the property owner or his/her agent with a copy of the controller program you have set and recommendations for operation of the system for maximum water conservation.
- Provide the property owner or his/her agent with keys, tools, warranties and operating instructions for all equipment.
- Furnish the owner of the system an as-built record set of drawings. Within this set of drawings, describe the system layout and components including all changes from the original design.
- Install Air Relief Valve in 6" circular, plastic vault box at high point at all drip irrigation circuits.
- Add "Micro Mist" irrigation as necessary for annual color planting.

DESIGN NOTES

- IRRIGATION VALVES, MAIN LINE & LATERAL LINE LAYOUT IS DIAGRAMMATIC. ACTUAL INSTALLATION WILL VARY. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- SYSTEM DESIGNED FOR MAX. 20 GPM @ 85 PSI.
- PLACE ALL VALVES IN SHRUB PLANTING AREAS WHERE POSSIBLE.
- ALL 24-VOLT WIRING SHALL BE #14 UPUL DIRECT-BURIAL, SOLID COPPER.
- ALL PIPE AND WIRING UNDER PAVED SURFACE SHALL BE IN CLASS 250 PVC SLEEVES, WHETHER OR NOT SHOWN (SEE PIPE SIZE SCHEDULING BELOW).

PIPE SIZING SCHEDULE

GPM	SIZE	SLEEVE SIZE	NO. OF WIRE
0-4	1/2"	2"	0-7
5-8	3/4"	2"	0-7
8-13	1"	2"	8-14
14-23	1-1/4"	2-1/2"	15-20
24-32	1-1/2"	2-1/2"	
33-53	2"	3"	
54-74	2-1/2"	6"	



PRODUCTS

- PROVIDE AS SPECIFIED OR APPROVED EQUAL.

STATION LEGEND

STA:	CONTROLLER STATION / HYDROVALVE
VALVE:	VALVE SIZE IN INCHES
GPM/DRIP:	GALLONS PER MINUTE/DRIP

IRRIGATION HEAD LEGEND

SYMBOL	MANUFACTURER	NOZZLE	GPM	RADIUS	BODY	DETAIL
▽	HUNTER	90 DEG MP 1000	.20	8'-15'	PROS-4	DETAIL F L-3.1
▽	HUNTER	180 DEG MP 1000	.40	8'-15'	PROS-4	DETAIL F L-3.1
▽	HUNTER	360 DEG MP 1000	.75	8'-15'	PROS-4	DETAIL F L-3.1
▽	HUNTER	90 DEG PRO ADJ 6A	.37	6'-8"	PROS-6	DETAIL F L-3.1
▽	HUNTER	180 DEG PRO ADJ 6A	.60	6'-8"	PROS-6	DETAIL F L-3.1

IRRIGATION GENERAL LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & PART NO.	REFERENCE
[M]	NEW 1" IRRIGATION-DEDICATED WATER METER	LABEL: "FOR IRRIGATION ONLY"	
[MV]	1" MASTER VALVE	SUPERIOR 950 BRASS	DETAIL "L" L-3.1
[BFD]	1" BACK FLOW DEVICE	FEBCO 825Y RP BACKFLOW DEVICE	DETAIL "A" L-3.1
[PC]	POINT OF CONNECTION (FIELD VERIFY)		
[IC]	30 STA. IRRIGATION CONTROLLER - WALL MOUNT	HUNTER IC-600-SS WITH (4) 6- STATION MODULE (CM-400) AND (1) SOLAR SYNC (ETRAIN SENSOR) SOLARSYNC-SEN	DETAIL "B" L-3.1
[HB]	HOSE BIB	CHAMPION	DETAIL "C" L-3.1
[RCV]	1" REMOTE CONTROL VALVES CONNECT TO MAINLINE	HUNTER PGV-101	DETAIL "D" L-3.1
[DZC]	DRIP LINE CONTROL VALVE, CONNECT TO CISTERN AUTOMATIC FILL/FLOAT VALVE	HUNTER ICZ-101 DRIP ZONE CONTROL KIT	DETAIL "E" L-3.1
[DL]	DRIP LINE	HUNTER PLD-10-18 WITH FLUSH CAP 4" BELOW GRADE	DETAIL "G,H,I" L-3.1
[TDL]	TREE DRIP LINE "LOOP" W/ END FLUSH CAPS	HUNTER PLD-10-18 WITH FLUSH CAP 1" BELOW GRADE	DETAIL "G,H,I" L-3.1
[PSL]	PRESSURE SUPPLY LINE USING SCH 40 PVC	1-1/2" SCH. 40 PVC	DETAIL "J" L-3.1
[LLS]	LATERAL LINE & SIZE	1" SCH. 40 PVC	DETAIL "J" L-3.1
[IS]	IRRIGATION SLEEVE	CL 200	DETAIL "K" L-3.1



PROJECT

24600 THOUSAND PEAKS RD
CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

IRRIGATION PLAN

ISSUE

NO.	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
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PHASE

Fuel Modification & Native Tree Replacement Planting Program

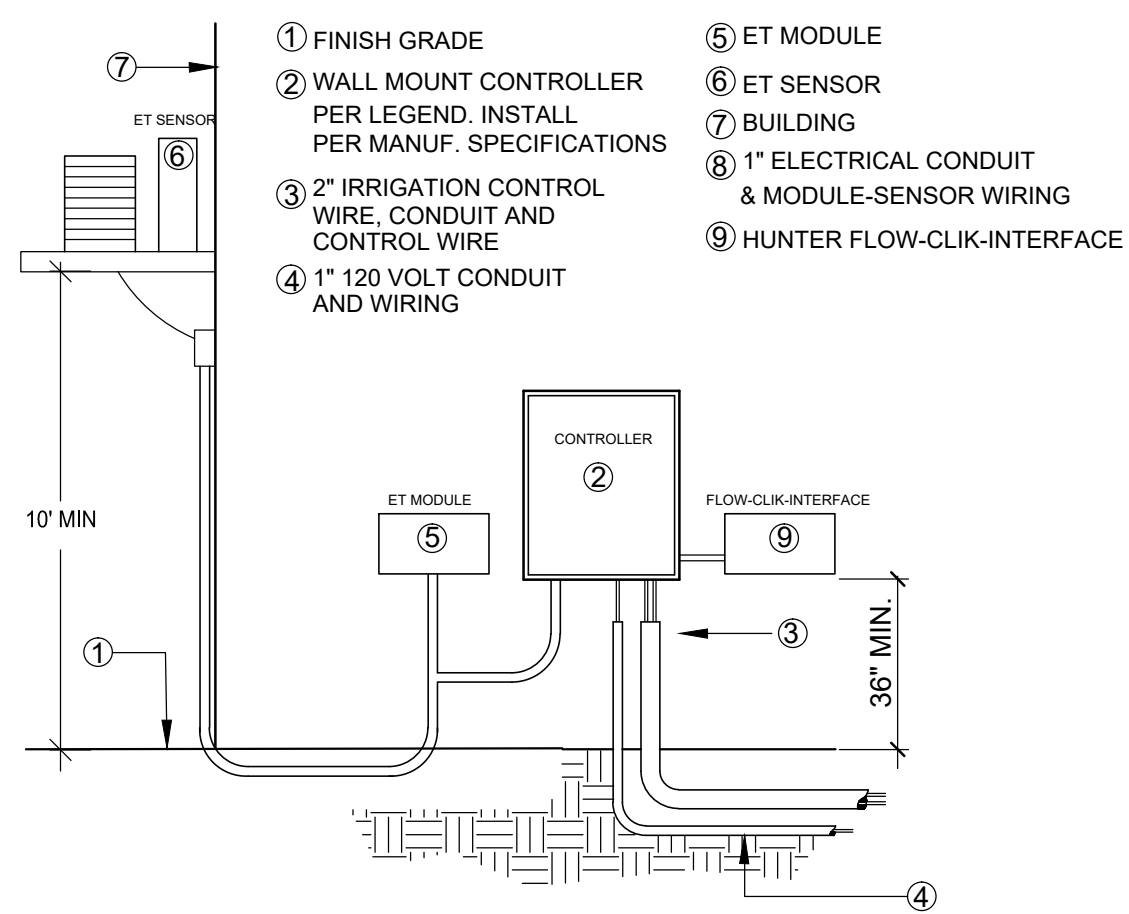
PLOT DATE 09-07-2021

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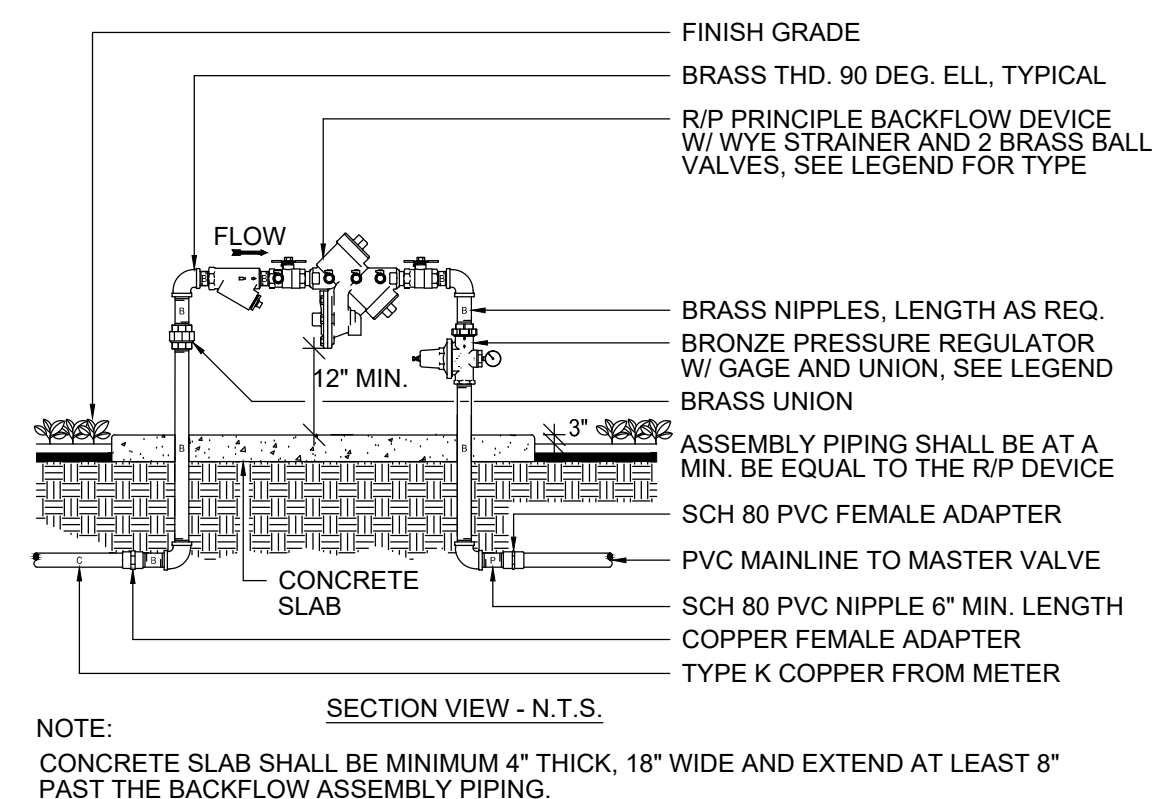
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SHEET 10 of 14

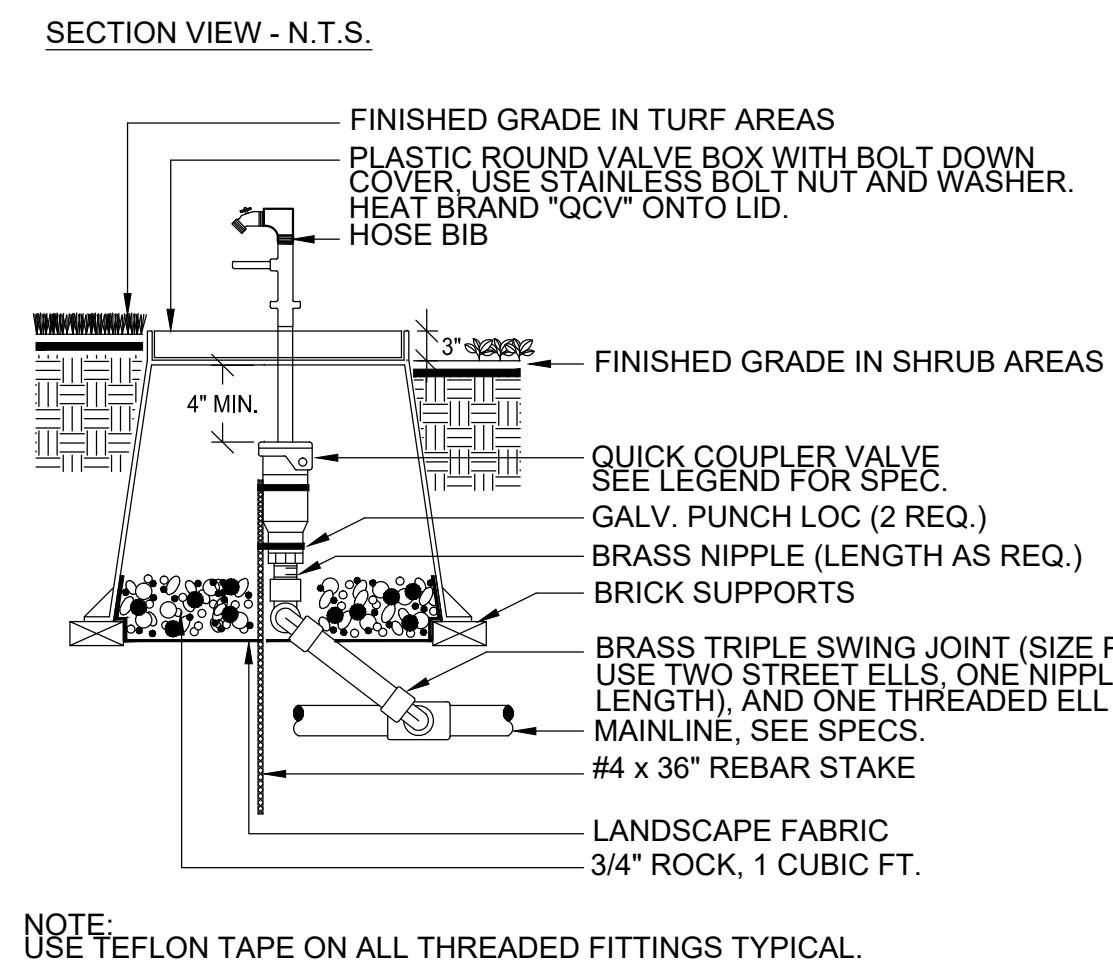
L-3.0



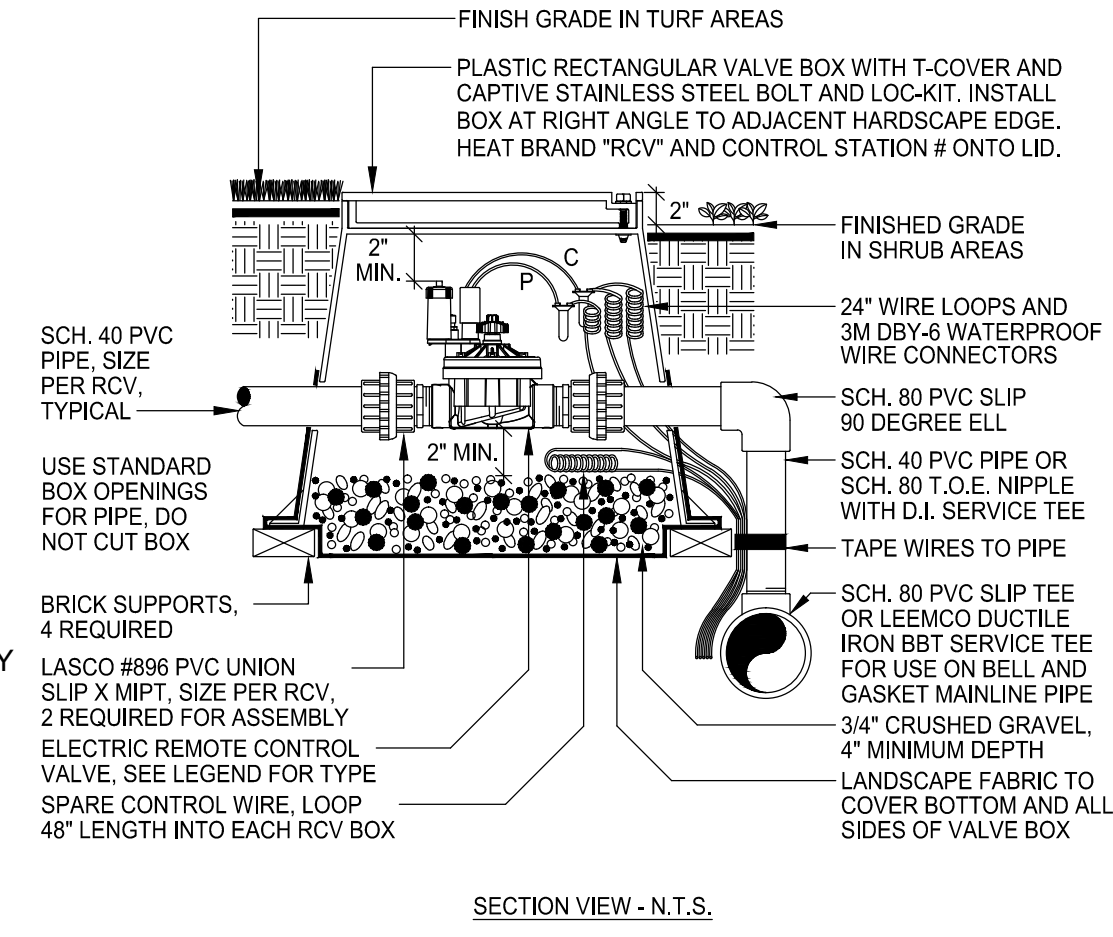
(A) CONTROLLER



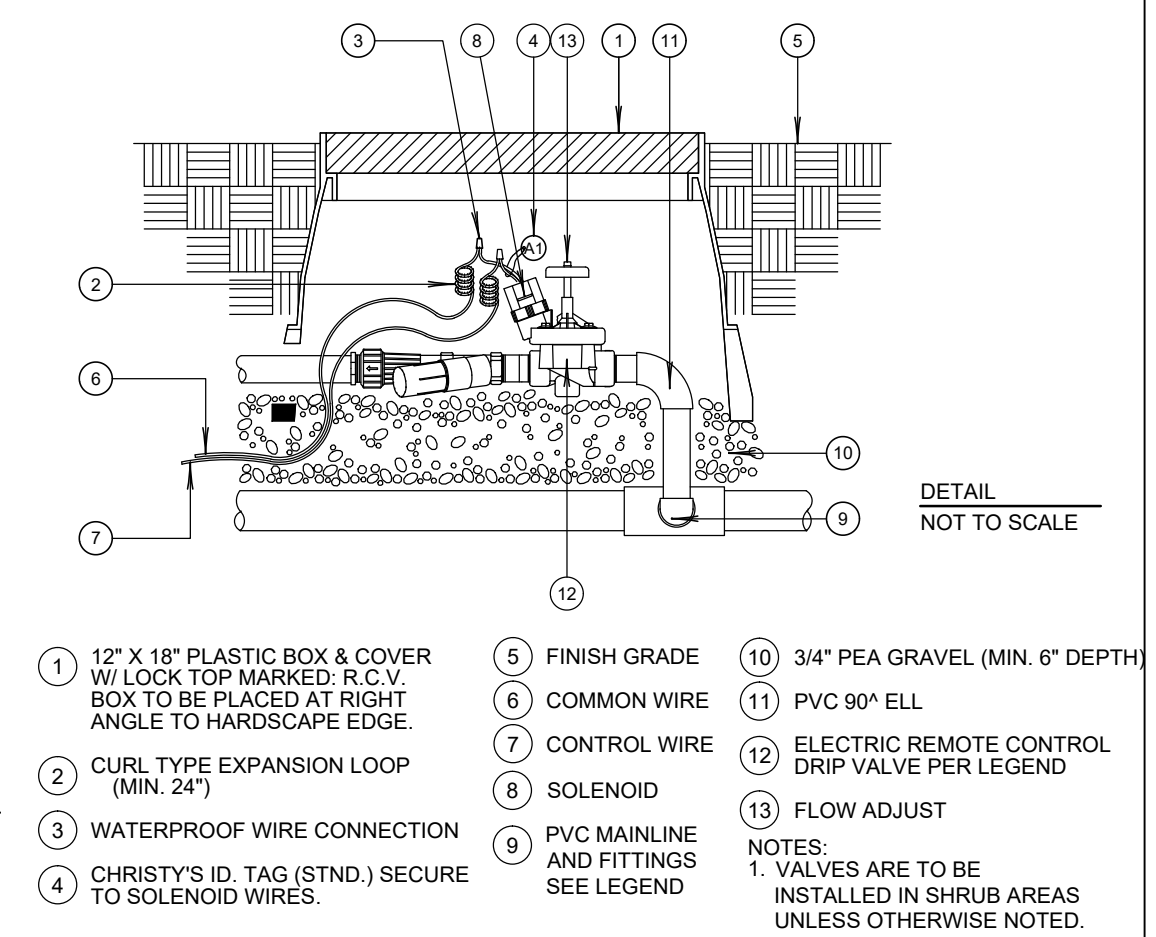
(B) BACKFLOW DEVICE



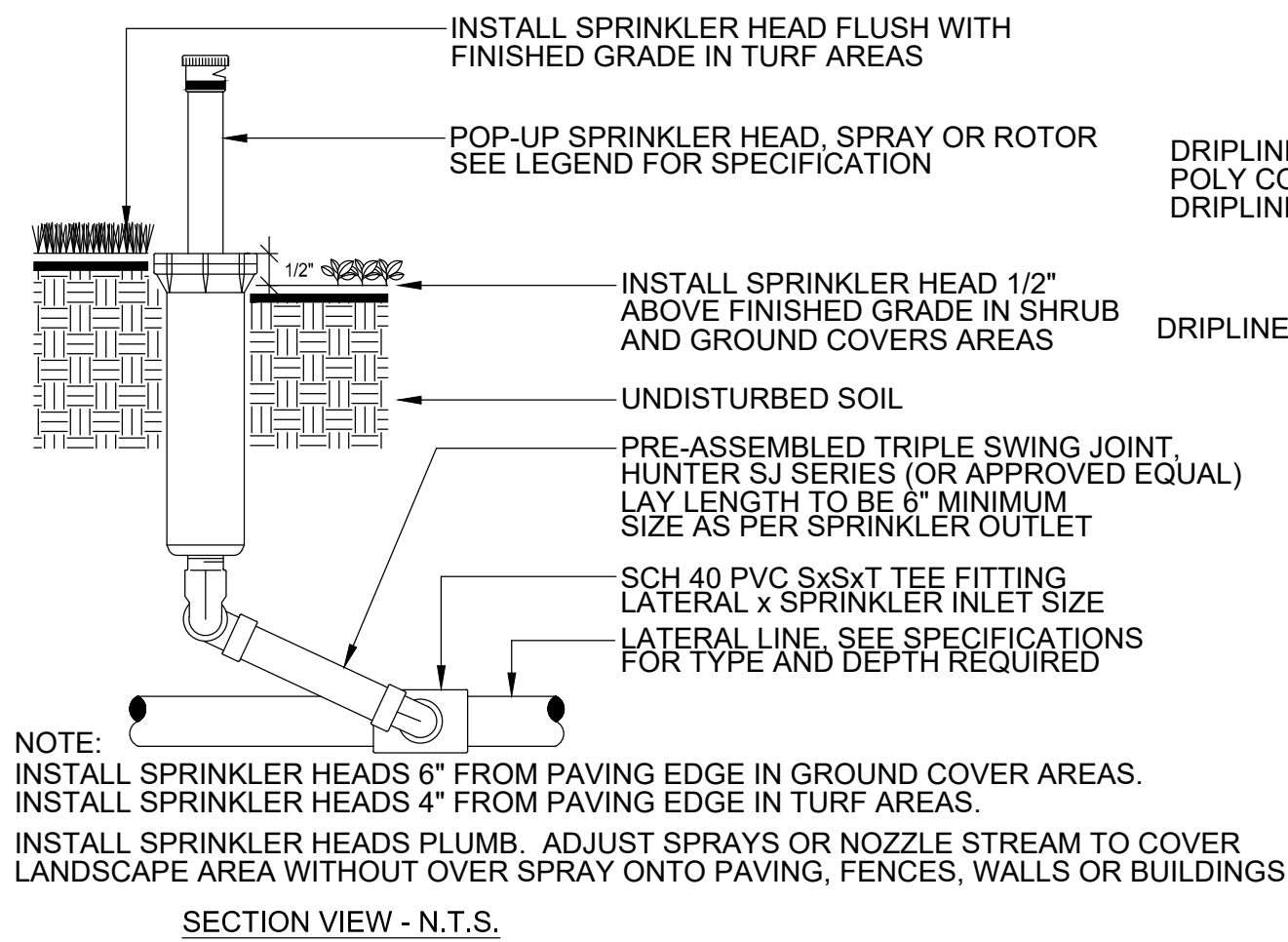
(C) HOSE BIB



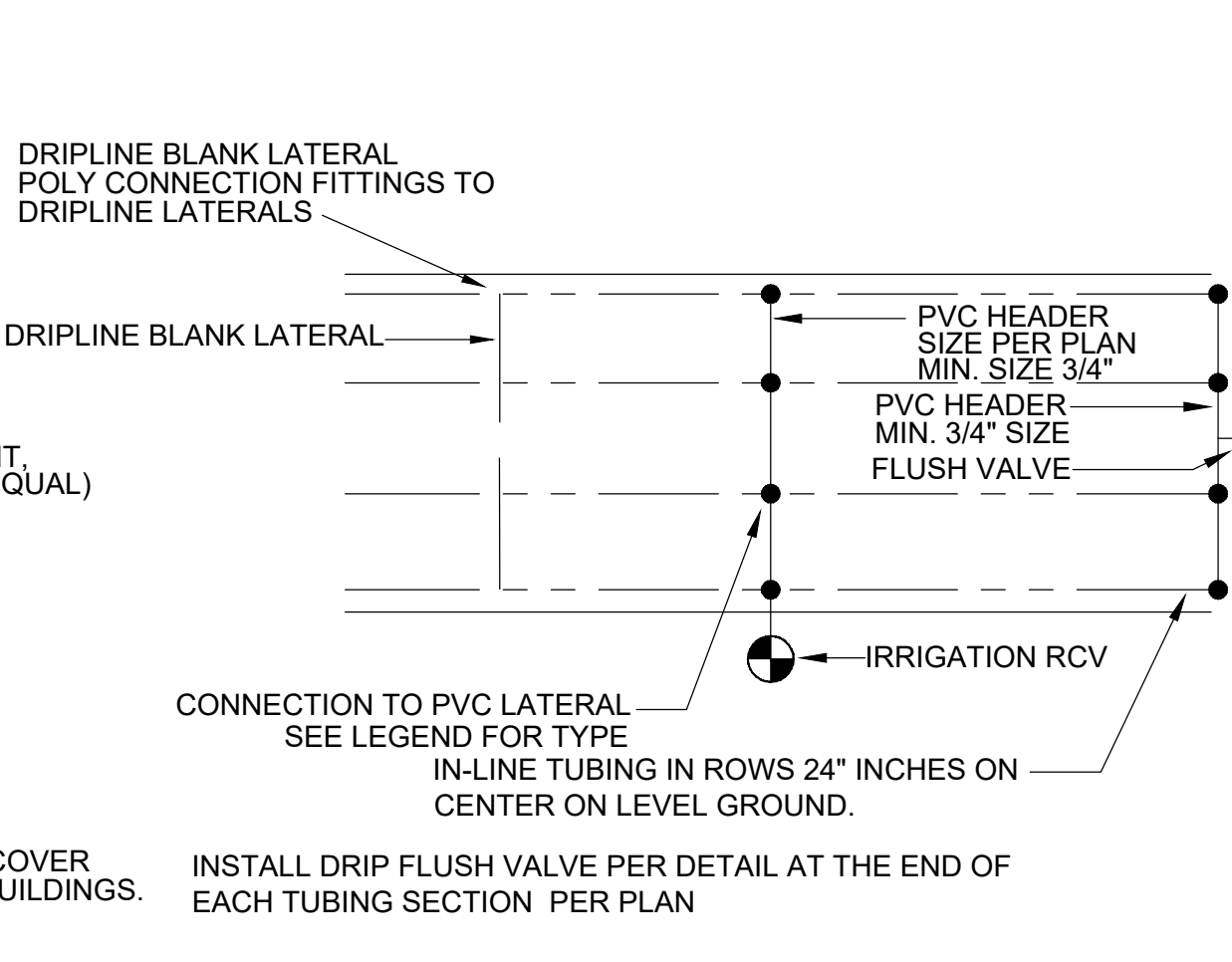
(D) REMOTE CONTROL VALVE



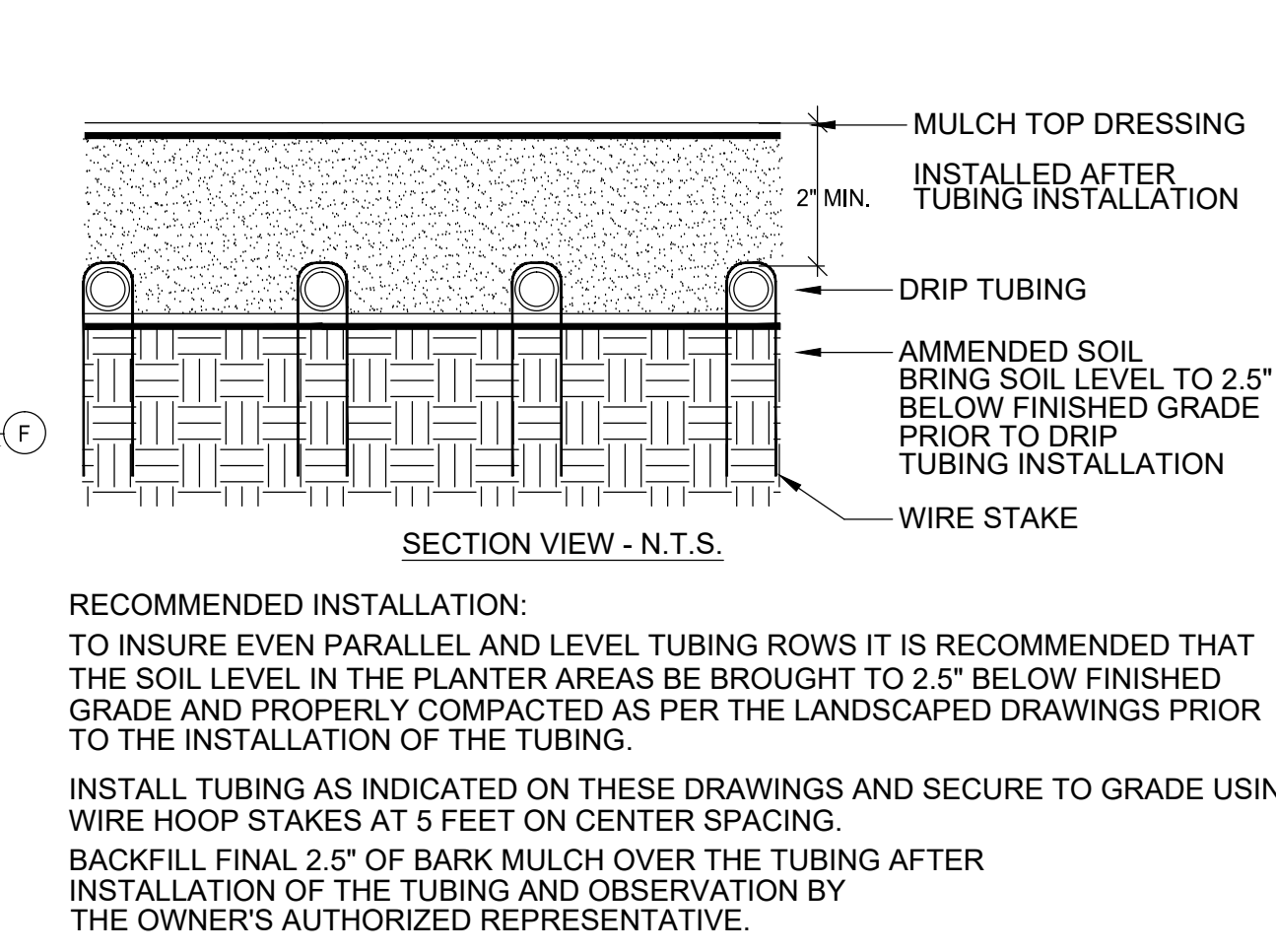
(E) DRIP VALVE ASSEMBLY



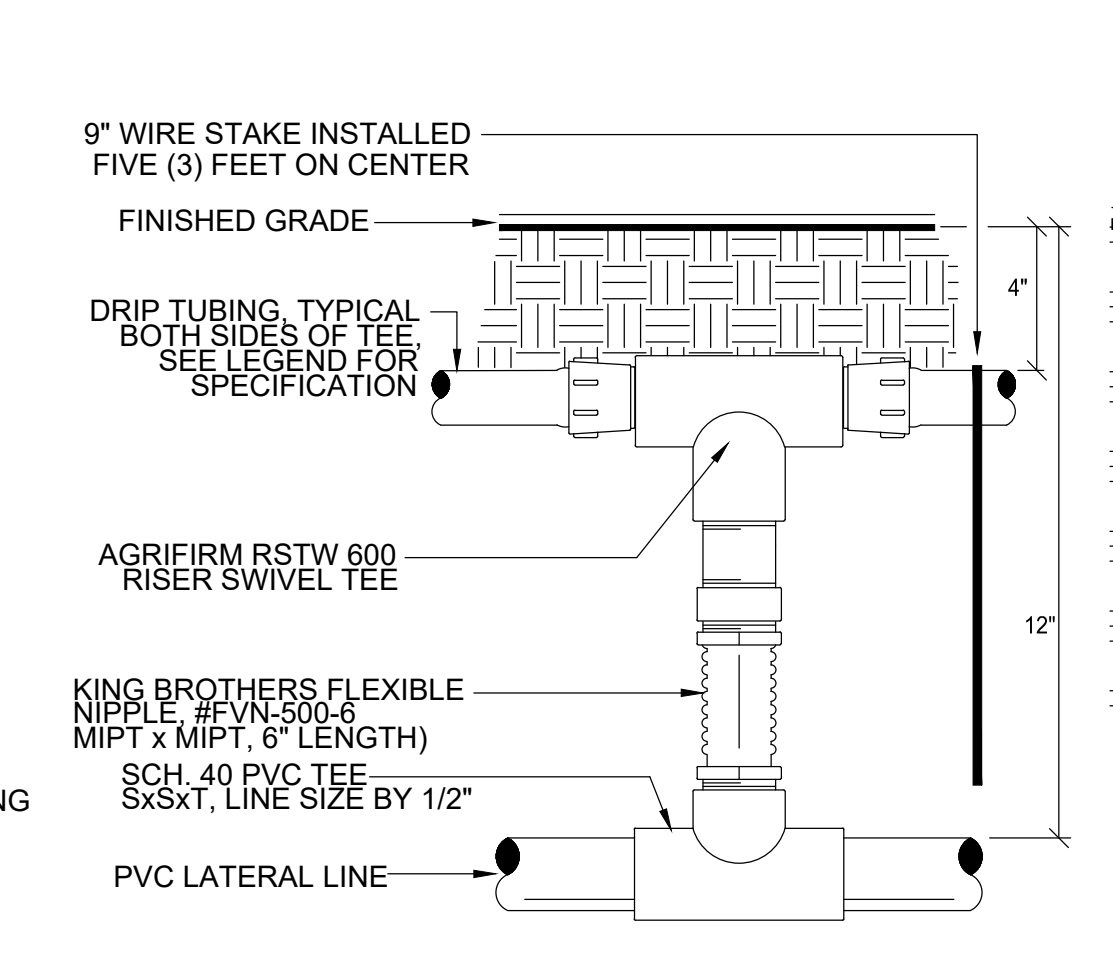
(F) ROTATOR / SPRAY HEAD



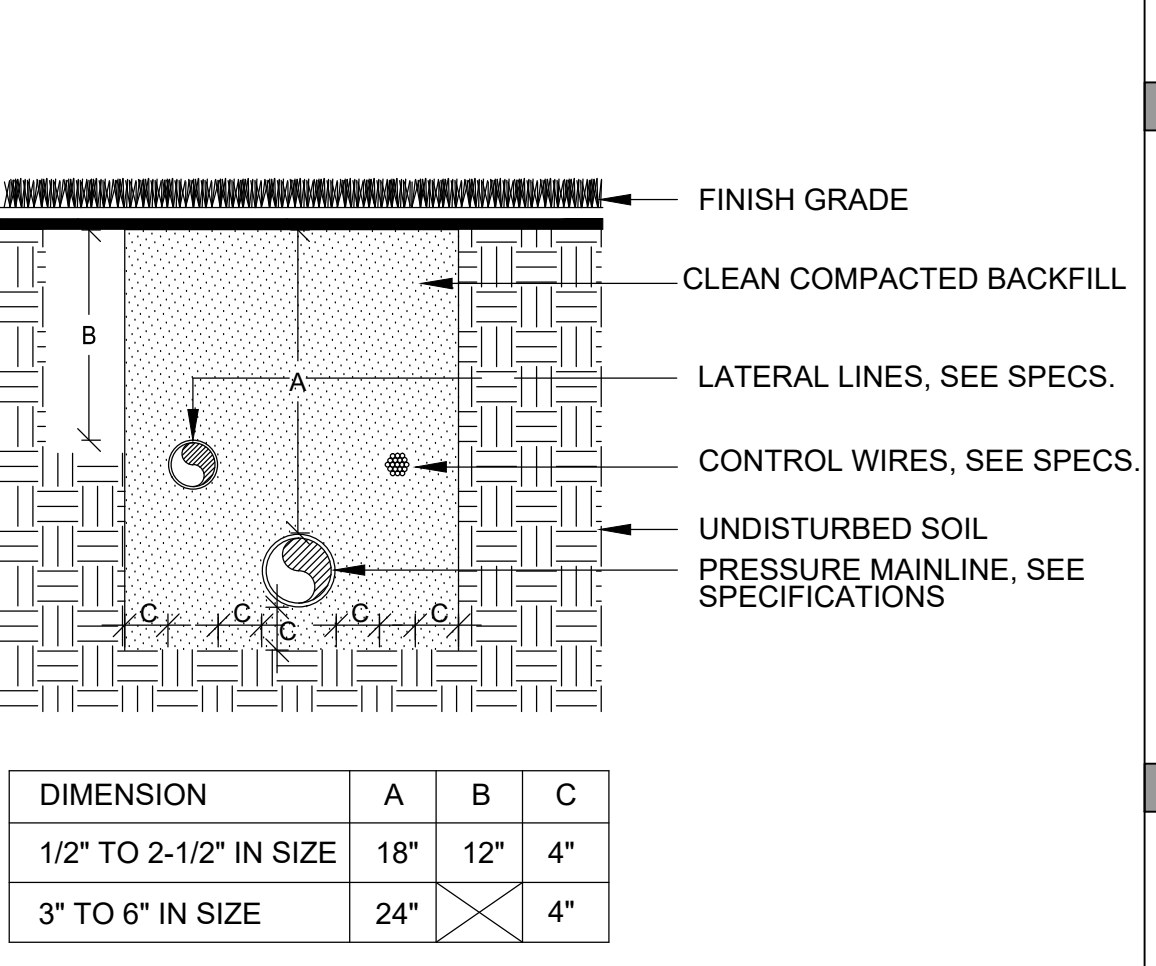
(G) DRIP LINE LAYOUT



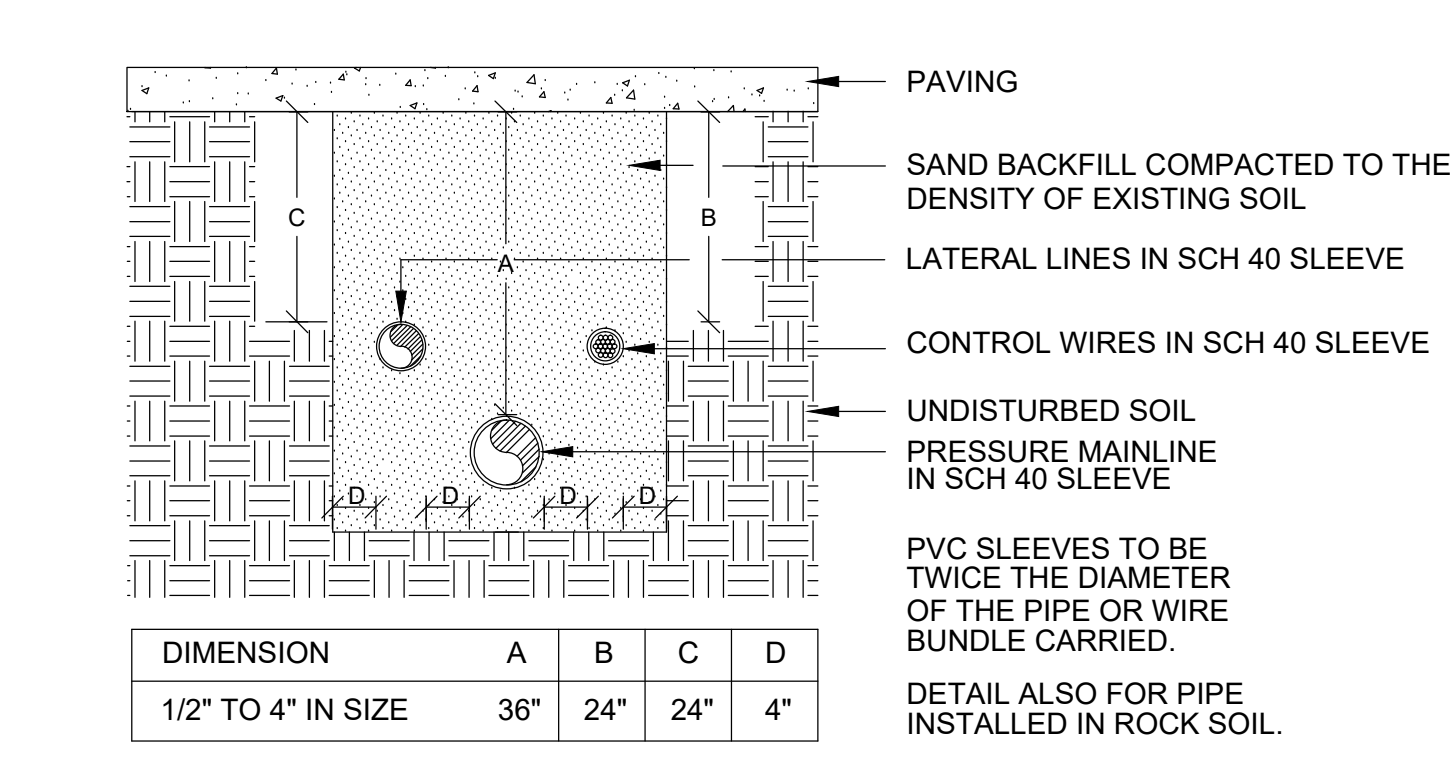
(H) DRIP LINE INSTALLATION



(I) DRIP LINE CONNECTION



(J) PIPE INSTALLATION



(K) SLEEVE INSTALLATION

RAINWATER HARVESTED IRRIGATION INSTALLATION REQUIREMENTS

1. All water conveyance pipelines shall be identified with continuous pipeline identification tape and with direction of normal flow attached to the pipe and secured every 5 feet. Labeling shall read as follows: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" - purple tape with black uppercase letterings; "POTABLE WATER" - blue or green tape with white letterings; "CAUTION: NONPOTABLE WATER, DO NOT DRINK" - yellow tape with black uppercase letterings. (2016 California Plumbing Code: Chapter 6, Section 601.3, 601.3.2 and Chapter 16, Section 1602.8)
2. All water valves shall be labeled with approved identification tags distinguishing between: "POTABLE WATER" - blue or green with white letterings; "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" - purple with black uppercase letterings and "NONPOTABLE WATER, DO NOT DRINK" - yellow with black uppercase letterings for valves that are fed from the protected source. (2016 California Plumbing Code: Chapter 6, Section 601.3 and 601.3.2 and Chapter 16, Section 1602.8)
3. If purple pipe is used, additional identification tape is needed to differentiate rainwater harvested water from recycled water, i.e. "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK". Any other pipe material shall have the same identification tape attached to the pipe depending on which is being supplied. (2016 California Plumbing Code: Chapter 6, Section 601.3, 601.3.2 and Chapter 16, Section 1602.8)

4. During construction, the flushing of the lines and testing of the irrigation system shall be by means of a dedicated and protected domestic feed; an approved and dedicated backflow prevention assembly will be required to safeguard the potable water supplying the landscape irrigation system. (2016 California Plumbing Code: Chapter 6, Section. 603.5.8)
5. Rainwater tanks shall be permanently marked with the capacity and the language: "NONPOTABLE RAINWATER." Where openings are provided to allow a person to enter the tank, the opening shall be marked: "DANGER-CONFINED SPACE." (2016 California Plumbing Code: Chapter 16, Section 1602.9.5.7)
6. New domestic water mains and supply lines shall be installed at least four (4) feet from, and one (1) foot vertically above any parallel conveying storm drainage. (California Administrative Code Title 22, Division 4; Chapter 16; Article 4; Section 64572(b) Water Main Separation)
7. Ensure all alternate water captured on the premises remains directly on the premises and not distributed off-site from the parcel boundary. Cistern rainwater capture system proposed for on-site. (2016 California Plumbing Code: Chapter 2; Chapter 15, Section 1502.4; Chapter 16, Section 1601.1)
8. Drain lines for the purpose of cistern / pipe maintenance shall be air gapped to the sewer line, provide details. All discharges from cistern via flushing, backwashing, and/or overflow line shall be to onsite infiltration, bio-swale, or permeable areas for percolation only. Discharging of liquid content from the cistern into the public storm water system or offsite is not permitted.

9. Prior to final construction approval, a cross connection inspection and separation test shall be performed on both the potable and the alternative water system. The potable and alternative water system shall be isolated from each other and independently inspected and tested to ensure there is no cross connection. The irrigation systems must be 100% functionality to show compliance. (2016 California Plumbing Code: Chapter 16, Section 1602.11.2.2)
10. Backflow prevention assemblies installed at the service connections and internally shall be tested upon installation and the results forwarded to either the water department or this Department depending where the backflow prevention assembly is installed, i.e. meter or internal protection (non-testable backflow prevention devices exempted). (2016 California Plumbing Code: Chapter 6, Section 603.4.2)
11. All water conveyance piping shall be inspected by a representative from this Program prior to back filling for confirmation of proper identification and separation requirements.

Call the Department of Public Health when scheduling pre-construction meetings as well as when construction begins and pipelines are being installed. Inspection of the water lines prior to backfilling is required. During construction, all pipelines shall be inspected by this Program in conjunction with the local building and safety department and / or local water department or district for pipe line identification and separation prior to backfilling or closing up walls to avoid re-excavation or re-exposure of those lines for inspection.

12. Provide contact information on the "on site water supervisor" having the responsibility for the maintenance of the project. The water supervisor shall be responsible for installation, operation, and maintenance of the rainwater cistern supply and potable water systems. The water supervisor shall also prevent potential hazards, implement these guidelines and coordinate future inspections with the cross-connection control program of the both the city's water purveyor and this Department. (2016 California Plumbing Code: Chapter 16, Section 1601.4.1)
13. Provide an operation and maintenance manual for the rainwater system that shall be supplied to the building owner by the system designer or installer. (2016 California Plumbing Code: Chapter 16, Section 1601.5) The operation and maintenance manual shall include the following:
 a) Diagram(s) of the entire system and the location of system components.
 b) Instructions on operating and maintaining the system.
 c) Details on startup, shutdown, and deactivation the system for maintenance, repair, or other purposes.
 d) Applicable testing, inspection, and maintenance frequencies in accordance with Section 1601.5 of CA Uniform Plumbing Code.
 e) A method of contacting the installer and/or manufacturer(s)
 f) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. At the time of the final inspection, an operation and maintenance manual shall be provided. Directions shall indicate the manual is to remain with the building throughout the life of the system and upon change of ownership; the new owner shall be notified the structure contains a cistern system.

LANDSCAPE IRRIGATION SPECIFICATIONS

- 1. GENERAL**
- A. All workmanship and materials shall conform to local building and plumbing codes having jurisdiction.
 - B. Apply and pay for all permits required for this portion of the work.
 - C. Prior to submitting bid, examine the site and the conditions thereof.
 - D. The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery, and equipment necessary to install a complete sprinkler system as shown on the irrigation plans, including trenching, backfilling, etc.
 - E. Prior to commencing work on the project, arrange an on-site conference with the Landscape Architect or his duly appointed representative.
 - F. The installation and operation of the system must be approved by the Landscape Architect or Representative.
 - G. If it is found during installation that the site varies from the drawings, notify the Landscape Architect before proceeding with the work.
 - H. Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings to avoid interfering with the planting of trees shrubs, or other planting.
 - I. It is the intent of these drawings and specifications to indicate a complete sprinkler system installed and ready for use without further cost.

- J. Record accurately on one set of reproducible prints of the drawings, an as-built plan kept up to date as the project is under construction. In addition, dimension from two permanent points of reference the location of the pressure supply line routing, all valves, plug tees, and control wire.
- K. The sprinkler system shall be unconditionally guaranteed for a period of one year from the date of acceptance. Manufacturer warranties shall not replace this guarantee, and the Contractor shall be liable for repairs and replacement of failed material.
- L. Upon completion of the work, remove all excess material, equipment and waste to the satisfaction of the Landscape Architect.
- M. The sprinkler installation shall be deemed incomplete until all sprinkler heads, valves and all related irrigation equipment have been checked and adjusted to best conform to the conditions and requirements that will prevail at the finish site, and approved as-built drawings have been submitted. This includes change of nozzles if required for proper coverage.
- N. All sprinkler heads and piping shall be installed per their details, in their respective locations, and shall be of the manufacturer noted unless otherwise approved.
- O. All material required for the project shall be as indicated in the legend and installed according to same or as recommended by manufacturer.

- P. Connection between controller and remote control valves shall be made with direct burial AWG-UF 600 volt wire, wire sizing No. 14, splices where permitted shall be waterproofed.
- Q. Plastic fittings shall be of Schedule 40, polyvinyl chloride injection molded and side gated. Where threads are required, these shall be injection molded also.
- R. Trenches shall be excavated to sufficient depth to provide coverage of 18" over all pressure supply lines and 12" over all non-pressure lines unless otherwise noted on drawing when piping occurs under paved areas. Consider dimension to be below subgrade.
- S. Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities.
- T. Initial backfill on plastic lines shall be of a fine granular material with no foreign matter larger than 1" in size.
- U. Supply as part of this contract the following tools:
 1. Two keys for the controller.
 2. One controller chart for the controller supplied. This chart shall be a reduced drawing of the actual as-built system, with each station indicated in a different color. Chart shall be hermetically sealed between two pieces of plastic, 20 mils. each.

GENERAL DRIP IRRIGATION NOTES

1. Drip lines to be covered w/ min. 2" layer of soil.
2. Irrigation submain and pipe under concrete to be PVC SCH 40.
3. Prevent kinking of tube, use elbows where tight bends are encountered.
4. "Snake" laterals about landscape area so as to allow for expansion and contraction due to temperature variations.
5. Do not use detergent or lubricants in polyethylene hose connections as they may cause accelerated deterioration of the hose.
6. Make all hose cuts squarely with a sharp knife or shears.
7. Dirt or other contaminants should be kept out of emission lines by placing tape over ends that are not immediately secured.
8. Flush all mains, submains, and laterals prior to emitter installation.
9. Have water running through laterals at low pressure (0-5 psi) during emitter installation.
10. Verify correct pressure regulator downstream pressure setting.
11. Before operation, open tubing (laterals) end caps, turn on water and allow it to flow freely for several minutes to flush lines clean. Do not bury tubing until emitters are placed correctly around or beside each plant.
12. Place all valve boxes in shrub planting away from main emitters.

BEST MANAGEMENT PRACTICES: TRENCHING

1. Any excavations in the TPZs should be done with hand tools or air spades to spare any roots of 1-in. diameter and larger.
2. In cases of needed cutting of large roots, an arborist or qualified expert should supervise the TPZ work for making the cuts correctly and provision of any treatment needed to prevent root infection.
3. When possible, piping or other installation should be threaded through roots of this size.
4. Exposed roots should be covered with wet cloth or wet burlap during exposure to air.
5. Trenches should be cleared of small animals that fall in and are trapped at the beginning and end of each working day and before final covering/closing of the trench.
6. Plywood bridges at intervals of 20-ft. should cover an open trench to provide passage for small animals over the trench between the end of the working day and the start of the next working day. After removal of the plywood for work is the best time to check for trapped small animals and before placement of the plywood at the end of the working day is also a good time. There needs to be a check and release of trapped small animals before covering any trench.

NOTE
 USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

IRRIGATION DETAILS

ISSUE	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
5	11-08-18	BIOLOGY COMMENTS
6	11-10-18	PLNCHK COMMENTS
7	04-17-19	PLNCHK COMMENTS
8	07-16-19	PLNCHK COMMENTS
9	09-18-19	PLNCHK COMMENTS
10	02-17-20	PLNCHK COMMENTS
11	05-26-20	PLNCHK COMMENTS
12	06-01-20	FM COMMENTS
13	06-03-20	FM COMMENTS
14	01-11-21	PLNCHK COMMENTS
15	05-11-21	TREE REDUCTION
16	09-07-21	PLNCHK COMMENTS

PHASE

Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE 09-07-2021

DRAWN BY: TP

CHECKED BY: DG

SHEET 11 of 14

NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

PRODUCTS

1. PROVIDE AS SPECIFIED OR APPROVED EQUAL.

STATION LEGEND

STA:	●	CONTROLLER STATION / HYDROVALVE
VALVE:	○	VALVE SIZE IN INCHES
GPM/DRIP:	○	GALLONS PER MINUTE/DRIP

PIPE SIZING SCHEDULE

GPM	SIZE	SLEEVE SIZE	NO. OF WIRE
0-4	1/2"	2"	0-7
5-8	3/4"	2"	0-7
9-13	1"	2"	8-14
14-23	1-1/4"	2-1/2"	15-20
24-32	1-1/2"	2-1/2"	
33-63	2"	3"	
64-74	2-1/2"	6"	

DESIGN NOTES

- IRRIGATION VALVES, MAIN-LINE & LATERAL LINE LAYOUT IS DIAGRAMMATIC. ACTUAL INSTALLATION WILL VARY. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- PLACE ALL VALVES WITHIN PROPERTY LINE.
- ALL 24-VOLT WIRING SHALL BE #14 UPUL DIRECT-BURIAL, SOLID COPPER.
- ALL PIPING TO BE ABOVE GRADE, TEMPORARY INSTALLATION.
- REMOVE EXISTING IRRIGATION EQUIPMENT.

TEMPORARY ESTABLISHMENT IRRIGATION

ALL NEWLY INSTALLED NATIVE RE-VEGETATION PLANTS SHALL BE IRRIGATED WITH INDIVIDUAL HUNTER IRRIGATION POINT SOURCE DRIP EMITTERS. ADD VALVES AS NEEDED FOR NATIVE RE-VEGETATION TEMPORARY IRRIGATION. PIPE SHALL BE UV-RATED AND INSTALLED ABOVE GROUND. REMOVE APPROXIMATELY 5 YEARS AFTER TIME OF PLANTING, AFTER PLANTS HAVE ESTABLISHED.

- A. INSTALLATION (SEE DETAIL 'E', SHEET L-3.3)**
- INSTALL IRRIGATION EMITTERS TO EACH PLANT / TREE, IF NECESSARY, ADD EMITTERS TO PROPERLY IRRIGATE ALL PLANTING AREAS.
 - IRRIGATION LATERAL LINES SHALL BE UV BROWN LINE PROTECTED ON GRADE. USE COMPRESSION FITTINGS TO CONNECT PVC TO DRIP EMITTER TUBING.
 - PREVENT KINKING OF TUBE, USE ELBOWS WHERE TIGHT BENDS ARE ENCOUNTERED.
 - RUN LATERALS THROUGH LANDSCAPE AREA SO AS TO ALLOW FOR EQUAL DISTRIBUTION.
 - DO NOT USE DETERGENT OR LUBRICATIONS IN POLYETHYLENE HOSE CONNECTIONS AS THEY MAY CAUSE ACCELERATION DETERIORATION OF THE HOSE.
 - MAKE ALL HOSE CUTS SQUARELY WITH A SHARP KNIFE OR SHEARS.
 - DIRT OR OTHER CONTAMINANTS SHOULD BE KEPT OUT OF EMISSION LINES BY PLACING TAPE OVER ENDS THAT ARE NOT IMMEDIATELY SECURED.
 - FLUSH ALL MAINS, SUB-MAINS, AND LATERALS PRIOR TO EMITTER INSTALLATION.
 - HAVE WATER RUNNING THROUGH LATERALS AT LOW PRESSURE (0-5 PSI) DURING EMITTER INSTALLATION.
 - VERIFY CORRECT PRESSURE REGULATOR DOWNSTREAM PRESSURE SETTING.
 - ENSURE AREAS WHERE LATERALS ARE BURIED ARE FREE OF SHARP STONES OR AGGREGATE MATERIALS.
 - BEFORE OPERATION, OPEN TUBING (LATERALS) END CAPS, TURN ON WATER AND ALLOW IT TO FLOW FREELY FOR SEVERAL MINUTES TO FLUSH LINES CLEAN. DO NOT BURY TUBING UNTIL EMITTERS ARE PLACED CORRECTLY AROUND OR BESIDE EACH PLANT.
- B. MAINTENANCE (DURING MAINTENANCE PERIOD)**
- CHECK OR FLUSH LATERALS AT LEAST ONCE A MONTH.
 - CHECK OR FLUSH FILTERS AT LEAST ONCE A WEEK.
 - CHECK OR FLUSH EMITTERS WHERE REQUIRED.
 - CLEAR WEED GROWTH FROM AROUND EMITTER AREAS.
 - CHECK PRESSURE DOWNSTREAM OF REMOTE CONTROL VALVE AT EACH SYSTEM FOR CORRECT DOWNSTREAM PRESSURE SETTING.
 - CHECK CONTROLLER PROGRAM FOR CORRECT OPERATION. ADJUST WHEN NECESSARY TO ACCOMMODATE CLIMATE VARIATION.



PROJECT
24600 THOUSAND PEAKS RD
CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE
TEMPORARY IRRIGATION PLAN

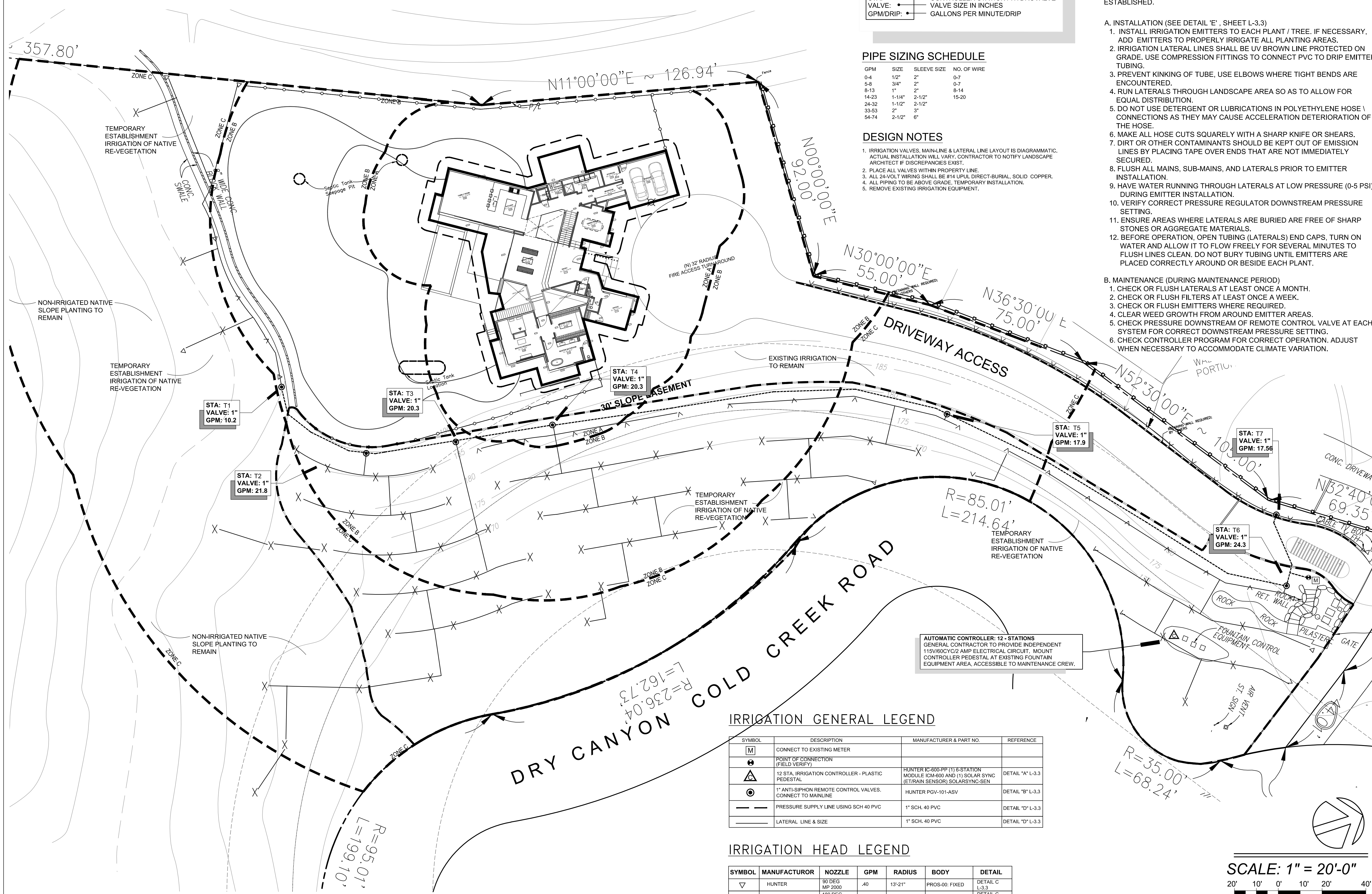
ISSUE	DATE	DESCRIPTION
1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
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PHASE
Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE: 09-07-2021
DRAWN BY: TP
CHECKED BY: DG

SHEET 12 of 14

L-3.2

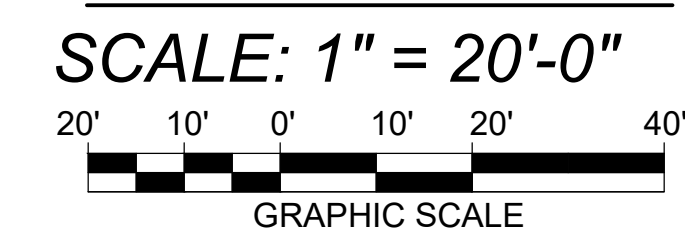


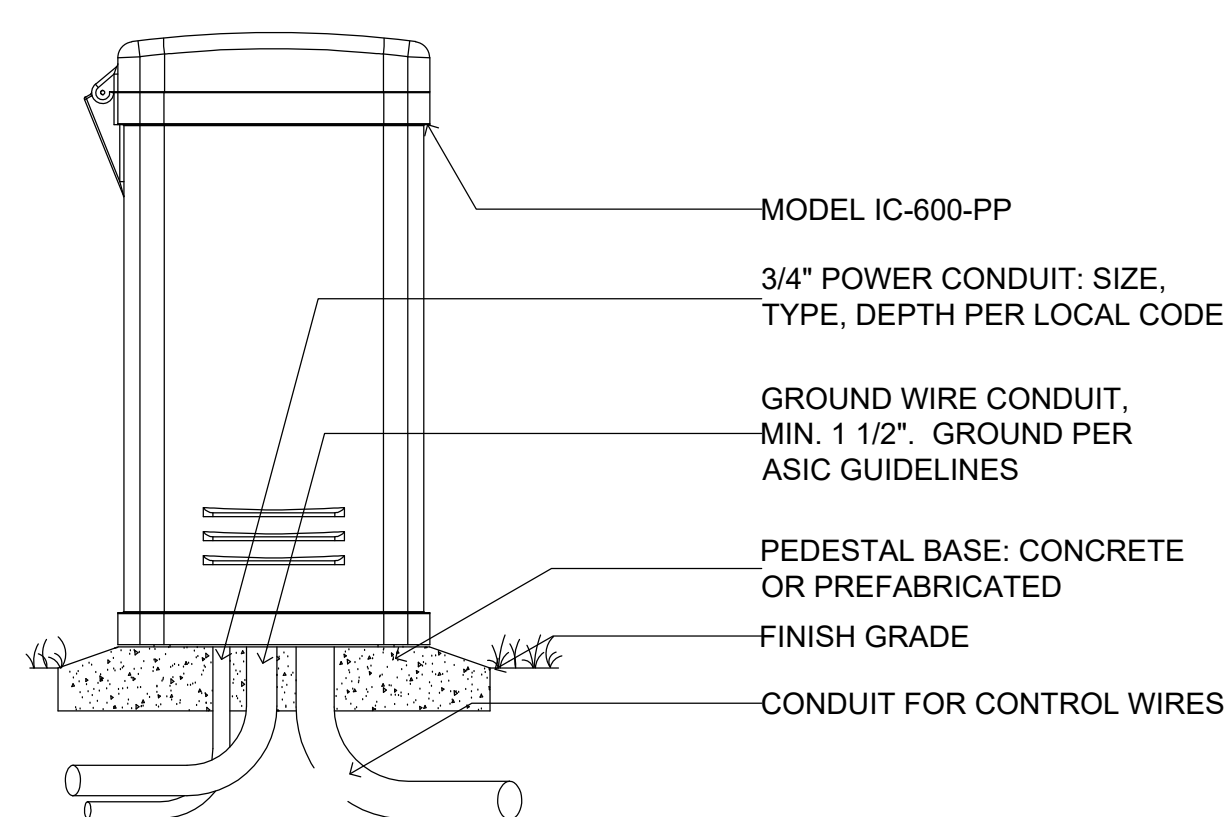
IRRIGATION GENERAL LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & PART NO.	REFERENCE
[M]	CONNECT TO EXISTING METER		
⊕	POINT OF CONNECTION (FIELD VERIFY)		
△	12 STA. IRRIGATION CONTROLLER - PLASTIC PEDESTAL	HUNTER IC-800-PP (1) 6-STATION MODULE ICM-600 AND (1) SOLAR SYNC (ET/RAIN SENSOR) SOLARSYNCS-SEN	DETAIL "A" L-3.3
⊙	1" ANTI-SIPHON REMOTE CONTROL VALVES. CONNECT TO MAINLINE	HUNTER PGV-101-ASV	DETAIL "B" L-3.3
---	PRESSURE SUPPLY LINE USING SCH 40 PVC	1" SCH. 40 PVC	DETAIL "D" L-3.3
---	LATERAL LINE & SIZE	1" SCH. 40 PVC	DETAIL "D" L-3.3

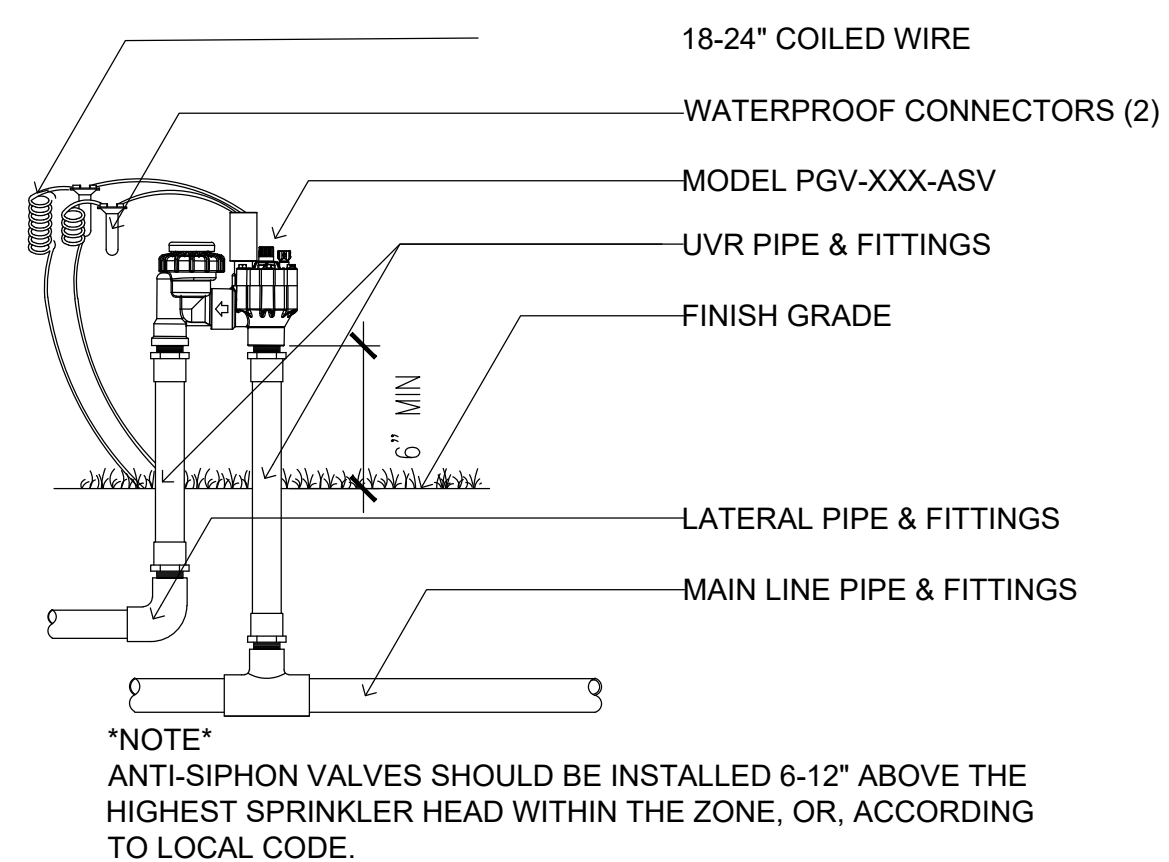
IRRIGATION HEAD LEGEND

SYMBOL	MANUFACTURER	NOZZLE	GPM	RADIUS	BODY	DETAIL
▽	HUNTER	90 DEG MP 2000	.40	13'-21"	PROS-00: FIXED	DETAIL C L-3.3
▽	HUNTER	180 DEG MP 2000	.78	13'-21"	PROS-00: FIXED	DETAIL C L-3.3
X	HUNTER	360 DEG MP 2000	1.56	13'-21"	PROS-00: FIXED	DETAIL C L-3.3

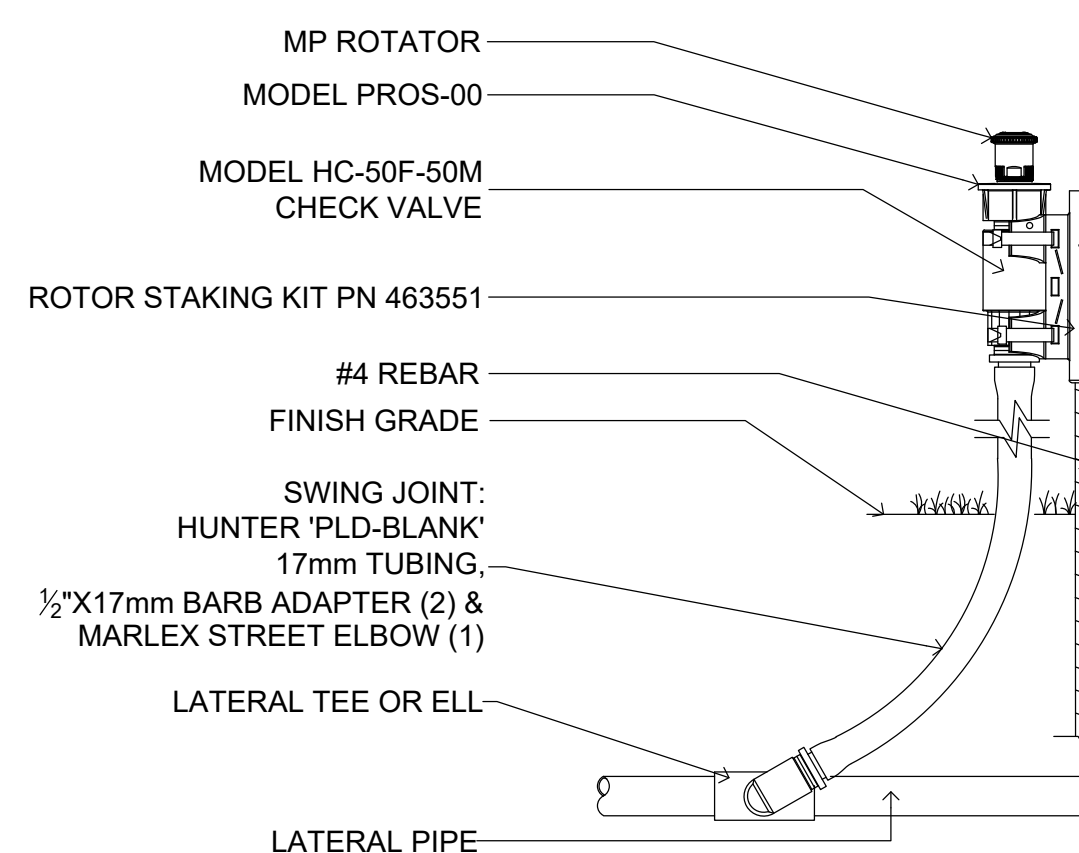




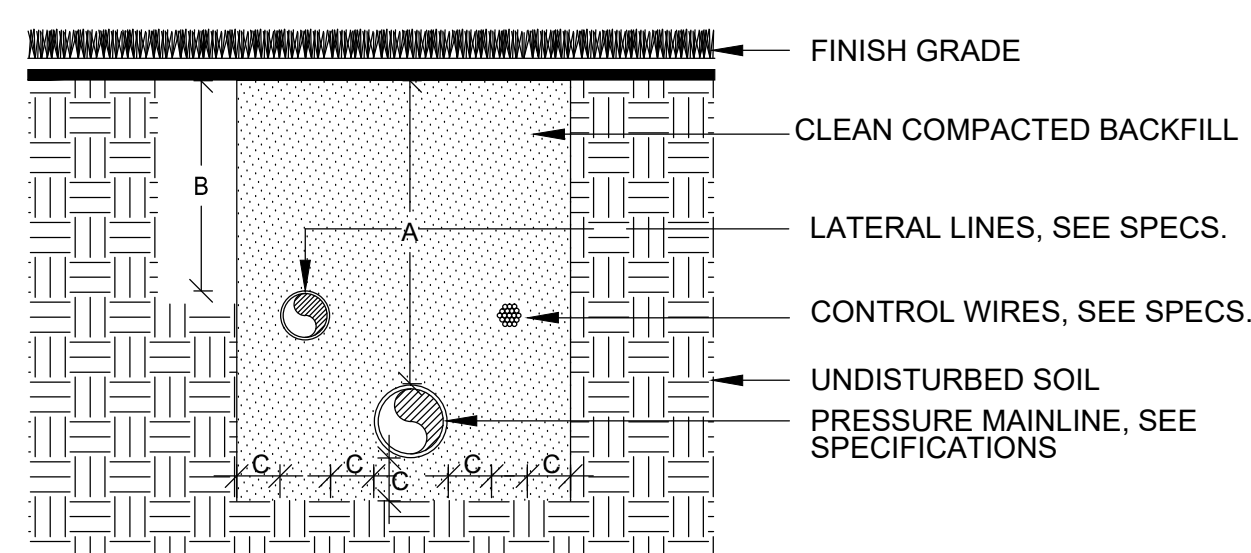
(A) CONTROLLER



(B) REMOTE CONTROL VALVE ASSEMBLY

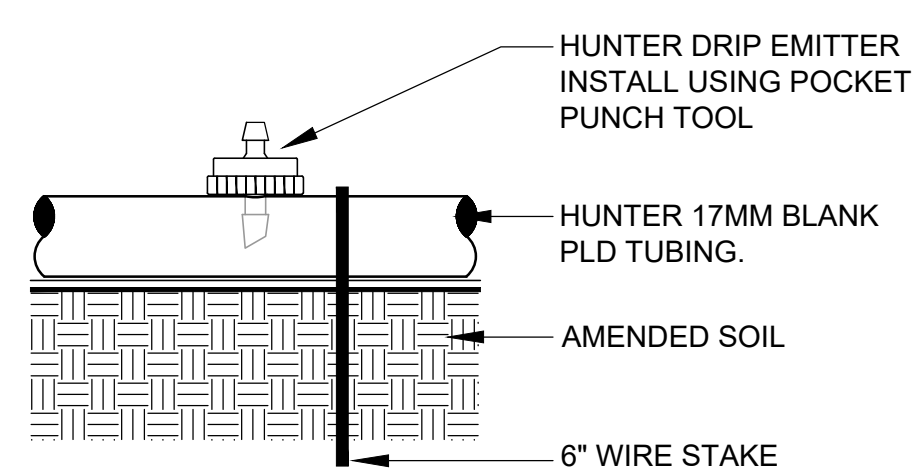


(C) ROTATOR SPRAY HEAD ON FIXED RISER



DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"	4"	4"

(D) PIPE INSTALLATION



NOTE:
 UV-RATED ABOVE GROUND LATERAL AND MAINLINES TO BE USED IN THE TEMPORARY IRRIGATION ZONES. TO BE ABANDONED AFTER NATIVE PLANTS ARE ESTABLISHED.

(E) POINT-SOURCE DRIP: RE-VEGETATION ZONE

LANDSCAPE IRRIGATION SPECIFICATIONS

1. GENERAL

- A. All workmanship and materials shall conform to local building and plumbing codes having jurisdiction.
- B. Apply and pay for all permits required for this portion of the work.
- C. Prior to submitting bid, examine the site and the conditions thereof.
- D. The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery, and equipment necessary to install a complete sprinkler system as shown on the irrigation plans, including trenching, backfilling, etc.
- E. Prior to commencing work on the project, arrange an on-site conference with the Landscape Architect or his duly appointed representative.
- F. The installation and operation of the system must be approved by the Landscape Architect or Representative.
- G. If it is found during installation that the site varies from the drawings, notify the Landscape Architect before proceeding with the work.
- H. Coordinate the installation of all sprinkler materials, including pipe, with the landscape drawings to avoid interfering with the planting of trees shrubs, or other planting.
- I. It is the intent of these drawings and specifications to indicate a complete sprinkler system installed and ready for use without further cost.
- J. Record accurately on one set of reproducible prints of the drawings, an as-built plan kept up to date as the project is under construction. In addition, dimension from two permanent points of reference the location of the pressure supply line routing, all valves, plug tees, and control wire.
- K. The sprinkler system shall be unconditionally guaranteed for a period of one year from the date of acceptance. Manufacturer warranties shall not replace this guarantee, and the Contractor shall be liable for repairs and replacement of failed material.
- L. Upon completion of the work, remove all excess material, equipment and waste to the satisfaction of the Landscape Architect.
- M. The sprinkler installation shall be deemed incomplete until all sprinkler heads, valves and all related irrigation equipment have been checked and adjusted to best conform to the conditions and requirements that will prevail at the finish site, and approved as-built drawings have been submitted. This includes change of nozzles if required for proper coverage.
- N. All sprinkler heads and piping shall be installed per their details, in their respective locations, and shall be of the manufacturer noted unless otherwise approved.
- O. All material required for the project shall be as indicated in the legend and installed according to same or as recommended by manufacturer.
- P. Connection between controller and remote control valves shall be made with direct burial AWG-UF 600 volt wire, wire sizing No. 14, splices where permitted shall be waterproofed.
- Q. Plastic fittings shall be of Schedule 40, polyvinyl chloride injection molded and side gated. Where threads are required, these shall be injection molded also.
- R. Trenches shall be excavated to sufficient depth to provide coverage of 18" over all pressure supply lines and 12" over all non-pressure lines unless otherwise noted on drawing when piping occurs under paved areas. Consider dimension to be below subgrade.
- S. Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities.
- T. Initial backfill on plastic lines shall be of a fine granular material with no foreign matter larger than 1" in size.
- U. Supply as part of this contract the following tools:
 1. Two keys for the controller.
 2. One controller chart for the controller supplied. This chart shall be a reduced drawing of the actual as-built system, with each station indicated in a different color. Chart shall be hermetically sealed between two pieces of plastic, 20 mils. each.

End of Specifications

NOTE
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PROJECT

24600 THOUSAND PEAKS RD
 CALABASAS, CA 91302

APN: 4455-052-002

SHEET TITLE

TEMPORARY IRRIGATION DETAILS

ISSUE

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16	09-07-21	PLNCHK COMMENTS

PHASE

Fuel Modification & Native Tree Replacement Planting Program

PLOT DATE 09-07-2021

DRAWN BY: TP

CHECKED BY: DG

SHEET 13 of 14

L-3.3

NOTE
USE OF RODENTICIDES PROHIBITED. ACCEPTABLE NON-PERVASIVE METHODS INCLUDE TRAPPING AND FUMIGATION

LIGHTING LEGEND

FIXTURE	SYM.	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	FINISH	QUANTITY	NOTES
E-1	[Symbol]	HORIZONTAL SHIELD WASH LIGHT	SPJ LIGHTING	SPJ-CL8	2700K LED	MATTE BRONZE	13	MOUNT ON SPJ PERMA POST
E-2	[Symbol]	BOLLARD PATH LIGHT	SPJ LIGHTING	SPJ-CC24-2REC	2 WATT LED	MATTE BRONZE	17	RECESSED ILLUMINATION POINTING DOWN
E-3	[Symbol]	ARCHITECTURAL SCENCE	SPJ LIGHTING	SPJ-LW-7-DOWNLT	6 WATT LED	MATTE BRONZE	11	MOUNTED ON HOUSE
E-4	[Symbol]	POOL/SPA LIGHT	PENTAIR	AMERLITE 16 COLOR	12 VOLT LED		2	
E-5	[Symbol]	TRANSFORMER	SPJ LIGHTING	T1: MTP600-SS			1	PHOTO CELL & TIMER
	[Symbol]	LOW VOLT WIRE						12 GAUGE DIRECT BURIAL

LIGHTING NOTES

LOW VOLTAGE LANDSCAPE LIGHTING INSTALLATION NOTES & SPECS:

GENERAL:
SCOPE OF WORK: THE SUPPLY AND INSTALLATION OF A 12-VOLT LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON THE FIXTURE SCHEDULE AS WELL AS THE INSTALLATION OF LOW VOLTAGE TRANSFORMERS AND DIRECT BURIAL CABLE NECESSARY TO COMPLETE THE PLAN AS SHOWN. THIS LIGHTING PLAN IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATION AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR NECESSARY LINE (120-VOLT) AND LOW (12-VOLT) WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.

STANDARDS:
ALL WORK PERFORMED IS TO COMPLY WITH THE UNIFORM BUILDING CODE, CALIFORNIA ELECTRICAL CODE TITLE 8, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL POSSESS ALL NECESSARY LICENSES TO COMPLETE THE DESCRIBED WORK AND SHALL DETERMINE THE NECESSARY PANELS, BREAKERS, CONDUIT, WIRE, WIRING DEVICES INVOLVED WITH THIS INSTALLATION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE THE INSTALLATION AS DESIGNED.

INSTALLATION:
THE CONTRACTOR IS TO VERIFY THE SITE, WALKWAYS, STAIRS, PLANTINGS, BUILDINGS, AND OTHER ELEMENTS, WHICH AFFECT THE INSTALLATION. THE CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SERVICE, DISTRIBUTING AND PANEL LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE NECESSARY PANELS, BREAKERS, CONDUIT, WIRE, WIRING DEVICES INVOLVED WITH THIS INSTALLATION AS DESIGNED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE THE INSTALLATION AS DESIGNED.

DIRECT BURIAL CABLE:
CABLING SHOWN ON THE PLANS IS FOR GROUPING ONLY. CABLE TO BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 10.5 VOLTS AND A MAXIMUM OF 12-VOLTS TO ALL LIGHTING FIXTURES. THE MINIMUM ALLOWABLE CABLE SIZE FOR DIRECT BURIAL IS 12-GAUGE MULTI-STRANDS. INSTALL CABLE ALONG THE EDGE OF HARDSCAPE AND MOW STRIPS WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 12-GAUGE MULTISTRANDS. INSTALL CABLE ALONG THE EDGE OF HARDSCAPE AND MOW STRIPS WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 8". THE CONTRACTOR SHALL INSTALL 1" PVC

CHASE LINE SLEEVES WITH SWEEP CORNERS FOR ANY CABLE RUN UNDER HARDSCAPE OR DIFFICULT TO ACCESS AREAS SUCH AS AT GRADE AND HIGH IMPACT AREAS SUCH AS COLOR PLANTERS THAT RECEIVE SEASONAL COLOR CHANGES. LEAVE 24" LOOPS AT ALL FIXTURE LOCATIONS FOR FINAL ADJUSTMENT. ALL WIRE JUNCTIONS SHALL BE WATERPROOF WITH CAULK, FILLED WIRE NUTS OR MANUFACTURER'S APPROVED CONNECTIONS DESIGN FOR DIRECT BURIAL, OR APPROVED EQUIVALENT. ONLY FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL WILL BE ACCEPTED. TAPED CONNECTIONS ARE NOT ACCEPTABLE.

TRANSFORMERS:
TRANSFORMERS SHALL BE SPJ, VISTA, FX, OR OTHER APPROVED EQUIVALENT. MAXIMUM LOAD SHALL NOT EXCEED 80% OF THE TRANSFORMER RATING (240-WATTS ON A 300-WATT TRANSFORMER). LOAD IS DETERMINED BY FIXTURE LAMP LOAD AND DISTANCE TO THE TRANSFORMER.

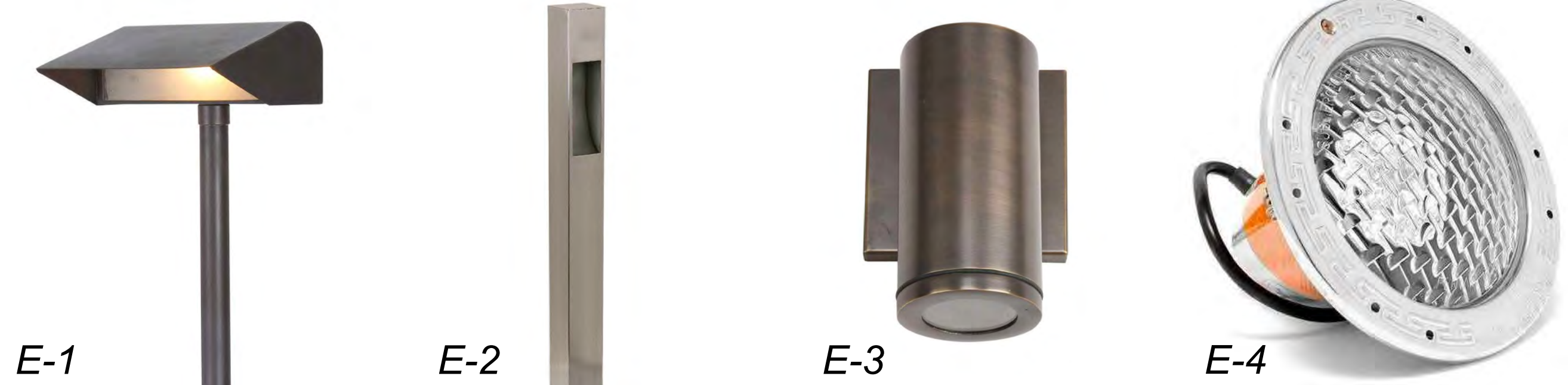
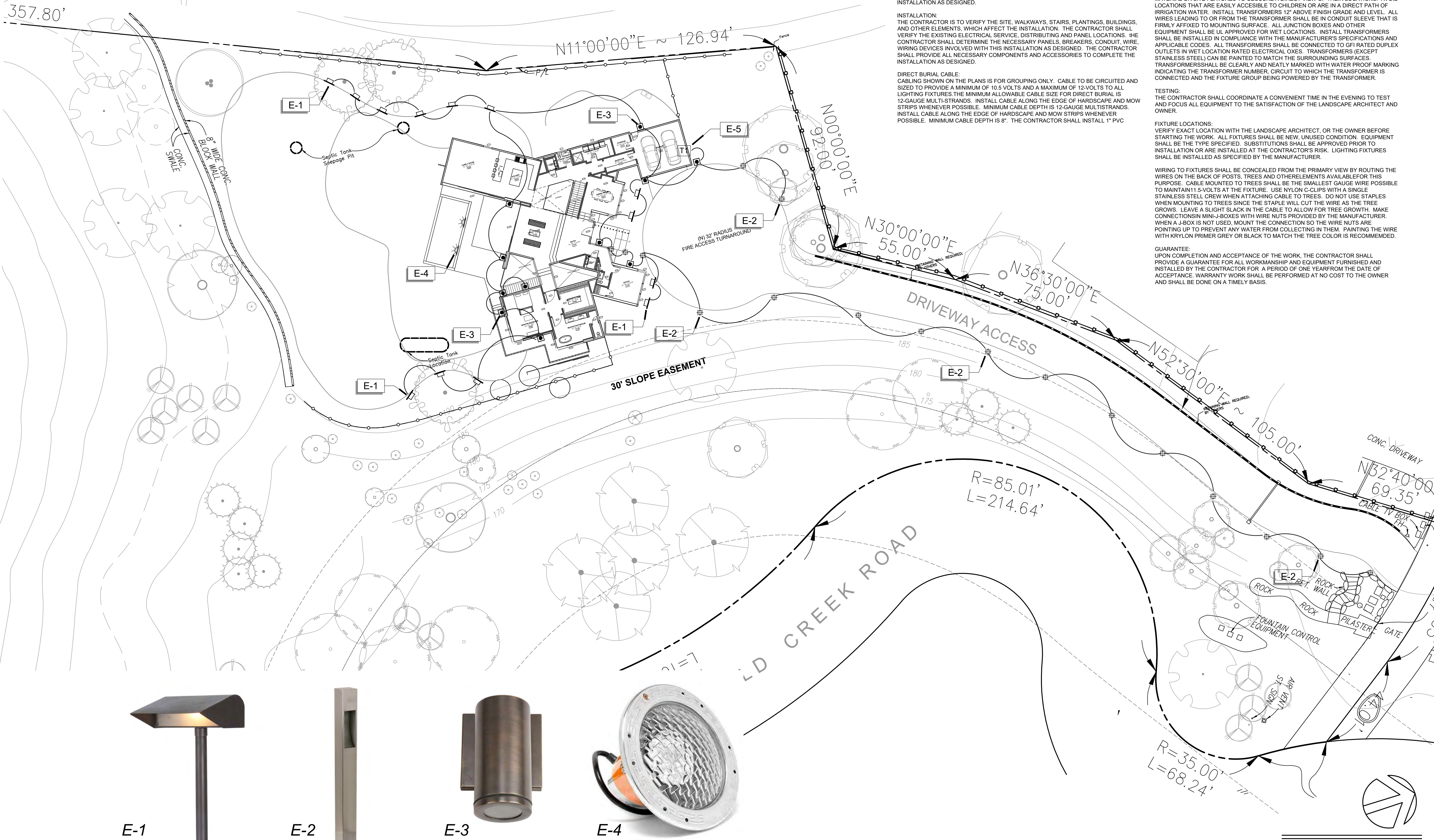
TRANSFORMERS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS USING PLANT MATERIAL OR SITE FEATURES TO OBSOURE A DIRECT VIEW OF THEIR LOCATIONS. AVOID LOCATIONS THAT ARE EASILY ACCESSIBLE TO CHILDREN OR ARE IN A DIRECT PATH OF IRRIGATION WATER. INSTALL TRANSFORMERS 12" ABOVE FINISH GRADE AND LEVEL. ALL WIRES LEADING TO OR FROM THE TRANSFORMER SHALL BE IN CONDUIT SLEEVE THAT IS FIRMLY AFFIXED TO MOUNTING SURFACE. ALL JUNCTION BOXES AND OTHER EQUIPMENT SHALL BE UL APPROVED FOR WET LOCATIONS. INSTALL TRANSFORMERS SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. ALL TRANSFORMERS SHALL BE CONNECTED TO GFI RATED DUPLEX OUTLETS IN WET LOCATION RATED ELECTRICAL OXES. TRANSFORMERS (EXCEPT STAINLESS STEEL) CAN BE PAINTED TO MATCH THE SURROUNDING SURFACES. TRANSFORMERS SHALL BE CLEARLY AND NEATLY MARKED WITH WATER PROOF MARKING INDICATING THE TRANSFORMER NUMBER, CIRCUIT TO WHICH THE TRANSFORMER IS CONNECTED AND THE FIXTURE GROUP BEING POWERED BY THE TRANSFORMER.

TESTING:
THE CONTRACTOR SHALL COORDINATE A CONVENIENT TIME IN THE EVENING TO TEST AND FOCUS ALL EQUIPMENT TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

FIXTURE LOCATIONS:
VERIFY EXACT LOCATION WITH THE LANDSCAPE ARCHITECT OR THE OWNER BEFORE STARTING THE WORK. ALL FIXTURES SHALL BE NEW, UNUSED CONDITION. EQUIPMENT SHALL BE THE TYPE SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED PRIOR TO INSTALLATION OR ARE INSTALLED AT THE CONTRACTOR'S RISK. LIGHTING FIXTURES SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER.

WIRING TO FIXTURES SHALL BE CONCEALED FROM THE PRIMARY VIEW BY ROUTING THE WIRES ON THE BACK OF POSTS, TREES AND OTHER ELEMENTS AVAILABLE FOR THIS PURPOSE. CABLE MOUNTED TO TREES SHALL BE THE SMALLEST GAUGE WIRE POSSIBLE TO MAINTAIN 11.5-VOLTS AT THE FIXTURE. USE NYLON C-CLIPS WITH A SINGLE STAINLESS STEEL SCREW WHEN ATTACHING CABLE TO TREES. DO NOT USE STAPLES WHEN MOUNTING TO TREES SINCE THE STAPLE WILL CUT THE WIRE AS THE TREE GROWS. LEAVE A SLIGHT SLACK IN THE CABLE TO ALLOW FOR TREE GROWTH. MAKE CONNECTIONS IN MINI-J-BOXES WITH WIRE NUTS PROVIDED BY THE MANUFACTURER. WHEN A J-BOX IS NOT USED, MOUNT THE CONNECTION SO THE WIRE NUTS ARE POINTING UP TO PREVENT ANY WATER FROM COLLECTING IN THEM. PAINTING THE WIRE WITH KRYLON PRIMER GREY OR BLACK TO MATCH THE TREE COLOR IS RECOMMENDED.

GUARANTEE:
UPON COMPLETION AND ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PROVIDE A GUARANTEE FOR ALL WORKMANSHIP AND EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WARRANTY WORK SHALL BE PERFORMED AT NO COST TO THE OWNER AND SHALL BE DONE ON A TIMELY BASIS.



SCALE: 1" = 20'-0"
GRAPHIC SCALE

ISSUE

1	08-11-15	FUEL MODIFICATION
2	03-28-18	BIOLOGY COMMENTS
3	05-16-18	BIOLOGY COMMENTS
4	09-06-18	BIOLOGY COMMENTS
5	11-08-18	BIOLOGY COMMENTS
6	11-10-18	PLNCHK COMMENTS
7	04-17-19	PLNCHK COMMENTS
8	07-16-19	PLNCHK COMMENTS
9	09-18-19	PLNCHK COMMENTS
10	02-17-20	PLNCHK COMMENTS
11	05-26-20	PLNCHK COMMENTS
12	06-01-20	FM COMMENTS
13	06-03-20	FM COMMENTS
14	01-11-21	PLNCHK COMMENTS
15	05-11-21	TREE REDUCTION
16	09-07-21	PLNCHK COMMENTS

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. R2014-03698-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. 201400019
ENVIRONMENTAL ASSESSMENT NO. RPPL2020009798**

RECITALS

1. **HEARING DATES.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on July 16, 2024 and July 23, 2024, in the matter of Project No. R2014-03698-(3), Minor Coastal Development Permit (“Minor CDP”) No. 201400019 and Environmental Assessment No. RPPL2020009798.
2. **HEARING PROCEEDINGS.** [RESERVED].
3. **ENTITLEMENTS REQUESTED.** The permittee, Raymond Tran (“Permittee”), requests the Minor CDP to authorize the construction of a 18-foot-tall, 10,803 square-foot single-family residence, an attached two-car garage, an onsite wastewater treatment system (“OWTS”), a pool with a pool deck, hardscaping, landscaping, and 3,694 cubic yards of grading, as well as the removal of 17 native trees (16 western cottonwoods and one coast live oak), encroachment into the protected zones of five native trees (five western cottonwoods), and the offsite transport of more than 1,000 cubic yards of earth in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.1750 (“Project”).
4. **LOCATION.** The Project is located on a vacant 11.2-acre lot located at 24600 Thousand Peaks Road, in the unincorporated Santa Monica Mountains Coastal Zone, also known as Assessor’s Parcel Number 4455-052-002 (“Project Site”).
5. **ENTITLEMENTS REQUIRED.** The Minor CDP is a request to construct a new single-family residence and related improvements, including a new OWTS, in the R-C-20 Zone pursuant to County Code Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a Minor CDP is required for any project that results in grading of more than 50 and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A Minor CDP is also required for any project that removes an oak tree or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Therefore, a Minor CDP is required because the Project proposes 3,694 cubic yards of grading (3,658 cubic yards cut, 36 cubic yard fill, 3,622 cubic yards export), the removal of one oak tree, and encroachment into the protected zone of one other oak tree.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL20 (Rural Lands 20 - One dwelling unit per 20 acres maximum density) land use category of the Santa

Monica Mountains Land Use Policy Map, which is a component of the Local Coastal Program Land Use Plan (“LUP”).

7. **ZONING.** The Project Site is located within The Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The 11.2-acre Project Site consists mostly of sloping terrain, mostly exceeding a grade of 25 percent, generally sloping upward from south to north. An existing dirt driveway and a graded pad, as well as drainage ditches, retaining walls, and some fencing, are located on the central portion of the Project Site. These were established as part of Tract Map No. 36172, which created the underlying lot in 1988. Approximately 3.7 acres of the southern portion of the Project Site is dedicated as a trail easement for the undeveloped Stokes Ridge Trail. In addition, 0.7 acres of the eastern portion of the Project Site is dedicated for the future widening of Dry Canyon Cold Creek Road, while an adjacent 30-foot-wide slope easement takes up approximately 0.6 acres. The northern 2.3 acres of the Project Site is mapped as H3 Habitat within the LUP, while the remaining 8.9 acres is mapped as H2 Habitat and consists of diverse chaparral of the birchleaf mountain mahogany alliance.

B. Site Access

A new 295-foot-long, 20-foot-wide paved driveway would access Thousand Peaks Road, a private road to the northeast. Thousand Peaks Road intersects with Dry Canyon Cold Creek Road—a 50-foot-wide public road—approximately 85 feet to the east of the driveway.

C. Site Plan

The site plan depicts the Project Site with a new 10,803-square-foot, 18-foot-tall single-family residence and an attached 644-square-foot two-car attached garage accessed by a 20-foot-wide, 295-foot-long paved private driveway and onsite Fire Department turnaround. The residence would have a 5,278-square-foot first floor, a 2,027-square-foot second floor, and a 3,498-square-foot basement. A 10,000-gallon underground cistern for the capture of stormwater runoff that will be used in the irrigation system is proposed for a location at the end of the paved driveway. A patio and a swimming pool would be located on the southern side of the residence. A new OWTS would be comprised of a tank and two seepage pits. The tank is proposed to the east of the pool and patio area, and the two seepage pits are proposed to the southwest of the pool and patio area.

The site plan also depicts proposed fencing along the eastern edge of the Project Site, where there is a 30-foot-wide slope easement. There are also portions of a public road dedication easement for Dry Canyon Cold Creek Road between the

slope easement and the property line . No improvements to Dry Canyon Cold Creek Road are proposed as part of the Project.

The site plan also depicts wildlife permeable fencing with a height of 48 inches is proposed along the western property boundary, eventually connecting to the northwest corner of the garage. An additional segment of 48-inch-tall wildlife permeable fencing along the eastern boundary would extend from the northeastern corner of the residence. The fencing is part of the enclosure required for safety requirements for the pool.

Lastly, the site plan also depicts an existing six-foot-tall iron fence along the driveway, which would be removed, and the use of materials including concrete, wood, steel, wood cladding, stone cladding, and ceramic or concrete roof tiles. No specific exterior colors are proposed. Landscaping and irrigation are depicted throughout the Project Site. The site plan depicts 109 total trees onsite, consisting of 33 protected trees and 76 non-protected trees. Of the 33 protected trees, 17 native trees are shown to be removed (16 western cottonwoods and one coast live oak) and eight native trees are shown to be encroached upon (seven western cottonwoods and one coast live oak). A total of 55 mitigation trees are proposed to be planted onsite, and 28 existing native seedlings would be preserved in place.

The Project would include 3,694 cubic yards of total grading, consisting of 3,658 cubic yards of cut, 36 cubic yards of fill and 3,658 cubic yards to be exported to the Calabasas Landfill for proper disposal. The haul route would proceed from Dry Canyon Cold Creek Road, Mulholland Highway, Las Virgenes Road, and Lost Hills Road.

9. PUBLIC COMMENTS. County Department of Regional Planning (“LA County Planning”) Staff (“Staff”) did not receive any public comments regarding the Project as of the date of the Report to the Hearing Officer.

10. COUNTY DEPARTMENT RECOMMENDATIONS.

- A. Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated December 31, 2020.
- B. Fire Department: Recommended clearance to public hearing with conditions in a letter dated January 6, 2021
- C. Department of Public Health: Recommended clearance to public hearing with a condition requiring post-Coastal approval of the OWTS in a letter dated October 16, 2020. This has been included in the Project’s conditions of approval.
- D. Department of Parks and Recreation (“DPR”): Indicated the Project will not impact any DPR facilities, and they have no comments in a letter dated January 5, 2021.

11. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to County Code Sections 22.44.840 and 22.44.990, the community was properly notified of the public hearing by mail, newspaper [Malibu Times], and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On June 13, 2024, a total of 42 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for The Malibu Zoned District.

12. CEQA DETERMINATION.

Mitigated Negative Declaration

Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the County Environmental Document Reporting Procedures and Guidelines. Based on the Initial Study, Staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

The areas of environmental impacts found to be less than significant with mitigation incorporated include the following:

- Biological Resources: related to impacts to native vegetation (H2 habitat) for fuel modification, and nesting bird and bat pre-construction surveys.
- Geology/Soils: related to geotechnical requirements for potential landslide or mudflow hazard.
- Noise: related to temporary construction noise impacts.
- Wildfire: related to fuel modification and inclusion of fire resistive construction materials.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP, a component of the General Plan, because the intended use in the RL20 land use category is single-family residences on sparsely developed lands with limited access. The Project is the construction of a new single-family residence with accessory structures on a large lot. Development would be clustered near existing single-family residences and access roads.

14. GOALS AND POLICIES—DEVELOPMENT PATTERN. LUP Pattern and Character of Development Goals and Policies LU-27 through LU-51 require that patterns of land use promote social, environmental, and economic well-being while preserving the environmental resources and unique character of the land within the Santa Monica Mountains. The Project consists of one single-family residence and accessory structures and is therefore similar to the development pattern within the surrounding

neighborhood, which consists primarily of single-family residences. The Project is designed to be situated on the existing graded pad. The building site area is 8,772 square feet, which equates to 1.8% of the Project Site, less than the maximum allowed 10,000 square feet, as indicated in the LIP.

The Project Site is located in H3 and H2 habitats and within the fuel modification areas for surrounding residences. The fuel modification plan would impact primarily H3 Habitat and would only impact approximately 0.7 acres of H2 Habitat through fuel modification activities. The Project does not impact or encroach upon the dedicated Stokes Ridge Trail easement. The Project has also been designed to limit the maximum height to 18 feet to reflect the policies protecting Scenic Resource Areas (“SRAs”). The residence has been sited on the existing graded pad, with significant portions of the square footage below grade where it will not be visible. The Project does not require the creation of new slopes or landform alteration beyond that needed to construct the basement. The Project involves the limited use of outdoor lighting fixtures, of which are placed for safety and access along the driveway, walkways, doorways, and patios and meet the requirements of the Dark Skies standards by using low wattage and downward shielded light fixtures. Therefore, the Hearing Officer finds that the Project is consistent with the LUP Pattern and Character of Development Goals and Policies LU-27 through LU-51.

15. GOALS AND POLICIES—ENVIRONMENTAL RESOURCES. The LUP Development and Environmental Resources Goals and Policies LU-1 through LU-26 require that land uses be compatible with existing environmental resources and community character. The Project is located in an area containing existing single-family residences with accessory structures. The Project Site is previously disturbed with a graded pad, a driveway, a retaining wall at the southern edge of the graded pad, irrigation, and fencing. The residence is sited on the existing disturbed pad to reduce new impacts. The placement of the Project components would reduce impacts to the Project Site and preserve the scenic resources because the maximum height of all structures would be limited to 18 feet. The Project would be developed within the vicinity of other residences, two of which are clustered along Dry Creek Cold Canyon Road, immediately to the north and east of the Project Site. The Project includes a fuel modification plan which primarily impacts H3 Habitat areas and less than one acre of H2 Habitat. Due to the Project’s siting, proximity to nearby developed areas, and reduced impacts to SRAs, the Hearing Officer finds that the Project is consistent with the LUP Development and Environmental Resources Goals and Policies LU-1 through LU-26.

16. GOALS AND POLICIES—DESIGN STANDARDS. Several site design policies are identified in the LUP Policies CO-74 through CO-94, which refer to design standards regarding access roads, grading and retaining walls, fencing, animal containment facilities, wells and test pits, OWTS, and exterior lighting. The Project includes one 295-foot-long, 20-foot-wide access driveway from Thousand Peaks Road, and the access requirements were reviewed and cleared by the Department of Public Works and the Fire Department. Although alternative sites were considered, the Hearing Officer finds that the proposed Project limits grading and the area of disturbance more than other

site locations. The Project's OWTS is located on the existing disturbed graded pad within the Project Site. The Project includes fully shielded and downward-facing outdoor lighting, consistent with the Dark Skies policies of the LUP, to allow adequate safety and access lighting near the driveway, walkways, and doors. Therefore, the Hearing Officer finds that the Project is consistent with the site design standards of the LUP.

17. **GOALS AND POLICIES—FIRE HAZARD.** The Project's structures are designed to include fire resistant exterior materials, comply with Fuel Modification standards, and comply with brush clearance standards, as outlined in LUP Policies CO-96 through CO-98 and LUP Policies SN-20 through SN-36. Therefore, the Hearing Officer finds that the Project is consistent with the Fire Hazard Policies of the LUP.
18. **GOALS AND POLICIES—NATIVE TREE PROTECTION.** LUP Policies CO-99 and CO-100 identify the Native Tree Mitigation Policies of the LUP. The Project was designed to avoid impacts to native trees, but several removals and encroachments are required for the Fire Department access requirements and fuel modification requirements. The Permittee submitted a Biological Assessment, dated May 2016, landscaping plans dated October 2021, and a Mitigation and Encroached Tree Plan dated September 2021. The reports conclude that there are a total of 109 trees onsite, consisting of 33 protected trees and 76 non-protected trees. Of the 33 protected trees, 17 native trees are required to be removed and eight native trees are proposed to be encroached upon. The required mitigation totals 205 trees. This includes 190 mitigation trees at a ratio 10:1 for the 17 removals and the two encroachments of more than 30 percent and 15 mitigation trees at a ratio of 5:1 for the three encroachments of less than 10 percent per the requirements of the LUP (County Code Section 22.44.1920 K). The Project will plant 48 mitigation trees and preserve 28 existing native seedlings onsite as part of the required mitigation. An additional 129 mitigation trees and 39 contingency trees will be planted offsite as part of an approved Tree Replacement Plan, which is required as part of the Project's conditions of approval and MMRP. Therefore, considering the various measures included in the Project design, the access difficulties presented by the shape of the Project Site, and overall biological considerations noted above, the Hearing Officer finds that the Project is consistent with the LUP Native Tree Protection Goals and Policies.
19. **GOALS AND POLICIES—HILLSIDE MANAGEMENT.** The LUP Hillside Management Goals and Policies CO-107 through CO-116 require that projects retain the natural topographic character and vegetation of hillsides to the maximum extent possible and ensure that all development in such areas is sited and designed to provide maximum protection to public health and safety, public scenic views, and sensitive habitats. The proposed structure would be located on an existing graded pad and would not require the creation of new cut slopes or significant landform alteration. The Project would require limited new removal of natural vegetation in H2 and H3 habitats. The Project is clustered primarily in H3 Habitat near existing residences to the east and north, reducing new visual impacts. The Project's siting, design and proposed building materials are consistent with the standards of the Hillside Policies; therefore, the

Hearing Officer finds that the Project is consistent with LUP Hillside Management Goals and Policies.

20. GOALS AND POLICIES—SCENIC RESOURCES. LUP Scenic Resources Goals and Policies CO-124 through CO-151 require that a Project retain the scenic beauty of the plan area by considering and protecting scenic and visual qualities as resources of public importance. The Project is designed with a maximum height of 18 feet to reduce impacts to scenic resources. On June 12, 2024 the Permittee installed story poles, certified by a licensed surveyor, indicating the location and height of the proposed structure. Based on the photos of the story poles, the Hearing Officer finds that the Project, as designed, would not adversely affect scenic resources. Therefore, the Hearing Officer finds that the Project meets the requirements of the LUP Scenic Resources Goals and Policies.

21. GOALS AND POLICIES—CULTURAL RESOURCES. The LUP Paleontological and Historic Cultural Resources Goals and Policies CO-204 through CO-215 require the preservation of the area's rich and diverse archaeological, paleontological, and historic cultural resources. As a condition of approval, the Project shall be required to utilize cultural and archeological site monitors to ensure that paleontological or historical cultural resources are not disturbed if located on the Project Site. Through the implementation of this condition, the Hearing Officer finds that the Project is consistent with the LUP Paleontological and Historic Cultural Resources Goals and Policies.

ZONING CODE CONSISTENCY FINDINGS

22. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification because a single-family residence is the principal permitted use in the zone, the Project Site can accommodate accessory structures and uses accessory to the principal permitted use, and grading between 50 cubic yards and 5,000 cubic yards requires a Minor CDP pursuant to County Code Sections 22.44.1750 and 22.44.1260. A Minor CDP is also required for any project that removes or encroaches into the protected zone of an oak tree (County Code Section 22.44.950). Therefore, a Minor CDP is required because the Project proposes 3,694 cubic yards of grading (3,658 cubic yards cut, 36 cubic yard fill, 3,622 cubic yards export), the removal of one oak tree, and encroachment into the protected zone of one other oak tree.

23. REQUIRED YARDS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750.E, 22.44.1710, and 22.44.1375.H. The Project setbacks exceed the required 20-foot front yard, five-foot side yard, and 15-foot rear yard setbacks. Because the Project is consistent with the required yards, the Hearing Officer finds that the Project is consistent with the setback standards of the LIP.

24. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family

residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

25. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors, pursuant to County Code Section 22.44.1320.
26. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although an attached two-car garage would be constructed as part of the Project.
27. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
28. **VEGETATION MANAGEMENT AND LANDSCAPING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1240. The Project includes a preliminary fuel modification plan, which was approved by the Fire Department on January 24, 2017. The Project includes a landscaping plan of primarily locally native drought-tolerant species, which was reviewed by Staff, the Staff Biologist, and the Environmental Review Board (“ERB”). The Project includes conditions of approval to implement the success criteria outlined in the LIP and the prohibition on use of insecticides, herbicides, anti-coagulant rodenticides, or any toxic chemical substance which has the potential to significantly degrade biological resources in the Santa Monica Mountains. Through the design of the Project’s landscaping plan, fuel modification plan, and site layout, and through the Project’s conditions of approval, the Project complies with the vegetation management and landscaping standards of the LIP.
29. **GRADING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1260. The purpose of these regulations is to ensure that new development minimizes the visual and environmental resource impacts of grading and landform alteration. The Project would include 3,694 cubic yards of total grading, consisting of 36 cubic yards of fill and 3,658 cubic yards of cut. The 3,658 cubic yards of cut would be exported by hauling it to the Calabasas Landfill for proper disposal. The Project provided a geotechnical engineering report dated May 14, 2014 (Geotechnical Report). The Geotechnical Report found that the Project would not likely be subject to adverse effects from earthquake faults, landslide hazards, and other seismic or soils hazards with the incorporation of the engineering recommendations for the Project. The Project will require grading permits from the Department of Public Works for the construction process as well as a Stormwater

Pollution Prevention Plan to prevent soil erosion on the Project Site. The Project has been conditioned to prohibit commencement of grading during the rainy season (October 15 through April 15) to reduce runoff issues during earth movement. The MND's mitigation measures also require the control of fugitive dust during construction activities through the use of watering and stabilizing soils.

30. **FENCES, GATES, AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310 (Fences, Gates, and Walls), which address the height, location, and type of materials of fences in the Coastal Zone. The LIP limits where fences may be located, their heights, and whether they are wildlife permeable or non-wildlife permeable. Generally, the LIP prohibits non-wildlife permeable fencing in most circumstances, except that fencing that is non-wildlife permeable may extend to the outer extent of Fuel Modification Zone "A" and shall solely be for safety purposes. The Project is proposing 48-inch-tall wildlife permeable fencing along the western property boundary, connecting to the northwest corner of the garage. An additional 48-inch-tall wildlife permeable fence along the eastern boundary would also extend from the northeastern corner of the residence. The fencing is part of the enclosure required for safety requirements for the pool. An existing six-foot-tall iron fence along the driveway, the graded pad, and the toe of the eastern slope would be removed, as it is not consistent with the LIP. Therefore, the Hearing Officer finds that the Project is consistent with Section 22.44.1310 of the LIP.
31. **CONSTRUCTION COLORS, MATERIALS, AND DESIGN.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1320, which require that structures meet a variety of design requirements to protect the scenic qualities of the area, protect wildlife, reduce risks, ensure compatibility with existing patterns of development, etc. The Project was designed to achieve the requirements of this section through various design features, including use of natural colors and materials on the exterior of the residence and structures, use of non-reflective glass, and use of natural materials throughout most of the landscape area.
32. **WATER RESOURCES.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which implements applicable provisions of the LCP for ensuring the protection of the quality of coastal waters by providing standards for the review and authorization of development consistent with the requirements of the California Coastal Act. The section requires that all proposed development shall be evaluated for potential adverse impacts to water quality and water resources. In addition to the requirements of this section, current National Pollutant Discharge Elimination System standards from the Regional or State Water Quality Board shall apply. The Project includes no stream crossings, alterations, or drainage changes other than the concrete drainage channels already present in the landscaped area. The Project includes a new OWTS, to be located to the east and southwest sides of the residence. The OWTS has been reviewed by the Department of Public Health and was cleared for hearing in a letter dated October 16, 2020. The OWTS proposed for the Project complies with County Code Section 22.44.1340.B.3, including the requirement that the OWTS maintains a minimum

distance of 150 feet from all streams and 50 feet from oak trees. The Project includes Low Impact Development methods to address onsite runoff generated by new impervious surfaces, including collection of stormwater runoff into an underground cistern at the end of the driveway. The Project has been conditioned to adhere to the erosion control measures identified in the LIP during and after construction, which are provided in County Code Section 22.44.1340.H.

- 33. VISUAL RESOURCE PROTECTION.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1440 and 22.44.1990, which are intended to protect the Coastal Zone scenic resources. The Project Site is located in the vicinity of a scenic route, Mulholland Highway, and in the vicinity of the Stokes Ridge Trail. The Project Site also contains an easement for an undeveloped portion of the Stokes Ridge Trail. Per County Code Section 22.44.1440, the Project Site is within an SRA and is subject to the scenic resource protections standards. This includes a maximum height of 18 feet above grade. The Permittee installed story poles, on June 12, 2024, indicating the location, size and scale of the Project to further verify that the Project would not impact the scenic resources. The Project's site plan, elevations, and story poles indicate that the structures have maximum heights of 18 feet or less and are located on the existing graded pad, meeting the development standards identified in County Code Section 22.44.1440 for SRAs.
- 34. LOW IMPACT DEVELOPMENT AND HYDROMODIFICATION.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1510, which requires projects to implement methods to reduce storm water runoff and erosion impacts created by new development. The Project is required to conserve natural areas, protect slopes and channels, provide storm drain system stenciling and signage, and divert roof runoff to collection points or for percolation before discharge. The Project includes a drain collection system culminating in a 10,000-gallon underground cistern for capture and storage of stormwater runoff for later use in the Project's irrigation system.
- 35. BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 8,925 square feet is within the maximum building site area of 10,000 square feet.
- 36. BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking the grading limits, preparing surveys and restoration plans for nesting birds, and the planting of on-site and off-site mitigation trees. At its meeting on August 28, 2017, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.

37. HABITAT CATEGORIES. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The building site area, as well as the areas of fuel modification, are designated as H3 Habitat and H2 Habitat by the LUP. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While all direct development would be located within H3 Habitat, a small area of fuel modification (0.7 acres) would be located within H2 Habitat. The small area of H3 Habitat and the need for required fuel modification makes this encroachment unavoidable.

The Project would result in 0.7 acres of fuel modification within the H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

38. HAZARDS AREA. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2050, which is established to protect public health and safety by reducing and mitigating hazards associated with fire, geologic and soil conditions, earthquakes, and flooding that could affect development proposals in the Coastal Zone. The project is located within a Very High Fire Hazard Severity Zone and is required to provide fuel modification and site access improvements to reduce the risk of loss, injury, or death involving fires. The Project has obtained an approved preliminary fuel modification plan from the Fire Department. Through approval of the final fuel modification plan, access improvements including an on-site Fire Department turnaround, and ongoing maintenance pursuant to the final fuel modification plan, the Project is consistent with County Code Section 22.44.2050 and 22.44.2100.

An Engineering Geologic Study dated February 29, 2016 was prepared for the Project by LandPhases, Inc.. The Geologic Study found that the proposed Project is feasible from an engineering geologic standpoint provided that the recommendations presented in the report are incorporated into the design and implemented during construction. The Project is not located within an Earthquake Fault Zone and is not underlain by active fault traces, as shown on the current Malibu Beach Quadrangle and as concluded in the Geologic Study. Further, the Geologic Study found that the Project is not within a Liquefaction Zone. The Project is located in a potential landslide hazard area but was recommended as safe from landslide hazards in the Geologic Study with the incorporation of the proposed design and engineering measures. The Project was also reviewed by the Department of Public Works, which recommended approval of the Project in a letter dated December 31, 2020.

39. GRANT TERM. The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT FINDINGS

40. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, native tree protection, and scenic resources
41. **The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project is not located between the nearest public road near the shoreline or the shoreline of any body of water in the coastal zone, nor is the site used for public access or public trails in the vicinity. Therefore, the Project does not need to meet the requirements of Chapter 3 of Division 20 of the Public Resources Code.

ENVIRONMENTAL FINDINGS

42. After consideration of the MND and MMRP, the Hearing Officer finds on the basis of the whole record that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment, and further finds that the MND reflects the independent judgement and analysis of the Hearing Officer. The Project's design features and mitigation measures sufficiently address the environmental considerations of the Project.
43. The Hearing Officer finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Hearing Officer further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the Permittee's compliance with the attached conditions of approval and MMRP. The MMRP and its mitigation measures sufficiently address the environmental considerations of the Project.
44. The Hearing Officer finds that the Permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

45. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.
- B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Reporting Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RCDP-201400019**, subject to the attached conditions.

ACTION DATE: July 23, 2024

MG:RG:TM
07/17/24

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. R2014-03698-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RCDP-201400019
ENVIRONMENTAL ASSESSMENT NO. RPPL2020009798**

PROJECT DESCRIPTION

The project is a new 18-foot-tall, 10,803-square-foot single-family residence, an attached two-car garage, an on-site wastewater treatment system, a pool with a pool deck, hardscaping and landscaping, and 3,694 cubic yards of grading, as well as the removal of 15 native trees and encroachment into the protected zones of eight native trees, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,646.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **six (6)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible

and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after the appeal period ends [**August 6, 2024**], the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,481.75 (\$2,406.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by September 23, 2024.
20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans shall be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

21. The building site area, as defined in County Code Section 22.44.630, shall be limited to 8,925 square feet.
22. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Commission Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.
23. Prior to the issuance of building permits, the permittee shall obtain an updated Form 195 signed and completed by the local water purveyor, to the satisfaction of the County Fire Department.
24. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
25. The permittee shall comply with the provisions for exterior lighting as outlined in County Code Section 22.44.1270.
26. All windows and other panels of glass on the exterior of the project shall be comprised of non-glare/non-reflective glass.
27. Equipment for grading, construction, and fuel modification shall be pressure-washed before transport to the property to remove dirt and any invasive plant propagules. Contractors for grading and construction shall be informed of a policy to pressure-

wash equipment before transport to the property to remove any encrusted soil and/or plant propagules from the undercarriage, chassis, wheel wells or other parts and that the biological monitor will be checking equipment at entry to the property. Contractors shall be informed of the requirement to supply drip pans to be placed under all construction vehicles when parked on the property. The biological monitor shall have the authority to check entering construction equipment and send out for washing any equipment with encrusted dirt and/or plant propagules in the undercarriage, chassis, wheel wells or other parts. The biological monitor shall report on the procedures to check equipment washing and results. The biological monitor shall report on whether the contractor has supplied drip pans to be placed under stationary equipment and other parked vehicles. The biological monitor shall report on these procedures and results in the initial project reports to LA County Planning.

28. A Construction Runoff Plan shall be prepared that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan shall be implemented during the rainy season or prior to rain events.
29. The permittee's contractor shall comply with all litter and pollution laws and shall provide covered trash receptacles so that all food scraps, food wrappers, beverage containers, etc. can be disposed of. The contractor shall empty the trash receptacles at the end of each day or as needed and dispose of the trash at an off-site landfill.
30. The permittee's contractor shall ensure that no debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the nearby stream.
31. The permittee's contractor shall refuel and lubricate all equipment over drip pans or other appropriate containment devices.
32. The permittee's contractor shall position all stationary equipment and any equipment that is to be repaired over the drip pans or other appropriate containment devices.
33. The permittee's contractor shall check and maintain all equipment on a daily basis in order to prevent leaks. If a leak occurs, the permittee's contractor shall immediately clean up any spills and fix the leak.
34. The permittee's contractor shall make available at the property all supplies necessary for clean-up of spills (absorbent and barrier materials in quantities determined by the permittee's contractor to be sufficient to capture the largest reasonably foreseeable spill and drums or containers suitable for holding and transporting contaminated materials).
35. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all areas of the Project Site

with grades of more than 50% that are located outside of the existing trail, slope, and road easements. This easement shall be held by the County on behalf of the People of the State of California. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for the following:

- a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or brush clearance required by the Fire Department for existing development on adjoining properties;
- b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;
- c. If approved by the County as an amendment to the CDP or a new CDP:
 - i. Planting of native vegetation and other restoration activities;
 - ii. Construction and maintenance of public hiking trails;
 - iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County, and acceptance by the County, or a valid dedication to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection. The text of the dedication shall be approved by the Director prior to recordation. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the Irrevocable Open Space Conservation Easement Area. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of the easement on the Project Site shall be permanent.

36. As mitigation for the removal of 17 native trees (16 western cottonwoods and one coast live oak) and encroachment into the protected zones of eight native trees (seven western cottonwoods and one coast live oak), 205 mitigation trees are required. Of these, 48 native trees (nine coast live oak, seven western sycamore, five black cottonwood, eight blue elderberry, and 19 toyon) shall be planted on-site as mitigation trees, as depicted on the approved Exhibit "A" landscape plan. Twenty-eight existing native tree seedlings, as mapped on the approved Exhibit "A" landscape plan, shall be protected in place and counted as on-site mitigation trees. An additional 168 native trees (129 mitigation trees and 39 contingency trees) shall be planted on Tree People Land Trust ("TPLT") land as revegetation within the Cold Creek Valley Preserve as described in the Memorandum of Authorization between the permittee and TPLT dated September 16, 2021. Prior to final approval, a fee of

\$55,500 or the rate required at the time of planting shall be paid to TPLT to undertake these plantings, to the satisfaction of TPLT.

37. Circles with a 15-foot radius around all on-site native trees shall be weeded of all non-natives twice a year (including non-native grasses and other non-native herbaceous plants). Native plants in the 15-foot radius circle shall be allowed to grow. Weeding shall be in fall prior to the rainy season and in spring, prior to weed seed set. Weeding shall include plant roots. All weed parts shall be sent to a landfill in closed containers.
38. The arborist-of-record shall provide and maintain a four-foot-high fencing to protect trees during construction. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.
39. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.
40. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports.
41. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.
42. All storage of accessory uses and movable items (e.g., RV, picnic table, or garden equipment) shall not encroach into TPZs. No structures shall impact TPZs except by specific permit. TPZs shall have no storage, no dumping, and no irrigation, except for irrigation during exceptional drought.
43. TPZs of existing native trees shall be allowed to accumulate six-inch-thick layers of dropped native tree leaves. Initial treatment of TPZs shall be a four-inch layer of native tree leaf mulch/chopped native plant mulch in the TPZs, which shall not touch the tree trunk.
44. The applicant shall submit an annual monitoring report of all onsite and/or offsite mitigation trees for review by the County for a period of 10 years. The applicant shall submit a native tree monitoring and planting replacement program prepared by a qualified biologist, arborist, or other resource specialist, consistent with the requirements contained in County Code Section 22.44.1920 K.1, for review and approval by the Director prior to any development on the Project Site. Should any mitigation tree(s) die or suffer worsened health or vigor as a result of the proposed development, the permittee shall mitigate the impacts at a 10:1 ratio with seedling-sized trees, in accordance with the approved native tree monitoring and replacement program for the Project. If seedlings for replacement trees are required, they shall be selected from acorns collected in the Santa Monica Mountains. Additionally, one

acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling.

45. Prior to issuance of building or grading permits, seasonally timed special status and sensitive plant survey(s) shall be conducted by a qualified botanist to document the locations(s) and number(s) of any special status plants that may occur within the Project Site. They survey(s) shall be conducted not more than one year prior to the initiation of construction and shall coincide with the appropriate blooming periods for each special status plant species with potential to occur. A summary of findings shall be submitted to LA County Planning Staff (and to other pertinent resource agencies, if necessary) prior to the onset of construction activities.

If any special status plants are identified on the Project Site, the following avoidance and restoration measures shall be followed:

- a. All special status plants that can be feasibly avoided shall be protected from harm during the construction phase and initial fuel modification.
 - b. If any special status plants cannot be feasibly avoided, a mitigation plan shall be developed that contains the following information: the number of specimens affected; identification of on-site preservation location(s); method for restoration, enhancement, and/or transplanting; a performance standard replacement ratio of 1:1 per impacted Rare Plant Rank ("RPR") 4 specimen and 2:1 per impacted RPR 1, 2, or 3 specimen, to be achieved within three years; and adaptive management and remedial measures in the event that the performance standard is not achieved. If on-site mitigation is not feasible, off-site mitigation may be allowed at a replacement ratio of 2:1 per impacted RPR 4 specimen and 4:1 per impacted RPR 1, 2, or 3 specimen.
46. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between pruning for any one clump. Resprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.
47. In the event cultural and/or archeological resources are encountered during construction of the Project, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archeologist and Native American Monitor shall be notified. The archeologist, in consultation with the Native American Monitor, shall make recommendations to the Director, for review and approval, on the steps taken to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds. No further

earthwork shall occur in the area of discovery until the Director approves the methods to protect these resources.

48. Development is prohibited on slopes greater than 50%, except where noted on the approved Exhibit "A."
49. All windows and other panels of glass on the exterior of the project shall be comprised of non-glare/non-reflective glass.
50. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the applicant as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.
51. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
52. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains

shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31 at the discretion of the biological monitor. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

- c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.
- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of the implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
- e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that the activity is affecting, or has the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

53. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:
- a. To install the screen, laborers shall remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and to reduce the potential of them being crushed by heavy machinery.
 - b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.
 - c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.
 - d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.
 - e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
 - f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).
54. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.
- a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.
 - b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and will reduce the potential of them being crushed by heavy machinery.
 - c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
55. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to

capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

56. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
 - a. A qualified biologist shall implement the Nesting Bird Survey and Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.
 - c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
57. A qualified biologist shall survey the project site for woodrat houses within the proposed development area, including the proposed fuel modification zones. If woodrat houses are located within the development area, they shall be dismantled and the sticks of each placed in a pile beyond the fuel modification zone. Woodrat houses in the fuel modification zone should be avoided and a surrounding buffer of 10 feet of vegetation left unaltered, if possible. If the 10-foot buffer must be modified, then the woodrat house shall be dismantled, and sticks transferred as described. The biological monitor shall provide a report as evidence of the woodrat survey to LA County Planning prior to any vegetation removal, grading or construction.
58. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.
59. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
60. The Project shall provide mitigation for 0.7 acres of non-irrigated fuel modification within H2 Habitat through the County's Resource Conservation Program ("RCP"), if

such program is valid and in effect, or shall otherwise provide mitigation through restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of the Project's certificate of occupancy. Should the RCP not be valid and in effect at the time of implementation of this condition, the Director shall require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the Project shall provide mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to or concurrently with construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of certificate of occupancy for any portion of the Project.

Chuck Ciongoli

Charles & Diane Ciongoli
24610 Thousand Peaks Rd.
Calabasas, CA 91302

July 1, 2024

LA County Planning Department
Hall of Administration
320 W. Temple St. Room 150
Los Angeles, CA 90012
Attn: LA County Hearing Officer

RE: Project No.: R2014-03698-(3)

Dear Hearing Officer;

I am a resident within the Cold Creek Estates housing development. My residence is located at the above address and is situated on lot 2 of the said development.

I understand that there will be public hearing on July 16, 2024, to consider the approval for the development of a single-family home on lot 1 with an address of 24600 Thousand Peaks Rd., Calabasas CA 91302.

Please be advised that lot 1 is directly located behind my lot. Both my wife and I are fully supportive of the development and construction of such a project. Further, we believe that this project will benefit all of the other residents and the overall community in general.

Thank you



Charles C. Ciongoli